



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board

Wednesday, April 3, 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>

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from March 20, 2024
- Review and approval of Meeting Minutes from joint Select Board and Planning Board from December 18, 2023

Public Comment

Public Hearings

7:10 PM Applicant: Joao Junqueira

Location: 474 Main Street (Map 27-21-A) and 31 Ashumet Road (Map 27-21-B)

Request: Applicant proposes to construct a 4,752 sq. ft. commercial building for retail sales of water related products with indoor and outdoor storage.

New Business

- Vote to set a Public Hearing date for an Application for Approval of Definitive Plan and approval of an accompanying special permit submitted by New Seabury Homes, LLC to subdivide six parcels into seven new lots at property addressed as off the western sideline of Great Oak Road (between Red Brook Road and Sipps Road) (Map 110: Parcels 58, 59, 80, 82, 83, and 97)
- Vote to set a Public Hearing date to establish the fee schedule for Tree Permits and Certificates of Exemption as required by Mashpee General Bylaw Chapter 175 Tree Preservation.
- 275 Quinaquisset Avenue - Deliberation and potential vote on the the application submitted by Southworth Mashpee Properties LLC to modify the Willowbend Country Club Special Permit.

Old Business

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

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



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Board Member Committee Reports

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

Correspondence

- February 2024 Discharge Monitoring Report for South Cape Village – N = 1.5
- 48 Quaker Run Road MassDEP Waterways License Application No. 23-WW01-0156-APP
- Notices for Towns of Barnstable, Falmouth and Sandwich

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
MAR 28 '24 AM 10:55