



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board

Wednesday, August 16, 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.mashpeeema.gov/channel-18>

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from August 2, 2023

Public Hearings

7:10 PM

Applicant: Pleasantwood Homes, LLC
Location: 20 Tudor Terrace (Assessor's Map 29 Parcel 198)
Request: Applicant proposes to divide the subject Parcel comprised of approximately 6.024 acres into three building lots for single family home construction while preserving 3.021 acres as protected open space.

7:15 PM

Applicant: Pleasantwood Homes, LLC
Location: 20 Tudor Terrace (Assessor's Map 29 Parcel 198)
Request: Applicant is seeking approval of a Definitive Subdivision Plan of land that would create three new 40,000 sq. ft. building lots by dividing the 6.024 acre subject property. The remaining land area totaling approximately 3.021 acres is proposed for open space as required by Mashpee Zoning Bylaw. The three lots proposed obtain frontage via an extension of the existing public way called Tudor Terrace.

New Business

- Discussion of proposed amendments to Tree Bylaw and possible vote to accept those changes for submission to Select Board

Old Business

- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019
Note: Developer has satisfied all obligations secured by the Tripartite Agreement as of 8/10/2023

Board Engineer Report

- Project Reviews and Inspections

Chairwoman's Report

- Water Quality Issues



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Town Planner Report

- Harbor Management Planning Committee update
- Housing Production Plan update

Board Member Committee Reports

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

Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- Cape Rail Inc. Letter 7/27/23
- DEP Notice of License Application John A & Maria Rousou and Amy Emily Nominee Trust 8/4/23

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
AUG 10 '23 PM2:52