



# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, Massachusetts 02649

**Meeting of the Mashpee Planning Board  
Wednesday, December 1, 2021  
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 November 17, 2021

### Public Discussion

#### Public Hearing – 7:10 PM

**Applicant:** Southworth Mashpee Properties LLC (Continued from November 17, 2021)  
**Location:** Willow Circle - Lots addressed as 178-186 Quinaquisset Avenue  
(Assessors Map 69 Blocks 23, 24, 25 and 26)  
**Request:** The applicant proposes to modify the Willowbend Country Club Special Permit by amending an approved cluster subdivision subject to the special permit by adding one (1) additional lot. The total number of lots would increase from five to six.

#### Public Hearing – 7:15 PM

**Applicant:** Southworth Mashpee Properties LLC (Continued from November 17, 2021)  
**Location:** 178-184 Quinaquisset Avenue (Map 69 Blocks 23-26)  
**Request:** Applicant proposes to modify an approved definitive plan by adding one additional lot to the previously approved five lot subdivision known as Willow Circle.

### Preliminary Plan

**Applicant:** Forestdale Road LLC  
**Location:** 532 Main Street (Route 130) Assessors Map 26, Parcel 6  
**Request:** Request approval of preliminary subdivision plan showing a division of an 18.04 +/- parcel of vacant undeveloped land into 9 commercial/industrial lots.



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## New Business

- Vote to set public hearing date for an application made by Lisciotti Development Corporation to construct a retail paint store to be located at 413 Nathan Ellis Highway, Map 72, Parcel 56A.
- Discussion of motel conversion zoning bylaw for seasonal workforce housing.
- Falmouth Planning Board Waiver Request – Failure to notice abutting town planning boards of zoning article public hearings.
- Review Planning Board Meeting Dates for 2022

## Chairman's Report

- Miscellaneous Updates

## Town Planner Report

- LCP Update
- Open Meeting Law Complaints – Attorney General Declines to Review

## 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

- Cape Cod Commission Correspondence regarding South Cape Village
- Town of Falmouth Notices
- Town of Sandwich Notices
- Karen Faulkner Correspondence
- Lynn Barbee Correspondence
- October 2021 Discharge Monitoring Report for South Cape Village – N=2.7
- September 2021 Discharge Monitoring Report for South Cape Village – N=3.3
- August 2021 Discharge Monitoring Report for South Cape Village – N= 2.6

## Additional Topics (not reasonably anticipated by Chair)

## Adjournment

MASHPEE TOWN CLERK

NOV 24 2021

RECEIVED BY: JK