

Mashpee Planning Board
Minutes of Meeting
September 21, 2016 at 7:00 p.m.
Waquoit Meeting Room, Mashpee Town Hall
Approved 10/5/16

Planning Board Members Present: Chairman Mary Waygan, Dennis Balzarini, Joe Cummings, Robert (Rob) Hansen
Also: Tom Fudala-Town Planner, Charles Rowley-Consultant Engineer
Absent: David Weeden, David Kooharian

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan, at 7:00 p.m. on Wednesday, September 21, 2016. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES—September 7, 2016

Spelling corrections were made for Mr. Rowley and Mr. McElhinney.

MOTION: Mr. Balzarini made a motion to accept the minutes as amended. Mr. Cummings seconded the motion. All voted unanimously.

SPECIAL PERMIT MODIFICATION

Applicant: Southworth Mashpee Properties, LLC

Location: 46, 62 & 64 Simons Road

Request: Modification of site plan for The Village at Willowbend

Condominiums to relocate one 6-unit building and convert two 4-unit buildings to 2-unit buildings

The Chair read for the record the request. Chairman Waygan designated Associate Member Rob Hansen to sit on the matter. Attorney Jack McElhinney was present, along with Project Engineer Matt Eddy of Baxter & Nye, to discuss the request. Mr. McElhinney highlighted the minor modifications within the 40-unit neighborhood at The Village at Willowbend. The project proponent was proposing that two of the previously approved 4-unit buildings (buildings #62 and #63) be reconfigured as 2-unit buildings, for marketing and sales purposes. The 4-unit building required an elevator, creating additional costs. Parking needs would now change and allow for a slight relocation of the 6-unit building at 64 Simons Road, back from the golf course. There will be no architectural changes to the previously approved plan. Mr. Eddy confirmed that the 6-unit building would be moved back 12 feet from the golf course to allow greater clearance from the golf tee. Mr. Eddy indicated that the two new 2-unit Townhomes would fall within the same footprint of the previously approved condo plans. The Townhomes would have their own garage, and golf cart garage, as well as a driveway to allow for parking. Slight modifications were also made to the stormwater plan and facilities, but everything would be infiltrated as originally planned. At Plan Review, the Fire Department requested a fire alarm panel for the Townhome units, as required through the building permit process, and will be tied into the panels located in the garage.

Mr. Rowley confirmed that changes were minor, but overall there was no impact to the drainage. There were no additional comments from Board members. Mr. Fudala drafted a Modification Decision. Mr. Fudala noted that addresses would need to be changed and Mr. McElhinney confirmed that changes would be made once the buildings were constructed. Mr. Fudala read through aspects of the Decision. There was discussion regarding inspection fees. Mr. Rowley indicated that he would draft an estimate for Willowbend.

MOTION: Mr. Balzarini made a motion to approve the Modification for Southworth Mashpee Properties as presented. Mr. Cummings seconded the motion. All voted unanimously.

The Decision was signed by Mr. Cummings.

DEFINITIVE SUBDIVISION PLAN

Status of construction schedule for BCDM / Ockway Highlands road work

A letter has been received from Matt Haney of BCDM. Mr. Fudala reported that repeated attempts had been made to reach the engineer at Verizon with no response. Mr. Rowley stated that as long as the covenant was effective, the subdivision was good. The Chair confirmed that trees had been cut down which Mr. Rowley confirmed. Mr. Rowley also stated that DPW Director Catherine Laurent reported an opening at Degrasse Road without a curb cut permit. Ms. Laurent would be responsible for enforcement regarding the curb cut permit. Chairman Waygan requested that the item remain on the Board's agenda.

SPECIAL PERMITS

Status of parking facilities at 168 Industrial Drive

Nothing new to report.

BOARD ITEMS

New Business

Old Business

Design Review Committee-The Committee reviewed Southworth's request.

Community Preservation Committee-There was no meeting but deadlines for applications are due by November 1 to the Town Manager's office. Warrant articles related to the CPC will appear at Town Meeting.

Report on Status of Greenway Project-The Chair stated that she would email the draft Scope of Work. Mr. Fudala reported that the license was signed by the Board of Selectmen.

Environmental Oversight Committee- No update

Historic District Commission-No update

MMR Military Civilian Community Council-Update of MMR Joint Land Use Study-No update

Cape Cod Commission-No update

CORRESPONDENCE

-February 2016 Discharge Monitoring Report for South Cape Market Place N=6.1

-March 2016 Discharge Monitoring Report for South Cape Market Place N=3.3

- April 2016 Discharge Monitoring Report for South Cape Market Place N=5
- May 2016 Discharge Monitoring Report for South Cape Market Place N=6.7
- June 2016 Discharge Monitoring Report for South Cape Market Place N=5.8
- July 2016 Discharge Monitoring Report for South Cape Market Place N=6.5

WATERWAYS LICENSES

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Cummings seconded the motion. All voted unanimously. The meeting adjourned at 7:24 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

- Charles Rowley 9/21 Letter Regarding Willowbend Building & Drainage Modifications Near Simons Road
- Willowbend Special Permit Modification Application & Plans
- Cape Light Compact Meeting Schedule
- Charles Rowley 9/21 Letter Regarding Northbridge Companies Sidewalk Plan
- BCDM 9/21 Construction Schedule Status