



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

**Meeting of the Mashpee Planning Board  
Wednesday, November 1, 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 October 18, 2023

## Public Comment

## Public Hearings

### **7:10 PM (Continued from 9/20/2023)**

**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.

### **7:20 PM (Continued from 9/20/2023)**

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

### **7:25 PM (Continued from 9/20/2023)**

**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

- Request for release of covenant dated October 31, 2007 for property addressed as 30 Evergreen Circle signed by Stephen Giatrelis and recorded in Barnstable County Registry of Deeds Book 22461 Page 293.

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- Consideration of special permit and definitive plan modification applications submitted by Ockway Highlands, LLC to determine if the scope of the applications is de minimus in nature and can be acted upon without a public hearing and other requirements prescribed in Massachusetts General Law Chapter 40A and 41. If the Board finds that the application constitutes a modification that is not minor in nature, the Board will vote to set a public hearing date.

## 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

- September 2023 Discharge Monitoring Report for South Cape Village – N = 2.9
- 32 Crescent Road MassDEP Waterways License Application No. 23-WW01-0123-APP
- Town of Falmouth Notices
- Town of Sandwich Notices

## Additional Topics (not reasonably anticipated by Chair)

## Adjournment

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