



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Joint Meeting of the Mashpee Planning Board and Affordable Housing Committee

Wednesday, November 17, 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.mashpeeema.gov/channel-18>

Call Planning Board Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from November 3, 2021

Public Discussion

Public Hearing – 7:10 PM

Applicant: Southworth Mashpee Properties LLC
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 5 to 6.

Public Hearing – 7:15 PM

Applicant: Southworth Mashpee Properties LLC
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.

Convene Joint Meeting with the Affordable Housing Committee

Presentation

- Affordable Housing Committee Chairman Allan Isbitz will make a presentation regarding affordable and workforce housing needs in Mashpee.
- Discussion relative to housing needs moving forward and strategies to address those needs.

Adjourn Joint Meeting with the Affordable Housing Committee

MASHPEE TOWN CLERK

NOV 15 2021

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Approval Not Required

Applicant: Evergreen Energy, LLC
Location: 751 Main Street
Request: To create Lots 1 and 2 from former Lot 58 as shown on Mashpee Assessors Map 13.

New Business

- Vote to set public hearing date for review of a special permit application made by Longfellow Design Build to construct a retail grocery store at 647 Falmouth Road / 9 Shellback Way.

Chairman's Report

- Miscellaneous Updates

Town Planner Report

- LCP Update – Community Engagement Calendar and Request for Information
- Consultant Procurement
- Community Preservation Committee Application for Housing Production Plan Funding

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

- Barry and Jewel Blake, Email Correspondence, dated 11/07/2021
- Mary J. LeClair, written correspondence, undated (received 11/12/2021)
- Town of Falmouth Notices
- September 2021 Discharge Monitoring Report for South Cape Village – N=3.3
- August 2021 Discharge Monitoring Report for South Cape Village – N= 2.6
- July 2021 Discharge Monitoring Report for South Cape Village – N=5.8

Additional Topics (not reasonably anticipated by Chair)

Adjournment