



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, January 5, 2022

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

7:00 PM

Broadcast Live on Local Channel 18

Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-18>

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from December 1, 2021

Public Discussion

Public Hearing – 7:10 PM

Applicant: Longfellow Design Build
Location: 9 Shellback Way / 647 Falmouth Road (Route 28)
(Assessors Map 81, Block 132)
Request: The applicant requests a special permit to construct a 12,500 s.f. commercial building to be used for retail grocery sales on a 4 acre +/- parcel. This application is made pursuant to Sections 174-24C (1) and under Section 174-25 E (1) and 174-25 E (2). This proposal triggers a mandatory referral to the Cape Cod Commission for review as a Development of Regional Impact.

Public Hearing – 7:20 PM

Applicant: Lisciotti Development Corporation
Location: 413 Nathan Ellis Highway (Map 72, Parcel 56A)
Request: The applicant requests a special permit to construct a 4,000 s.f. commercial building for retail paint sales. This application is made pursuant to Sections 174-31 (N)(8), 174-25(E)(1), 174-24(C), 174-37, 174-82(1), 174-82(4), 174-41 (M), 174-31(N)(14) of the Mashpee Zoning Bylaw. The property is located in the C-2 Zoning District and partially within the Ground Water Protection Overlay District.



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New Business

- Pre-application conference with Celco Partnership d/b/a Verizon Wireless regarding a proposed personal wireless service facility at 524 Great Neck Road North (pursuant to 174-45.3 (l)(1) of the Mashpee Zoning Bylaw to discuss o discuss the proposed personal wireless service facility in general terms and to clarify the filing requirements.
- Endorse Willow Circle Definitive Subdivision Plan
- Sign Willowbend Willow Circle Special Permit Modification Decision

Chairman's Report

Town Planner Report

- LCP Update

Board Member Committee Reports

- Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council.

Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- Brown Rudnick Correspondence – Re: Proposed Project at 36 Wequaquet Lane, Centerville
- Waterways Application – Alex Peselman - 27 Sand Dollar Lane
- November 2021 Discharge Monitoring Report for South Cape Village – N=7.1
- October 2021 Discharge Monitoring Report for South Cape Village – N=2.7
- September 2021 Discharge Monitoring Report for South Cape Village – N=3.3

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK

DEC 30 2021

RECEIVED BY: 