



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board
Wednesday, April 6, 2022
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

Approval of Minutes

- Review of Meeting Minutes from March 16, 2022

Public Discussion

Public Hearings

7:10 PM :

Applicant: Michael and Lisa Cannata, owners of Wildfire Pizzeria
Location: 2B Center Street (Map 36, Parcel 47)
Request: The applicant requests a modification of an approved special permit at 2B Center Street, Mashpee, MA 02649 owned by William Lovely. The subject lot is located in the C-2 Commercial Zoning, Mashpee Center Overlay District, and the Groundwater Protection District. The request is to modify the special permit to increase the number of allowed seats to 35, from 12, with some outdoor seating. This application is made pursuant to Mashpee Zoning Bylaw Sections 174-25 (E) (2), 174-25 (I) (10) and 174-24 (C) (9).

7:20 PM:

Applicant: Marcello Mallegni, Forestdale Road, LLC
Location: 523 Main Street (Map 26, Block 6)
Request: The applicant requests consideration for approval of a 9 lot definitive subdivision plan of land consisting of approximately 18.05 acres located on Main Street (Route 130) between Nicoletta's Way and Echo Road

7:30 PM:

To review and make recommendations regarding the following zoning articles proposed for action at the May 2, 2022 Town Meeting:

- **Warrant Article 29:** To amend §174-3 Terms Defined (proposed solar overlay)
- **Warrant Article 30:** To amend §174-4, Enumeration of Districts (proposed solar overlay.
- **Warrant Article: 31:** To amend §174-5, Establishment of Zoning Map by adding §174-5 (H) (proposed solar overlay)

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- **Warrant Article 32:** To amend §174-25 (H)(12) of the Mashpee Zoning By Law. (proposed solar overlay)
- **Warrant Article 33:** To amend §174-31 Land Space Requirements Table by adding new special footnote to exempt solar canopies in parking areas from lot coverage
- **Warrant Article 34:** To add new section 174-45.7: Solar Energy Systems to the Mashpee Zoning Bylaws (proposed solar overlay)
- **Warrant Article 35:** To add new subsection F: Open Space Requirement to the proposed performance standards of the proposed Section 174-45.7: Solar Energy Systems Overlay District (proposed solar overlay).

New Business

- LCP Update from Weston & Sampson
- Review plan entitled, "Oldham Circle, Road Taking Plan prepared by Cape and Islands Engineering and make recommendation to Town Meeting relative to acceptance of Oldham Circle layout as a public way.

Chairman's Report

Town Planner Report

- LCP Existing Conditions Chapters and stakeholder meetings
- Update on Popponessett Overlay District
- Floodplain Bylaw amendments
- Cottage Court Zoning

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
- Town of Barnstable Notices
- Chapter 91 Waterways Notification – 53 Godfrey Road
- Chapter 91 Waterways Notification – 140 Popponessett Island Road
- Chapter 91 Waterways Notification – 38 Quail Hollow Road
- February 2022 Discharge Monitoring Report for South Cape Village – N=3.6
- January 2022 Discharge Monitoring Report for South Cape Village – N=2.1

Additional Topics (not reasonably anticipated by Chair)

Adjournment

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