



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

## Meeting of the Mashpee Planning Board

Wednesday, August 2, 2023; 7:00 PM

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

\*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 July 19, 2023

### Public Hearings

7:05 PM

**Applicant:** Cellco Partnership dba Verizon Wireless  
**Location:** 524 Great Neck Road North  
**Request:** Applicant proposes to construct a 130' personal wireless service facility (cell tower) at the subject property identified above. The subject property is located within the C1 Commercial Zoning District and the Mashpee Wireless Overlay Facility District. This project triggers a mandatory referral to the Cape Cod Commission as a development of regional impact (DRI) and no deliberation by the Board will occur nor will public comment be accepted at this Public Hearing.

### 7:10 PM (Continued from 06/21/2023)

**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.

### 7:20 PM (Continued from 07/05/2023)

**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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JUL 28 '23 AM 11:31



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**7:30 PM (Continued from 07/05/2023)**

- Applicant:** Marcello Mallegni, Forestdale Road, LLC  
**Location:** 532 Main Street (Map 26, Block 6)  
**Request:** The Applicant requests consideration for approval of a 9 lot definitive subdivision plan of land consisting of approximately 18.05 acres located on Main Street (Route 130) between Nicoletta's Way and Echo Road.

### New Business

- Vote to set public hearing date to review zoning articles submitted to Select Board for the October 2023 Town Meeting

### Old Business

- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019

### Board Engineer Report

- Project Reviews and Inspections

### Chairwoman's Report

- Water Quality Issues

### Town Planner Report

- Hazard Mitigation Planning Committee Public Workshop #2
- Harbor Management Planning Committee update
- Housing Production Plan update

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### Board Member Committee Reports

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

### Correspondence

- June 2023 Discharge Monitoring Report for South Cape Village – N = 2.5
- Town of Falmouth Notices
- Town of Sandwich Notices

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

### Adjournment