



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, February 1, 2023

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 January 18, 2023

Public Hearings

7:10 PM (Continued from 01/18/2023)

Applicant: Pleasantwood Homes LLC

Location: 20 Tudor Terrace (Map 29, Block 198)

Request: The applicant requests approval of a modification to Spring Hill West Definitive Subdivision Plan of land that would modify the lot lines of Lots 40, 41 and 42 to give adequate frontage for three new building lots proposed for incorporation into the subdivision. The three proposed lots to be created and incorporated into the cluster subdivision are on a parcel of land totaling 6.024 acres. This proposal will continue the cluster configuration of the existing subdivision and will add 2.49 acres of open space consistent with the requirements of the Mashpee Zoning Bylaw at the time of cluster subdivision's approval in 1989.

7:15 PM (Continued from 01/18/2023)

Applicant: Pleasantwood Homes LLC

Location: 20 Tudor Terrace (Map 29, Block 198)

Request: The applicant requests approval of a modification to a special permit approved October 6, 1989 that approved the creation of 45 single-family building lots in cluster configuration on 23.738 acres of land and preserved 17.153 acres of open space. The applicant seeks to modify the special permit decision to incorporate the additional three building lots proposed

**MASHPEE TOWN CLERK
JAN 27 '23 AM 11:16**

New Business

- Update and discussion with Jacques Morin of Bayberry Building Company Inc. relative to construction progress at the subdivision referred to as Ockway Highlands.
- Vote to set public hearing date for special permit modification requested by Southworth Mashpee Properties LLC.
- Discussion and possible vote to accept the request to withdraw without prejudice of the special permit application filed by Longfellow Design Build Inc. for a retail grocery at 647 Falmouth Road.
- Review draft pg Planning Board Annual Report 2022 and potential vote to submit to Town Manager's Office for February 13, 2023 submission deadline.



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Old Business

- Zoning Bylaw Amendments Proposed for May 2023 Town Meeting
 - Review and discuss current zoning regulations pertaining to Solar Energy Systems, recently submitted amendments to the zoning bylaw for Solar Energy, and contemplate amendment pathways that are consistent with MGL Chapter 40A Section 3 in consideration of Tracer Lane II Realty, LLC v. City of Waltham case.
- Local Comprehensive Plan Updates with Weston and Sampson
 - Survey Analysis
 - Updating the Vision Statement
 - Workshop on proposed actions
 - Review of Chapter drafts
- Affordable and Workforce Housing
 - ADU Workshop
 - HPP
 - Regional Housing Strategy
- Clean Water Initiative
 - Floodplain Development Zoning
 - Tree Protection bylaw
 - Fertilizer Restrictions and other Wetlands Protection Regulations

Board Engineer Report

- Project Reviews and Inspections

Chariman's Report

Town Planner Report

- Affordable Housing Project- 209 Old Barnstable Road
- Ockway Highlands Tripartite Agreement Update
- New Seabury Cottages Phase III

Board Member Committee Reports

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

Public Comment

MASHPEE TOWN CLERK
JAN 27 '23 AM 11:17

Correspondence

- 2023 District Local technical Assistance Announcement (DLTA)
- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- November 2022 Discharge Monitoring Report for South Cape Village – N = 5.5
- October 2022 Discharge Monitoring Report for South Cape Village – N = 2.9

Additional Topics (not reasonably anticipated by Chair)

Adjournment