



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, March 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 February 1, 2023

Public Hearings

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

Applicant: Southworth Mashpee Properties LLC

Location: 275 Quinaquisset Avenue (Map 69 Block 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.

Old Business

- Zoning Bylaw Amendments Proposed for May 2023 Town Meeting
- Local Comprehensive Plan Updates with Weston and Sampson
 - Survey and Workshop Data Analysis
- Affordable and Workforce Housing
 - ADU Workshop
 - HPP
 - Regional Housing Strategy
- Clean Water Initiative
 - Floodplain Development Zoning
 - Tree Protection bylaw

Board Engineer Report

- Project Reviews and Inspections

Chariman's Report

MASHPEE TOWN CLERK
FEB 24 '23 PM3:15



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Town Planner Report

- Affordable Housing Project- 209 Old Barnstable Road
- Ockway Highlands Tripartite Agreement Update and Process to Enforce

Board Member Committee Reports

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

Public Comment

Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- January 2023 Discharge Monitoring Report for South Cape Village – N = 5.1
- December 2022 Discharge Monitoring Report for South Cape Village – N = 6.9

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
FEB 24 '23 PM3:16