



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board

Wednesday, October 18, 2023; 7:00 PM

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

Broadcast Live on Local Channel 8

Streamed Live on the Town of Mashpee Website: <https://www.mashpeeema.gov/channel-8>

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from September 20, 2023

Approval Not Required (ANR)

Applicant: New Seabury Homes, LLC

Location: 17 Azalea Lane Maps/Parcels: 116-74-00 and 110-8-0

Request: Purpose of the ANR is to divide lot 1888 on LCC 1408-215 into three (3) lots and create use easements on lot 52 and lot 36 on LLC Plan 14201-C.

Applicant: Mashpee Commons Limited Partnership/Mashpee Commons II LLC

Location: Mashpee Commons (Map 74 Parcels 20 & 20-B)

Request: Purpose of the ANR is to evenly trade several small parcels of land.

Public Hearings

7:10 PM (Continued from 08/02/2023)

Applicant: Southworth Mashpee Properties LLC

Location: 275 Quinaquisset Avenue (Map 69 Parcel 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.

7:20 PM (Continued from 08/02/2023)

Applicant: Southworth Mashpee Properties LLC

Location: Willowbend Permit Area

Request: Applicant proposes to modify the Willowbend Special Permit by amending the condition limiting the number of bedrooms allowed in the project. Currently Willowbend is allowed 853 bedrooms. Willowbend proposes to remove this condition or increase the maximum allowance.



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New Business

- Discussion and possible vote to accept request to withdraw without prejudice the Special Permit Application submitted by Cellco Partnership dba Verizon Wireless to install a new personal wireless facility at 524 Great Neck Road North, Mashpee, MA Assessors Map 67 Parcel 4.
- Discussion relative to Planning Department application to the Community Preservation Committee for an open space acquisition and possible vote to submit a letter of support.
- Request to reduce the performance guarantee held for the subdivision referred to as Willow Circle by \$141,998.00.
- Department of Natural Resources requests a Planning Board letter of support for its application to National Oceanic and Atmospheric Administration (NOAA) for wetlands restoration projects in the Mashpee River and Red Brook.

Old Business

- N/A

Board Engineer Report

- Project Reviews and Inspections

Chairwoman's Report

- Water Quality Issues

Town Planner Report

- Harbor Management Planning Committee Update
- Housing Production Plan Update

Board Member Committee Reports

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

Correspondence

- Southworth Mashpee Properties LLC letter from Don Pinto requesting to withdraw ANR (*Note: correspondence received day after ANR approved*)
- August 2023 Discharge Monitoring Report for South Cape Village – N = 1.9
- 411 Monomoscoy Rd MassDEP Waterways License Application No. 23-WW01-0102-AAP
- Town of Barnstable
- Town of Falmouth Notices
- Town of Sandwich Notices

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
OCT 13 '23 PM12:42