



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

## Meeting of the Mashpee Planning Board

Wednesday, February 21, 2024; 7:00 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.mashpeeema.gov/channel-8>\*

### Call Meeting to Order

- Pledge of Allegiance

MASHPEE TOWN CLERK  
FEB 16 '24 AM 8:42

### Approval of Minutes

- Review of Meeting Minutes from January 17, 2024 and February 7, 2024

### Public Comment

### Approval Not Required (ANR)

**Applicant:** David R. Harsch

**Location:** 16 Sunset Strip (Lot 1) and 234 Main Street (Lot 2) Maps/Parcels: 37-71-0 (#16) and 27-71-0 (#234)

**Request:** The purpose is to swap two equal portions of land (7,006 sq. ft.) between lots 1 and 2. The proposed land swap does not alter existing frontage or land area of either lot.

### 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

- Review of and possible decision to support Colton Atkinson's proposed project to develop shared use paths throughout the Mashpee National Wildlife Refuge to improve accessibility and boost usage. The project would consist of trail improvements to approximately 10 miles of trail to create hard surface, porous trailways to form a network of trails usable by bicycles, strollers, wheelchairs, etc.
- Review of draft Planning Board Annual Report and possible vote to submit to Town Manager's office.

### Old Business

- Continue review of draft implementation table of the Local Comprehensive Plan Update



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### 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

### Board Member Committee Reports

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

### Correspondence

- 16 Summersea Road MassDEP Waterways License Application No. 23-WW01-0151-APP
- Notices for Towns of Barnstable, Falmouth and Sandwich

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

### Adjournment

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