



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

## Meeting of the Mashpee Planning Board

Wednesday, April 17, 2024; 7:00 PM

Mashpee Town Hall – Waquoit Meeting Room  
16 Great Neck Road North, Mashpee, MA 02649

### Call Meeting to Order

- Pledge of Allegiance

### Approval of Minutes

- Review of Meeting Minutes from April 3, 2024
- Review and approval of Meeting Minutes from joint Select Board and Planning Board from December 18, 2023

### Public Comment

### Approval Not Required (ANR)

**Applicant:** Triple M. Management Co., LLC

**Location:** 29 & 41 Echo Road, Mashpee, MA (Assessor's Maps 19-3-9 (29) and 19-3-8 (41))

**Request:** The purpose of the request is to combine the parcels into one to become Lot 1A

### Public Hearings

**7:10 PM** To review the following zoning article proposed for action at the May 6, 2024 Town Meeting:

- Warrant Article 28: To see if the Town will vote to amend Section 174-25 (B)(18) of the Mashpee Zoning Bylaw Table of Use regulations.

### **7:10 PM (Continued from 4/3/2024)**

**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

- Review and make recommendation regarding the road taking plans submitted by petition from the South Cape Beach Homeowners Association to convert the roads (Chickadee Road, Debbie Lane, Manitoba Road, Metacomet Road, Nehoiden Road, Neshobe Road, Pontiac Road, Samoset Road, Wamesit Road and Whippoorwill Circle) from private roads to public roads under consideration at the May Town meeting
- Review and make recommendation regarding the road taking plans submitted by the Select Board to convert Christopher Lane from a private way to a public way under consideration at the May Town meeting
- Review and approval of Consulting Engineer's Invoices
- Consideration of DNR's request for a letter of support for its application for funding to the Municipal Vulnerability Preparedness Program. The project is seeking funding to carry out upcoming phases of the Santuit Town Landing Construction and Community Outreach Project. The Board may vote to submit a letter of support.



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

## Old Business

- Continue deliberation and potential vote on the 275 Quinaquisset Avenue application submitted by Southworth Mashpee Properties LLC to modify the Willowbend Country Club Special Permit
- 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

## Board Member Committee Reports

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

## Correspondence

- 16 Summersea Lane MassDEP Waterways License Application No. 23-WW01-0151-APP
- 199 Daniels Island Road MassDEP Waterways License Application No. 24-WW01-0038-APP
- Notices for Towns of Barnstable, Falmouth and Sandwich

## Additional Topics (not reasonably anticipated by Chair)

## Adjournment

MASHPEE TOWN CLERK  
APR 12 '24 PM3:47