



### Meeting of the Mashpee Planning Board

Wednesday, March 15, 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 March 1, 2023 and March 8, 2023 (site visit)

#### Public Hearings

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

**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 02/01/2023)**

**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.

#### New Business

- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019
- Approve Pesce Engineering Invoices for November through February

#### Old Business

- Zoning Bylaw Amendments Proposed for May 2023 Town Meeting
- Local Comprehensive Plan Updates with Weston and Sampson
  - Survey and Workshop Data Analysis
- Affordable and Workforce Housing
  - ADU Workshop
  - HPP
  - Regional Housing Strategy

MASHPEE TOWN CLERK  
MAR 10 '23 PM 1:05



# Town of Mashpee

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- Clean Water Initiative
  - Floodplain Development Zoning
  - Tree Protection bylaw

## **Board Engineer Report**

- Project Reviews and Inspections

## **Chairman's Report**

## **Town Planner Report**

- Potential Articles to discuss for October 2023 and May 2024 Town Meetings
  - Tree Protection Bylaw
  - Floodplain Development provisions
  - Redevelopment Bylaw
  - Solar Overlay District
  - Accessory Apartment Bylaw
- Location change for April 4, 2023 Workshop on Wetlands Buffer proposals – moving from Waquoit Meeting Room to Event Room at Mashpee Public Library.

## **Board Member Committee Reports**

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

## **Public Comment**

## **Correspondence**

- FCC Notifications of Cell Tower Application Submission\_File Number: 0009963469  
TCNS Number: 24491 Purpose: New Tower Submission Packet – 524 Great Neck Road N, Mashpee, MA 02649
- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- January 2023 Discharge Monitoring Report for South Cape Village – N = 5.1
- December 2022 Discharge Monitoring Report for South Cape Village – N = 6.9

MASHPEE TOWN CLERK  
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## **Additional Topics (not reasonably anticipated by Chair)**

## **Adjournment**