



# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, Massachusetts 02649

### Meeting of the Mashpee Planning Board

Wednesday, June 21, 2023

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

7:00 PM

Amended June 16, 2023

\*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 June 7, 2023

#### Public Hearings

##### **7:10 PM (Continued from 06/07/2023)**

**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.

##### **7:15 PM**

**Applicant:** Southworth Mashpee Properties LLC

**Location:** Willowbend Permit Area

**Request:** Applicant proposes to modify the Willowbend Special Permit by amending the condition limiting the number of bedrooms allowed in the project. Currently Willowbend is allowed 853 bedrooms. Willowbend proposes to remove this condition or increase the maximum allowance.

##### **7:20 PM (Continued from 05/17/2023)**

**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.

MASHPEE TOWN CLERK  
JUN 16 '23 PM2:33



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## **New Business**

- Sign signatory page for the Barnstable County Registry of Deeds and Land Court Registry.
- Update and discussion with Chad Smith, Sewer Commission Chair, relative to the upcoming August 11, 2023 deadline for State Revolving Fund (SRF) Application to Mass DEP.

## **Old Business**

- Discuss Planning Board priorities to bring to the Charter Review Committee
- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019
- Planning for October 2023 Town Meeting
  - Accessory Apartment zoning bylaw amendment
  - Raze and Replace Amendment
  - Tree Protection Bylaw

## **Board Engineer Report**

- Project Reviews and Inspections

## **Chairman's Report**

- Water Quality Issues

## **Town Planner Report**

- Hazard Mitigation Planning Committee Public Workshop #2
- Harbor Management Planning Committee New Seabury Workshop
- 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
- Town of Barnstable Notices
- April 2023 Discharge Monitoring Report for South Cape Village – N = 6.0
- March 2023 Discharge Monitoring Report for South Cape Village – N = 8.7

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## **Additional Topics (not reasonably anticipated by Chair)**

## **Adjournment**