



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, May 3, 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 March 29, 2023 and from April 19, 2023

Local Comprehensive Plan Update

- Presentation from Jeff Maxtutis, BETA Group on the Transportation element of the LCP Update.
- Reminder of May 11, 2023 meeting at 3:00 PM, Mashpee Public Library, to workshop proposed Goals/Policies/Actions.

Public Hearings

7:10 PM (Continued from 04/19/2023)

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

- Ockway Highland's Subdivision
 - Request by neighbors and abutters
- Planning for October 2023 Town Meeting
 - Solar Bylaw
 - Accessory Apartment zoning bylaw amendment
 - Potential Raze and Replace Amendment
 - Tree Protection Bylaw
 - Floodplain Overlay – Fill Prohibition

MASHPEE TOWN CLERK
APR 28 '23 PM4:15



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Old Business

- Affordable and Workforce Housing
 - ADU Workshop
 - HPP
 - Regional Housing Strategy
 - HAC Huddles

Chairman's Report

Town Planner Report

Board Engineer Report

- Project Reviews and Inspections

Board/Committee Reports

Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council, Harbor Management Planning Committee, Hazard Mitigation Planning Committee.

Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- March 2023 Discharge Monitoring Report for South Cape Village – N = 8.1
- February 2023 Discharge Monitoring Report for South Cape Village – N = 4.0

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Additional Topics (not reasonably anticipated by Chair)

Adjournment