



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, May 17, 2023

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

6:00 PM

Broadcast Live on Local Channel 18

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

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from March 29, 2023, May 3, 2023, and May 10, 2023

Local Comprehensive Plan Update

- Presentation from Ashley Sweet, Weston and Sampson regarding survey analysis and discussion with the Board regarding draft goals/policies/actions proposed for the updated Local Comprehensive Plan.

Public Hearings

7:10 PM (Continued from 04/19/2023)

MASHPEE TOWN CLERK
MAY 12 '23 PM 3:21

Applicant: Marcello Mallegni, Forestdale Road, LLC

Location: 532 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.

New Business

- Vote to nominate and assign a Planning Board representative to serve on the Mashpee Charter Review Committee in accordance with Section 7-7 of the Mashpee Charter.
- Vote to establish bond amount for remaining work at 17 Silverleaf Lane in preparation for request to release covenant, potential vote to release subject property from covenant.
- Vote to pay Pesce Engineering Invoices for construction inspections.
- Vote to set public hearing date for a request to modify the November 1991 Special Permit modification decision limiting the total number of bedrooms within the Willowbend project to 853 be amended to allow additional bedrooms.

Old Business

- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019



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- Planning for October 2023 Town Meeting – Discuss Draft articles
 - Floodplain Overlay – Fill Prohibition
 - Solar Bylaw (no draft prepared yet)
 - Accessory Apartment zoning bylaw amendment
 - Potential Raze and Replace Amendment
 - Tree Protection Bylaw
- Affordable and Workforce Housing
 - ADU Workshop
 - HPP
 - Regional Housing Strategy
 - HAC Huddles

Chairman's Report

Town Planner Report

Board Engineer Report

- Project Reviews and Inspections

Board/Committee Reports

Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council, Harbor Management Planning Committee, Hazard Mitigation Planning Committee.

Reorganization of the Board

- Nomination and Election of Chair, Vice-chair, and Clerk of the Planning Board
- Nomination and appointment of members to serve on Community Preservation Committee, Design Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council.

Correspondence

- Colton Atkinson Email, received 5/6/2023
- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- March 2023 Discharge Monitoring Report for South Cape Village – N = 8.1
- February 2023 Discharge Monitoring Report for South Cape Village – N = 4.0

MASHPEE TOWN CLERK
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Additional Topics (not reasonably anticipated by Chair)

Adjournment