



### Meeting of the Mashpee Planning Board

Wednesday, April 19, 2023

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

6:00 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 January 25, 2023, March 1, 2023 and March 8, 2023, and March 15, 2023, and March 29, 2023

#### Local Comprehensive Plan Update

- Summary of public opinion survey and community engagement workshops/events
- Finalize Proposed Vision Statement
- Finalize questions, comments and any edits of proposed goals, policies, and actions in preparation for the May 17 meeting with Weston and Sampson.

#### Public Hearings

**7:10 PM** To review the following zoning articles proposed for action at the May 2, 2023 Town Meeting:

**Warrant Article 30:** To see if the Town will vote to amend §174-25 (H)(12) of the Mashpee Zoning By Law "Table of Use Regulations" to allow for medium and large scale solar energy systems in the C-1 and C-2 Zoning Districts.

**Warrant Article 31:** To see if the Town will vote to amend §174-31, Land Space Requirements Table to allow for a reduced minimum lot frontage requirements for medium and large scale solar energy systems in the C-1 and C-2 Zoning Districts

**Warrant Article 32:** To see if the Town will vote to add new section 174-45.7: Solar Energy Systems to the Mashpee Zoning Bylaws

**Warrant Article 43:** To see if the Town will vote to amend §174-25 (H)(12) of the Mashpee Zoning By Law "Table of Use Regulations" to allow for medium and large scale solar energy systems in the C-1 and C-2 Zoning Districts. (Submitted by Petition)

**Warrant Article 44** To see if the Town will vote to add new section 174-45.7: Solar Energy Systems to the Mashpee Zoning Bylaws (Submitted by Petition)

**Warrant Article 45** To see if the Town will vote to amend the Zoning Bylaws by deleting in its entirety section §174-17.1 Raze and Replace. (Submitted by petition)



# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

## Public Hearings (continued)

### 7:30 PM (Continued from 03/29/2023)

**Applicant:** Southworth Mashpee Properties LLC  
**Location:** 275 Quinaquisset Avenue (Map 69 Block 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

- Lisciotti Development requests that the security being held by the Town for completion of the Sherwin Williams Project be reduced to \$0.00 after completing construction in accordance with the approved plans.

### Old Business

- Affordable and Workforce Housing
  - ADU Workshop
  - HPP
  - Regional Housing Strategy
- Clean Water Initiative
  - Floodplain Development Zoning
  - Tree Protection bylaw

### Chairman's Report

### Town Planner Report

- District Local Technical Assistance funding request

### Board Engineer Report

- Project Reviews and Inspections

### Correspondence

- Chapter 91 Waterways Planning Board Notice - Amy Branton, Trustee, Amy Emily Nominee Trust, John A. & Maria Rousou (permittee) – 90 & 94 Summersea Road (location)
- Chapter 91 Waterways Planning Board Notice – Rodney Collins, Town Manager, Town of Mashpee (permittee) – 388 Mashpee Neck Road (location)
- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- February 2023 Discharge Monitoring Report for South Cape Village – N = 4.0
- January 2023 Discharge Monitoring Report for South Cape Village – N = 5.1

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

### Adjournment