



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

**Meeting of the Mashpee Planning Board  
Wednesday, September 20, 2023; 7:00 PM**

**Waquoit Meeting Room  
Mashpee Town Hall  
16 Great Neck Road North  
Mashpee, MA 02649**

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

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

**\*amended 9/15/2023\***

## Call Meeting to Order

- Pledge of Allegiance

## Approval of Minutes

- Review of Meeting Minutes from September 6, 2023

## Approval Not Required (ANR)

**Applicant:** Southworth Mashpee Properties LLC  
**Location:** 275 Quinaquisset Avenue, Mashpee, MA  
Assessor's Map 69, Parcels 32 and 169  
**Request:** Purpose of the ANR is to divide 275 Quinaquisset into three ANR lots. Lot 2 has an existing single-family dwelling which is proposed to be demolished.

**Applicant:** Estate of Jacques Fresco  
**Location:** 3 Santuit Lane, Mashpee, MA  
Assessor's Map 30 Parcel 15  
**Request:** The purpose of the request is to rectify an existing encroachment of the subject property on Town of Mashpee Conservation lands. The plan proposes to divide the subject lot into two parcels 1 and 2. 0 Santuit Lane (Map 30 Parcel 19) is Town of Mashpee Conservation land proposed to be divided into two parcels 3 and 4. Parcel 1 will be conveyed to the Town of Mashpee and Parcel 3 will be conveyed to the Estate of Jacques Fresco. Parcels 2 and 4 will be merged to create new building lot 26A as shown on the plan

## Public Hearings

### **7:10 PM (Continued from 08/02/2023)**

**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.

### **7:20 PM (Continued from 8/16/2023)**

**Applicant:** Pleasantwood Homes, LLC  
**Location:** 20 Tudor Terrace (Assessor's Map 29 Parcel 198)  
**Request:** Applicant seeks approval of a special permit pursuant to to divide the subject Parcel comprised of approximately 6.024 acres into three building lots in cluster configuration for single family home construction while preserving 3.021 acres as protected open space.



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## 7:25 PM (Continued from 8/16/2023)

- Applicant:** Pleasantwood Homes, LLC  
**Location:** 20 Tudor Terrace (Assessor's Map 29 Parcel 198)  
**Request:** Applicant is seeking approval of a Definitive Subdivision Plan of land that would create three new 40,000 sq. ft. building lots by dividing the 6.024 acre subject property. The remaining land area totaling approximately 3.021 acres is proposed for open space as required by Mashpee Zoning Bylaw. The three lots proposed obtain frontage via an extension of the existing public way called Tudor Terrace.

### New Business

- Acknowledgement of Attorney Don Pinto's letter transmitted to Mashpee Town Counsel pertaining to current applications before the Board submitted by Southworth Mashpee Properties, LLC and discussion relative to Board Member availability to set a special meeting date for an Executive Session with Town Counsel.

### Old Business

- N/A

### Board Engineer Report

- Project Reviews and Inspections
- Ockway Highlands – Engineer to report on the condition of the unimproved portion of Blue Castle Drive and the developer's consistency with any maintenance obligations of that roadway that are defined in the Ockway Highlands Special Permit permit.

### 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, 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)

### Adjournment