



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board
Wednesday, December 6, 2023; 7:00 PM
Mashpee Town Hall - Waquoit Meeting Room
16 Great Neck Road North, Mashpee, MA 02649

Broadcast Live on Local Channel 8

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

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from November 15, 2023

Public Comment

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.

New Business

- Vote to set special joint meeting on Monday, December 18, 2023 with Select Board to review and adopt the updated Housing Production Plan.
- Raze and Replace Bylaw discussion and possible vote to invite the Zoning Board of Appeals, Conservation Commission and the Board of Health to convene a joint session on the subject.

Old Business

- Review updated draft implementation table of the Local Comprehensive Plan Update



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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

- 32 Crescent Road MassDEP Waterways License Application No. 23-WW01-0123-APP
- Child's River Culvert on Rt. 151 MassDEP Waterways License Application No. 23-WW01-0115-AAP
- October 2023 Discharge Monitoring Report for South Cape Village – N = 5.1
- Town of Barnstable
- Town of Falmouth Notices
- Town of Sandwich Notices

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
NOV 30 '23 AM 9:13