



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

**Meeting of the Mashpee Planning Board  
Wednesday, September 6, 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 August 16, 2023

## Public Hearings

**7:10 PM**

To review the following zoning articles proposed for action at the October 16, 2023 Town Meeting:

- **Warrant Article 2:** To see if the Town will vote to amend the Zoning Bylaws by adding new subsections into Article XI: Floodplain Zone Overlay District.
- **Warrant Article 3:** To see if the Town will vote to amend Section 174.45.4: Accessory Apartments Subsection A of the Mashpee Zoning Bylaw.
- **Warrant Article 4:** To see if the Town will vote to amend Section 174.45.4: Accessory Apartments Subsection C of the Mashpee Zoning Bylaw.
- **Warrant Article 5:** To see if the Town will vote to amend Section 174.45.4: Accessory Apartments Subsection I of the Mashpee Zoning Bylaw.
- **Warrant Article 11:** To see if the Town will vote to amend Section 174-24(C)(9)(g) Special Permit Use of the Mashpee Zoning Bylaw.

**7:30 PM (Continued from 08/02/2023)**

**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.

MASHPEE TOWN CLERK  
AUG 31 '23 PM 1:40



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**7:40 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

- Discussion and possible vote relative to cancelling the October 4, 2023 meeting

## 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, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission

## Correspondence

- Correspondence from Tom McNabb (58 Blue Castle Drive)
- July 2023 Discharge Monitoring Report for South Cape Village – N = 3.2
- Town of Falmouth Notices
- Town of Falmouth Notice of Public Hearing for proposed Zoning Articles Under Consideration
- Town of Sandwich Notices
- DEP Notice of License Application

## Additional Topics (not reasonably anticipated by Chair)

## Adjournment

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AUG 31 '23 PM1:40