



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Tuesday, September 14, 2021

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

7:00 PM

Broadcast Live on Local Channel 18

Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-18>

Call Meeting to Order

- Pledge of Allegiance

Public Discussion

Approval of Minutes

- Review of Meeting Minutes from September 1, 2021

Public Hearing – 7:10 PM (Continued from 8/18/2021)

Applicant: Longfellow Design Build
Location: 9 Shellback Way / 647 Falmouth Road (Route 28)
Request: Requesting a special permit to construct a 12,500 s.f. commercial building to be used for retail grocery sales on a 4 acre +/- parcel located at property addressed as 9 Shellback Way, Mashpee, MA 02649. This application is made pursuant to Sections 174-24C (1) and under Section 174-25 E (1) and 174-25 E (2). This proposal triggers a mandatory referral to the Cape Cod Commission for review as a Development of Regional Impact.

Public Hearing – 7:20 PM (Continued from 9/1/2021)

Applicant: DPF Mashpee, LLC
Location: South Cape Village Center located between Route 28, Donna's Lane and Great Neck Road South
Request: Requesting a special permit modification to construct a 4,860 s.f. commercial building to be used for two retail tenants in the development identified as South Cape Village Shopping Center. The Planning Board approved the South Cape Village Shopping Center as a 160,000 s.f. Commercial Center on May 2, 2001. The special permit decision has been modified periodically over the past 20 years and has included and shown the future location of "Building G" being contemplated in the request for a special permit modification.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Approval Not Required

Applicant: Fain Gildea
Location: #22 and #26 Oyster Way (Map 89 Parcels 77 and 75 respectively)
Request: Purpose of the ANR is to show that there is adequate access to the parcels from Oyster Way and that there is 150' of frontage along River Road.

Chairman's Report

- Miscellaneous updates

Town Planner Report

- LCP Update
- Consultant procurement

Board Member Committee Reports

- Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council.

Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- Waterways Application – Kathryn and Alan Clapp – 3 Keelan Way
- Waterways Application – Stuart and Christine Nixdorff – 18 Little Neck Lane
- July 2021 Discharge Monitoring Report for South Cape Village – N= 5.8
- June 2021 Discharge Monitoring Report for South Cape Village – N= 2.7
- May 2021 Discharge Monitoring Report for South Cape Village – N=3.6

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK

SEP 10 2021

RECEIVED BY: