



# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, Massachusetts 02649

### Meeting of the Mashpee Planning Board

Wednesday, January 18, 2023

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 21, 2022

#### Public Hearings

##### **7:10 PM (Continued from 12/21/2022)**

**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.

##### **7:15 PM (Continued from 12/21/2022)**

**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

#### New Business

- Execute Tripartite Agreement with Willowbend for the purposes of securing completion of roadway and utility construction at the subdivision referred to as Willow Circle. Covenant released 12/09/2022.
- Zoning Bylaw Amendments Prooposed for may 2023 Town Meeting
  - Correspondence from Town Manager's Office
  - Review and discuss current zoning regulations pertaining to Solar Energy Systems, recently submitted amendments to the zoning bylaw for Solar Energy, and contemplate amendment pathways that are consistent with MGL Chapter 40A Section 3 in consideration of Tracer Lane II Realty, LLC v. City of Waltham case.

MASHPEE TOWN CLERK  
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## Old Business

- Local Comprehensive Plan Updates with Weston and Sampson
  - Special Meeting January 25, 2023 6PM
  - Survey Update
  - Workshops and Focus Groups
  - Updating the Vision Statement
  - Workshop on proposed actions
- Affordable and Workforce Housing
  - ADU Workshop
  - HPP
  - Regional Housing Strategy
- Clean Water Initiative
  - Update on community engagement and education strategy*
    - Floodplain Development Zoning
    - Tree Protection bylaw
    - Fertilizer Restrictions and other Wetlands Protection Regulations

## Board Engineer Report

- Project Reviews and Inspections

## Chariman's Report

## Town Planner Report

- Local preference request for LeClair Village-DHCD response
- Affordable Housing Project- 209 Old Barnstable Road
- Ockway Highlands Tripartite Agreement Update
- New Seabury Cottages Phase III
- Request for Withdrawal from Cape Cod Commission Review of Falmoth Road Market (CCC File No. 21015)

## Board Member Committee Reports

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

## Public Comment

## Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- Massachusetts Open Space Conference Webinar Series Flyer
- November 2022 Discharge Monitoring Report for South Cape Village – N = 5.5
- October 2022 Discharge Monitoring Report for South Cape Village – N = 2.9

## Additional Topics (not reasonably anticipated by Chair)

## Adjournment

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