



Meeting of the Mashpee Planning Board

Wednesday, December 21, 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 December 9, 2022

Public Hearing

7:10 PM (Continued from 10/19/2022)

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

7:20 PM (Continued from 11/02/2022)

Applicant: Pleasantwood Homes LLC

Location: 20 Tudor Terrace (Map 29, Block 198)

Request: The applicant requests approval of a modification to Spring Hill West Definitive Subdivision Plan of land that would modify the lot lines of Lots 40, 41 and 42 to give adequate frontage for three new building lots proposed for incorporation into the subdivision. The three proposed lots to be created and incorporated into the cluster subdivision are on a parcel of land totaling 6.024 acres. This proposal will continue the cluster configuration of the existing subdivision and will add 2.49 acres of open space consistent with the requirements of the Mashpee Zoning Bylaw at the time of cluster subdivision's approval in 1989.

7:25 PM (Continued from 11/02/2022)

Applicant: Pleasantwood Homes LLC

Location: 20 Tudor Terrace (Map 29, Block 198)

Request: The applicant requests approval of a modification to a special permit approved October 6, 1989 that approved the creation of 45 single-family building lots in cluster configuration on 23.738 acres of land and preserved 17.153 acres of open space. The applicant seeks to modify the special permit decision to incorporate the additional three building lots proposed



Town of Mashpee

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New Business

- Discussion and possible vote for Meeting Calendar 2023

Old Business

- Discussion regarding applications submitted to the Community Preservation Committee for funding in May 2023.
- Local Comprehensive Plan Updates with Weston and Sampson
 - Survey Update
 - Workshops and Focus Groups
 - Updating the Vision Statement
 - Workshop on proposed actions
- Affordable and Workforce Housing
 - Coordination with Affordable Housing Committee and Community Preservation Program
 - ADU Workshop
 - HPP
 - Regional Housing Strategy
- Clean Water Initiative

Chariman's Report

Town Planner Report

- Affordable Housing Project- 209 Old Barnstable Road
- Ockway Highlands Tripartite Agreement Update
- New Seabury Cottages Phase III

Board Member Committee Reports

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

Public Comment

Correspondence

- Mike Milbury email Cottages Phase III and Report
- Invitation to Consult on the Beacon Wind Project and Notification of Using the National Environmental Policy Act (NEPA) Process to Fulfill Section 106 Obligations
- Town of Falmouth Notices
- Town of Barnstable Notices
- Town of Sandwich Notices
- October 2022 Discharge Monitoring Report for South Cape Village – N = 2.9
- September 2022 Discharge Monitoring Report for South Cape Village – N = 2.9
- August 2022 Discharge Monitoring Report for South Cape Village – N = 3.4

Additional Topics (not reasonably anticipated by Chair)

Adjournment