



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

**Meeting of the Mashpee Planning Board**  
**Wednesday, January 17, 2024; 5:30 PM**  
**Mashpee Town Hall - Waquoit Meeting Room**  
**16 Great Neck Road North, Mashpee, MA 02649**  
**\*Broadcast Live on Local Channel 8\***

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

## Call Meeting to Order

- Pledge of Allegiance

## Local Comprehensive Plan Update

- Continue Review and Discussion of Draft Implementation Table
- Review and Discussion of the Most Recently Updated Draft Elements:
  - Economic Development
  - Sustainability
  - Transportation
  - Municipal Buildings Facilities and Services

## Approval of Minutes

- Review of Meeting Minutes from January 3, 2024

## Public Comment

## Public Hearings

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

**Applicant:** Southworth Mashpee Properties LLC  
**Location:** 275 Quinaquisset Avenue (Map 69 Parcel 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.

## New Business

- Request to Release the Performance Guarantee Securing Construction Completion for the Project Referred to as Sherwin Williams
- Consideration of a request made by Mr. William Russell, CEO, Cape Pickle, LLC to allow indoor recreational facilities in the I-1 Zoning District. Currently indoor recreational facilities are only allowed in commercial districts by special permit.

## Old Business

- Review and Execute the Special Permit Modification #2 Decision for the Cluster Subdivision Referred to as Ockway Highlands

MASHPEE TOWN CLERK  
JAN 11 '24 PM 1:31



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

- Continue Review and Discussion of Updated Draft Raze and Replace Bylaw

## **Board Engineer Report**

- Project Reviews and Inspections

## **Chairwoman's Report**

- Water Quality Issues

## **Town Planner Report**

- Harbor Management Planning Committee Update
- Housing Production Plan Update
- MassDEP Proposed Modifications to Wetlands Protection Regulations and the 401 Water Quality Certification Regulations to Promote Coastal Resiliency Through New Land Subject to Coastal Storm Flow Standards and Updated Stormwater Management Standards
- Draft Regional Housing Strategy Invitation for Comment – Planning Department Intending to Submit Comments

## **Board Member Committee Reports**

- Cape Cod Commission, Charter Review Committee, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission

## **Correspondence**

- Town of Barnstable Notices
- Town of Falmouth Notices

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

## **Adjournment**

MASHPEE TOWN CLERK  
JAN 11 '24 PM 1:30