



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

**Meeting of the Mashpee Planning Board**  
**Wednesday, December 20, 2023; 7:00 PM**  
**Mashpee Town Hall - Waquoit Meeting Room**  
**16 Great Neck Road North, Mashpee, MA 02649**

**\*Broadcast Live on Local Channel 8\***

**\*Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-8>\***

## Call Meeting to Order

- Pledge of Allegiance

## Approval of Minutes

- Review of Meeting Minutes from December 6, 2023

## Public Hearings

**7:10 PM**

**Applicant:** Ockway Highlands, LLC  
**Location:** Map 104; Parcels 20, 14, 48  
**Request:** Applicant is requesting that the required sidewalk as shown on the approved subdivision plan referenced in Condition #1 of the recorded decision be removed as a requirement.

**7:15 PM**

**Applicant:** Ockway Highlands, LLC  
**Location:** Map 104; Parcels 20, 14, 48  
**Request:** Applicant is seeking approval of a modification to a Definitive Subdivision Plan of land approved on June 4, 2014 and recorded in Barnstable County Registry of Deeds Plan Book 654 Page 21. The applicant requests a further waiver from the requirement to install sidewalks at least 4' in width on at least one side of a street in accordance with the Mashpee Rules and Regulations Governing the Subdivision of Land.

**7:30 PM (Continued from 08/02/2023)**

**Applicant:** Southworth Mashpee Properties LLC  
**Location:** 275 Quinaquisset Avenue (Map 69 Parcel 32)  
**Request:** Applicant proposes to modify the Willowbend Country Club Special Permit to construct a 14-unit single family cottage community immediately contiguous to the Willowbend Golf Course. With these changes the total unit count for the Willowbend project would be increased to 287 if the Board authorizes the annexation of 275 Quinaquisset into the Willowbend Special Permit as allowed. 287 dwelling units is the maximum number of dwelling units authorized under the Special Permit. All units will be connected to and served by the existing privately owned wastewater treatment plant which serves the entire Willowbend project.

MASHPEE TOWN CLERK  
DEC 15 '23 AM 11:35



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## New Business

- Discussion of an updated draft of Raze & Replace Bylaw and the desired process for review of draft with applicable regulatory boards and other stakeholders prior to submission of a warrant article to the Select Board.

## Old Business

- Continue review of draft implementation table of the Local Comprehensive Plan Update

## Board Engineer Report

- Project Reviews and Inspections

## Chairwoman's Report

- Water Quality Issues

## Town Planner Report

- Harbor Management Planning Committee Update
- Housing Production Plan Update

## Board Member Committee Reports

- Cape Cod Commission, Charter Review Committee, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission

## Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices

## Additional Topics (not reasonably anticipated by Chair)

## Public Comment

## Adjournment

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DEC 15 '23 AM 11:35