



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board

Wednesday, March 20, 2024; 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>

AMENDED MARCH 18, 2024

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from March 6, 2024

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.

New Business

- Vote to set a Public Hearing date for May Town Meeting Warrant Articles
- Discussion and possible vote of Windchime's requests to perform vegetation management within areas identified on the approved site plans as "not to disturb" such as, removing weeds and overgrowth and vines on trees. Windchime proposes the use of a non toxic herbicide. The request also includes selective pruning of Kousa Dogwood and Limelight Hydrangea. The Board will review this request in accordance with Condition #6 of the Windchime Special Permit (fka Sandcastle) recorded in Barnstable County Registry of Deeds in Book 5734 Page 225.
- Re-execution of a Covenant Release for property addressed as 12 Cypress Circle. The Affordable Housing Trust is purchasing this property for affordable housing.

Old Business

- Continue review of draft implementation table of the Local Comprehensive Plan Update

Board Engineer Report

- Project Reviews and Inspections



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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

- 28 Quaker Run Road MassDEP Waterways License Application No. 24-WW01-0016-APP
- DEP handouts about proposed changes to the Wetland Protection Act in regard to flood zone changes
- Notices for Towns of Barnstable, Falmouth and Sandwich

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
MAR 18 '24 PM1:55