



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, August 17, 2022

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.mashpeema.gov/channel-18>

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from August 3, 2022

Public Hearings

7:10 Consideration of amendments to the Mashpee Rules and Regulations Governing the Subdivision of Land, Section XIII: Fee Schedule

The Planning Board will consider adding language to clarify that when the \$5,000 peer review/inspections fee(s) defined in Section XIII is drawn down to a value of less than 50% the applicant shall be required to re-seed the fund to the full \$5,000 value.

- 7:20 Applicant:** Longfellow Design Build
Location: 647 Falmouth Road (f/k/a 9 Shellback Way)
Request: The applicant seeks approval of a Special Permit to construct a 12,500 s.f. commercial building to be used for retail grocery sales on a 4 acre +/- parcel addressed as 647 Falmouth Road located generally between Job's Fishing Road and Shellback way with frontage along Route 28. This application is made pursuant to Sections 174-24C (1) and under Section 174-25 E (1) and 174-25 E (2) of the Mashpee Zoning Bylaw. This proposal triggers a mandatory referral to the Cape Cod Commission for review as a Development of Regional Impact

7:30 (Continued from 07/20/22)

- 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

New Business

- Consideration of amendments to the Mashpee Planning Board Special Permit Regulations, Section VII: Fee Schedule regarding consulting engineer fees

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Old Business

- Request for Covenant Release at the Subdivision known as Casper Circle – Steven and Joyce Hynds
- Discussion of issues at the Ockway Highlands subdivision and conditions of the special permit relative to traffic.
- Local Comprehensive Plan Updates with Weston and Sampson
 - Assessments of 1998 Chapters on Human Services and Solid and Hazardous Waste Management
 - Draft Survey
 - Workshops and Focus Groups
 - August 24, 2022 Business Coffee Hour
 - September 11, 2022 2 PM Mashpee Wampanoag Tribal Council
 - Virtual Workshops
- Affordable and Workforce Housing
 - Coordination with Affordable Housing Committee
 - ADU Workshop
- Clean Water Initiative
 - Amendments to Zoning Bylaw (as suggested by DNR Director and Town Manager at 8/8/22 Select Board meeting)

Chairman's Report

Town Planner Report

- Adequacy of Solar Zoning in consideration of MGL Chapter 40A Section 3

Board Member Committee Reports

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

Public Comment

Correspondence

- Chapter 91 and 401 Water Quality Certification Public Notice – James C. Atkins and John J. Weltman, Ch. 91 Application No. W22-6115 and 401 WQC Transmittal No. X288661
- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- June 2022 Discharge Monitoring Report for South Cape Village – N = 5.3
- May 2022 Discharge Monitoring Report for South Cape Village – N = 9.3
- April 2022 Discharge Monitoring Report for South Cape Village – N = 6.0

Additional Topics (not reasonably anticipated by Chair)

Adjournment

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