

**COMMUNITY PRESERVATION ACT COMMITTEE
FUNDED PROJECTS STATUS REPORT
TOWN OF MASHPEE**

CPA Projects Approved at the May 2007 Town Meeting: \$1,386,400

Affordable Housing:

**Mashpee Housing Authority – Breezy Acres Expansion Project – Phase I: \$225,000
COMPLETE**

To construct four new units of perpetually affordable, family rental housing on the site of the existing family rental housing located at 570 Old Barnstable Road, Mashpee. In Phase I, one more duplex is proposed, to consist of (2) two-bedroom units, four affordable rental units each approximately 1440 square feet. The property currently has (3) duplex units; six units of affordable, rental family housing that is managed by the Mashpee Housing Authority.

Recreation:

**Heritage Park Expansion – Phase II: \$337,400
COMPLETE**

The second phase of the Heritage Park Expansion Project involves the construction of a softball/baseball field, the construction of a multi-purpose field, the completion of a parking lot, the construction of two picnic areas, and the completion of a series of walkways connecting all the facility components.

**Mashpee Public Schools – Quashnet Tennis Court Reconstruction: \$104,000
COMPLETE**

To rebuild the tennis courts located at the Quashnet School. The configuration allows for a double tennis court and a basketball court. The court has been unplayable for a number of years and is conducive to youth and adult instruction and play.

Open Space:

**Mills Family Lands – Santuit Pond: \$670,000
COMPLETE**

To acquire for open space, the Mills Family Lands, 15.24 acres at Santuit Pond. To enhance the Santuit Pond Preserve conservation area, link an almost contiguous wildlife corridor and to protect the watershed of Santuit Pond. The Board of Selectmen and the Conservation Commission are authorized to apply for, accept and expend any funds which may be provided for by the Commonwealth or other public or private sources to defray a portion or all of the costs of acquiring the property, including, but not limited to funding under the Self-Help Act General Laws.

**COMMUNITY PRESERVATION ACT COMMITTEE
PROJECT STATUS REPORT**

CPA Projects Approved at the October 2007 Town Meeting: \$729,835

Historic Preservation:

**Mashpee Wampanoag Indian Tribal Council
Restoration of the Old Indian Meetinghouse** **\$325,000**
COMPLETE

To restore the Old Indian Meetinghouse, the oldest Indian Meetinghouse in the United States, listed on the National Register of Historic Places. The Old Indian Meetinghouse is an essential part of the history of the Town of Mashpee and its restoration and preservation will contribute to Mashpee's unique character. The building will be open to the public and serve the community for church services, weddings and funerals.

Mashpee Historical Commission – Mashpee Archeological Survey **\$20,000**
COMPLETE

To conduct a reconnaissance-level archeological survey of the entire Town of Mashpee to identify, preserve and protect archeological and cultural resources. A reconnaissance-level survey would protect the Town's historic and cultural resources. Highly qualified consultants would conduct this survey and identify known and probable areas, sites, burial grounds, objects and landscapes from prehistoric times to the present.

Affordable Housing:

Mashpee Housing Authority - Breezy Acres Expansion – Phase II **\$225,000**
COMPLETE

Funding would allow the construction of one duplex consisting of two new units of "unrestricted" affordable, family rental housing located on property currently owned by the Housing Authority on Old Barnstable Road. Phase I of the project proposal was approved at the May 2007 Town Meeting. For ease of construction and to reduce cost constraints, the Housing Authority is encouraged by DHCD to develop the two projects together.

Mashpee Village Recapitalization **\$90,535**
COMPLETE

Funding would assist with the rehabilitation of the Mashpee Village apartments, 145 units of affordable community housing. Capital repairs are deemed necessary for the property built in 1974. Mashpee Village was successful in obtaining an award of approximately \$5,000,000 in state and federal resources for the preservation of the Town's largest affordable housing community. Housing Stabilization Funds (HSF), an award of \$750,000 requires a contribution of local funds.

**COMMUNITY PRESERVATION ACT COMMITTEE
PROJECT STATUS REPORT**

CPA Projects Approved at the October 2007 Town Meeting: \$729,835 (continued)

Mashpee Public Schools – High School Track Resurfacing **\$69,300**
COMPLETE

To resurface the eleven year old track to alleviate a costly and complete renovation. The existing track would be resurfaced with two layers of EPDM rubber granules. Upon successful application of the rubber, an ultraviolet resistant coating would be applied to the entire track. The ultraviolet resistant coating is designed to protect the track surface from the degradation of the sun's rays. Line markings would be included in accordance with high school standards. In addition to the school-use of the track, it is available for public use and summer youth programs.

CPA Projects Approved at the May 2008 Town Meeting \$535,500

Historic Preservation:

One Room Schoolhouse **\$35,500**

To relocate the historic One Room Schoolhouse circa 1831 to the Community Park near the Town Archives for greater public visibility and accessibility for school tours and general public tours. The purpose of the relocation would allow for the preservation of the building as a historical monument, and promote additional awareness of Mashpee's cultural heritage, the Indian Museum, the Town Archives, the Veteran's Memorial and the herring run.

Open Space:

St. Vincent's Home Corporation
Pickerel Cove Recreation Area **\$500,000 (CPA Contribution)**
COMPLETE

To purchase 78.67 acres of undeveloped open space land located on Route 130. The property has frontage on the Pickerel Cove section of Wakeby Pond and provides for wildlife habitat. The purchase price is \$3,146,800. The CPA contributed \$500,000 towards the purchase. The sum of \$177,267 was taken from the CPA open space reserve account, and the sum of \$322,733 was appropriated from the CPA budgeted reserve account. A \$500,000 grant was also secured from the Division of Fisheries and Wildlife. The article requires the Board of Selectmen and/or Conservation Commission to apply for the Self Help Act funds, and or the Federal Land & Water Conservation fund. Funding for the remainder of the acquisition required a debt exclusion approved by the voters at the May 2008 Town Meeting.

CPA Projects Approved at the October 2008 Town Meeting

No projects recommended for CPA funding.

CPA Projects Approved at the May 2009 Town Meeting:

Historic Preservation:

**Mashpee Wampanoag Indian Tribal Council
Renovation of Old Indian Meetinghouse**

**\$250,000
COMPLETE**

CPA funding will assist in the continued restoration of the historic Old Indian Meetinghouse. Work proposed in the Phase II restoration includes modern interior improvements and the preservation of original materials where possible to authenticate the building. An independent and recognized historic preservationist is assisting the Tribe and architect with respect to Federal guidelines. This is a requirement of the Massachusetts Historical Commission (MHC). The total restoration project is anticipated to cost \$1.2 million.

CPA Projects Approved at the October 2009 Town Meeting:

Historic Preservation:

**Mashpee Town Clerk
Preservation of Vital Records**

**\$34,785
COMPLETE**

CPA funding will preserve and protect historical documents. The Town's records are among its most valuable historic resources. Paper and ephemera date back to the early 1800's. Some records are indecipherable, and it is imperative to repair the documentation to sustain the decomposition. The correct archival preservation of historic documents, once accomplished would preserve and protect historical documentation to allow members of the public to access personal ancestry information and conform to the Commonwealth's Registry of Vital Records mandate for all originals of vital records to be remanded to the State, commencing July 1, 2000.

Passive Recreation:

Mashpee Community Garden Expansion

**\$24,000
COMPLETE**

The project will allow for the expansion of the Community Garden project located at the former Attaquin Hotel site adjacent to Route 130 with MWD water at the site. The 20,000 square foot property was previously purchased by the Town with Land Bank funds. Expansion of the project includes necessary water installation, additional raised garden beds, benches, fencing, signage and a shed. Funding would also provide for a walkway, a driveway apron, and a vehicle turn-around and drop-off area.

CPA Projects Approved at the May 2010 Town Meeting:

Affordable Housing:

Habitat for Humanity **\$75,000 (3 homes)**
COMPLETE

A grant award of \$25,000 per home will be used to offset developmental costs to assist Habitat for Humanity in the construction of (3) affordable homes located at; 67 Fox Hill Road, 19 Lakewood Drive and 44 Timberlane Drive. The homes will be deeded with an affordable housing deed restriction to ensure the homes affordable in perpetuity, and adding to the Town's affordable housing inventory.

CPA Projects Approved at the October 2010 Town Meeting:

No projects recommended for CPA funding.

CPA Projects Approved at the May 2011 Town Meeting:

Historic Preservation:

Mashpee Archives **\$200,000**
COMPLETE

The \$200,000 CPA project is intended to assist in the preservation and restoration of the Mashpee Archives, a Town building displaying and storing documents, records, photographs, maps and other artifacts collected from the Town's history. An important goal is to provide public access to these documents. Work for the \$207,500 project includes engineering/design, HVAC/climate control, window replacement, a sprinkler/fire alarm system, basement waterproofing, roof drainage repair, an electrical upgrade, new archival storage and display units, and structural and accessibility improvements.

Affordable Housing:

Habitat for Humanity **\$25,000**
COMPLETE

CPA funding is intended to assist in the construction of a three-bedroom home on land located at 24 Russell Road, Mashpee, acquired by Habitat for Humanity of Cape Cod. The home shall be deeded with an affordable housing deed restriction to maintain the home affordable in perpetuity, thereby permanently adding to the Town's affordable Subsidized Housing Inventory, and contributing to the Town's goal of achieving an affordable housing inventory of 10%.

CPA Projects Approved at the October 2011 Town Meeting:

Open Space:

Town of Mashpee/Friends of Santuit Pond **\$357,000**
COMPLETE

The goal of the CPA project is to improve water quality and to minimize algae bloom in Santuit Pond, a 170-acre great pond listed in the Massachusetts List of Impaired Waters due to high nutrient levels and the abundance of noxious aquatic plants. CPA funding is intended to assist in the remediation and restoration of Santuit Pond by using an artificial aeration and circulation system. Artificial circulation is proposed to control and minimize the formation of algal blooms caused by high phosphorus concentrations.

Passive Recreation:

Pickerel Cove Recreation Project **\$64,160**
CLOSED

CPA funding will provide for the re-creation of a 2 acre open recreation field, the construction of a secondary parking area for 6 vehicles, and the establishment of a car-top boat access (canoes & kayaks) with a drop-off on Pickerel Cove on Mashpee/Wakeby Pond. In addition to the parking, the launch area will consist of a switchback trail. All work is intended to comply with the Land Management Agreement by and between the Town of Mashpee and Department of Fish and Game.

CPA Projects Approved at the May 2012 Town Meeting:

Affordable Housing:

Habitat for Humanity **\$70,000**
COMPLETE

CPA funding to assist in the development of (2) three bedroom affordable homes on Town donated land at the following locations: 6 Park Place Way and 9 Park Place Way, Mashpee. The CPA grant award of \$35,000 per home will offset costs associated to the development of the two affordable homes.

CPA Projects Approved at the May 2012 Town Meeting: (continued)

Affordable Housing:

**Mashpee Housing Authority – Mashpee Housing Assistance Program \$300,000
COMPLETE**

CPA funding is intended to assist the Mashpee Housing Authority in the development of a Mashpee Housing Assistance Program for a (3) three-year period, a grant award of \$100,000 per year, a total of \$300,000. The new and much-needed program would encompass housing assistance in one or more of the following areas:

- Ongoing short-term rental assistance
- One-time assistance for first/last/security deposits
- One-time emergency assistance for rent
- Mortgage assistance for short-term
- Down payment assistance for first-time homebuyers

Mashpee Veterans will be given first priority for all programs. Second priority would be given to those who live and work in the Town of Mashpee. Third priority is given to those who live (only) in the Town of Mashpee.

Historic Preservation:

Preservation & Restoration of Mashpee Archives: \$40,000

To provide additional funding for the preservation and restoration of the Mashpee Archives. Funding in the amount of \$200,000 was approved at the May 2011 Special Town Meeting. Additional funds will provide for unanticipated costs associated to the abatement of hazardous materials, the re-insulation of the building, costs associated to the replacement of the HVAC and the electrical wiring upgrade.

CPA Projects Approved at the October 2012 Town Meeting:

Historic Preservation:

Funding the Restoration of Town Archives Holdings for Display: \$5,300

To assist the Mashpee Historical Commission to restore Historic Town Maps and Documents and to allow for the purchase of digitizing equipment and a computer for the soon to be renovated Town Archives. Restoration shall include a large (5'x6') 1858 Henry F. Walling map of the Counties of Barnstable, Dukes and Nantucket, and an 1840 Phelps and Ensign Travel Map of the United States period consistent for protection and display. Included in the restoration project are diplomas from the Mashpee Grammar School in 1932, the Falmouth Junior High School in 1933 and an early panoramic hand-colored photograph of Mashpee-Wakeby Pond. The computer and document scanner will allow for the digitalization of unique Town documents and improve access to Town history, cultures, and family genealogy.

CPA Projects Approved at the May 2013 Town Meeting:

Historic Preservation/Open Space:

Funding to re-establish the Community Park: \$235,000

To re-establish the historic and open space area across from Town Hall that lies within the Historic District as a Community Park within the Mashpee Town Center. The Town plans to host weekly concerts, artisan fairs, a farmers market, movie nights and recreational events such as the annual Oktoberfest and Easter egg hunt in re-establishing this area as the center of the Town of Mashpee. The expansion of the park and connection to the Veterans Garden, the Mashpee Archives and One Room Schoolhouse would allow for additional interest and activities. The project includes the construction of a bandstand with a stage, LED lighting at the park and parking lot, landscaping including native plants, the relocation of a horse watering trough and pump, an extension of the irrigation system, walkways, benches and bicycle racks.

Recreation:

**Funding to Improve the Tiger Long Playground at Heritage Park \$146,000
COMPLETE**

To improve the Tiger Long Playground at Heritage Park by replacing several play structures and surface areas. The project includes an expansion of the playground area and the construction of a shade pavilion and a picnic area.

Recreation:

**To Install a Splash Pad at Heritage Park \$105,000
COMPLETE**

To improve the Heritage Park Recreational facility by constructing a Splash Pad. This aquatic amenity can be used by all age groups and it is 100% handicap accessible. The aquatic play areas will be fenced for safety and powered by Town water through ground sprays and above ground features.

Open Space:

Shellfish Propagation/Estuary Restoration Project 2013 \$95,140

The goal of this project is to restore shellfish populations and reduce eutrophication in the estuaries. CPA funding would allow for the purchase of 2,000 bags of remote set oyster seed, and 6,000,000 quahog seed to be stocked in the Mashpee and Great Rivers. It is estimated that 0.25 tons of nitrogen would be removed from the Mashpee River and one ton of nitrogen from the Great River by harvesting 70 tons of oysters and 275 tons of quahogs. The project would improve water quality, the health of the ecosystems, and preserve, restore and enhance shellfish and finfish production, shellfish beds and other coastal resources.

CPA Projects Approved October 2013 Town Meeting:

Historic Preservation:

Funding to re-establish the Community Park – Phase II **\$115,000**

Additional CPA funding will complete the Community Park re-development project initially approved by the voters at the May 2013 Special Town Meeting. The second phase of the project will incorporate handicap restroom facilities at the Archives building with a separate egress for community use. The Community Park connects to the Veterans Garden, the Archives and the historic One Room Schoolhouse. With CPA funding, the project is anticipated to be fully constructed by the summer of 2014.

Open Space/Recreation:

Improvements to the Great River Boat Ramp/Parking **\$650,000**

CPA funding will allow for the complete reconstruction of the existing ramp and landing, the pier and attached floating docks. The new pier/dock will be handicap accessible and constructed of durable lightweight aluminum to emit light to promote eelgrass growth and shellfish habitat. The project which requires engineering and design includes the reconstruction and enlargement of the parking lot, site resurfacing to include the parking and road area with improved drainage, and bio-retention to prevent discharge into the waterways. This is the only public launch facility on the Waquoit side of the bay used on a year-round basis by recreational boaters and fishermen.

Open Space/Recreation:

John's Pond Beach Improvements **\$326,000**
COMPLETE

The CPA project will improve the recreational facilities at the John's Pond Beach for year-round use. The project includes the reconstruction and enlargement of the parking area to accommodate a storage building with permanent restroom facilities. Improvements support the purchase of playground equipment and the construction of a picnic pavilion. Benches, picnic tables, grills and bicycle racks are included as site furnishings.

CPA Projects Approved October 2013 Town Meeting: (continued)

Open Space/Recreation:

Shellfish Propagation/Estuary Restoration Project 2014 **\$114,490**

The goal of this project is to restore shellfish populations, and reduce eutrophication in the estuaries. This is a continuation of the CPA propagation project started in May of 2013 with tray construction and the purchase of oyster and quahog seed. Funding will support the additional purchase of oyster and quahog seed, growing equipment including surveillance cameras, and the use of waterways assistants to monitor and record accurate harvest data. In addition to the recreational benefit of the project, nitrogen reduction would be achieved to restore water quality in the estuaries.

Recreation:

Boys & Girls Club – Outdoor Basketball Court **\$17,800**

CPA funding support will allow for the leveling and re-paving of the outdoor basketball court at the Boys & Girls Club. The project includes the replacement of the backboards and two outside lights to allow for night use. When not used by the Boys & Girls Club during normal hours, the courts are available for public use.

CPA Projects Approved May 2014 Special Town Meeting:

Historic Preservation:

To re-publish a documented pictorial history of the Town of Mashpee **\$22,500**
GRANT FUNDED

The goal of this project is to re-publish a documented pictorial history of the Town of Mashpee to update the 1995 version previously circulated to commemorate Mashpee's 125th Anniversary.

Recreation:

To provide funding for the installation of a Therapeutic Playground **\$100,000**
COMPLETE

The project will improve the community play space at the K.C. Coombs School for safety purposes and to adequately address the needs of typically developing children. The new *Mashpee Plays Together – Kids Therapeutic Playground* is proposed for young children ages three to five years of all abilities. The handicap access playground is intended to be open after school and on weekends for public usage.

CPA Projects Approved at the October 2014 Town Meeting:

No projects recommended for CPA funding.

CPA Projects Approved at the May 2015 Town Meeting:

Open Space:

Acquisition of 9 Quashnet Road **\$170,000**

CPA funding allowed for the purchase of 9 Quashnet Road, property identified on Assessor's Map 44, Parcel 11, comprised of 4.212 acres on a small freshwater pond for open space and passive recreation purposes. The small scenic pond located on the wooded property is suitable for limited canoeing, kayaking and fishing.

Affordable Housing:

Habitat for Humanity **\$70,000**

The project assists Habitat for Humanity of Cape Cod in the development of (2) three bedroom homes deemed affordable in perpetuity on Town donated land at 108 Orchard Road and 132 Quinaquisset Avenue, Mashpee, a CPA award of \$35,000 per home.

Open Space/Recreation:

Santuit Pond Preserve Improvements **\$61,250**

The project improves the Santuit Pond Preserve by constructing a 10-vehicle parking lot off of Route 130 for public access. The project includes a site survey for the parking lot with a 24' access road, the parking lot construction, signage, a kiosk, and the removal of an old metal storage garage. Re-vegetation of the storage garage site is also funded. The area is valuable for wildlife habitat and contains a number of trails throughout the property.

Recreation:

Attaquin Park Playground **\$30,000**
COMPLETE

CPA funding will assist in the restoration of the Attaquin Park Playground located at the site of the Town beach on Mashpee/Wakeby Pond. For security, the budget includes solar lighting. The goal of this project is to incrementally fund the aging playground equipment for safety purposes, and to improve the recreational facilities at the site location.

CPA Projects Approved at the May 2015 Town Meeting: (continued)

Recreation:

Transfer of Bathhouse/Pavilion from John's Pond Beach to Heritage Park
\$92,821.92/\$63,000

The CPA project transfers the bathhouse/pavilion from John's Pond Beach to the Heritage Park Recreational facility. Due to plumbing and septic requirements, soil conditions and an irregular topography at the John's Pond site, the CPA project approved in October 2013 for use at John's Pond was re-authorized for placement at the Heritage Park site location, a widely used recreational facility. In addition to the transfer of \$92,821.92, the sum of \$63,000 was allocated to fund the design, permitting, septic and water connections to include a concrete foundation/pad and parking lot lighting to allow for the transfer of the bathhouse, and to improve the Heritage Park facility for the community and its users.

Recreation:

John's Pond Beach Improvements **\$93,000**

CPA funding will allow for the completion of the John's Pond Improvement project. Expenditures include the final coat of asphalt paving, the installation of a concrete pad for the picnic pavilion, the installation of a picnic pavilion with storage for the Recreation Department and handicap accessible walkways to connect the playground to the picnic pavilion.

CPA Projects Approved at the October 2015 Town Meeting:

No projects recommended at this time.

CPA Projects Approved at the May 2016 Town Meeting:

Affordable Housing:

Mashpee Housing Assistance Program **\$110,000 per year** **\$330,000**

To continue to assist the Mashpee Housing Authority in the continuation of the Mashpee Housing Assistance Program for an additional three-year period, a CPA award of \$110,000 per year, a total of \$330,000 in the following housing assistance categories;

- Ongoing short-term rental assistance (12-24 months)
- One-time assistance for first/last/security deposits
- One-time emergency assistance for rent
- Mortgage assistance for short-term (1-3 months)
- Down payment assistance for first-time homebuyers

CPA Projects Approved at the May 2016 Town Meeting: (continued)

Recreation:

Great River Boat Ramp Improvement Project **\$200,000**

To improve the Great River Boat Ramp by constructing a double wide ramp for the future needs of Mashpee and to construct a separate kayak launch facility. The Great River Boat Ramp location is the only public access to Waquoit Bay, and it is used on a year-round basis by recreational boaters and fishermen. The double wide ramp will assist in the planned success of the Mashpee Comprehensive Wastewater Nitrogen Management Plan and accommodate the volume of shellfish to be harvested.

Ockway Bay Boat Ramp Improvement Project **\$75,000**

To replace the existing wooden structure constructed approximately thirty years ago with aluminum marine-grade material to allow for sunlight penetration to promote eelgrass growth and shellfish habitat. The current structure is in disrepair, and the handrails are in adequate and non-compliant. The facility is used on a year-round basis by recreational boaters and fishermen.

Edward A. Baker Boat Ramp Improvement Project at Pirates Cove **\$75,000**

To replace the existing wooden structure constructed approximately thirty years ago with aluminum marine-grade material to allow for sunlight penetration to promote eelgrass growth and shellfish habitat. The current structure is in disrepair, and the handrails are in adequate and non-compliant. The facility is used on a year-round basis by recreational boaters and fishermen.

Open Space/Passive Recreation

Acquisition of Littleford Moniz Jordan Property 23.6 & 0.856 Acres **\$425,000**

To purchase land for open space and passive recreation purposes. The land lies within the boundaries of the Mashpee National Wildlife Refuge and it is situated in the recharge area of the Water District's Belcher well. The property as an addition to the Quashnet Woodlands has been a recommendation of the Town's Open Space, Conservation and Recreation Plan for the past ten years.

CPA Projects Approved at the May 2016 Town Meeting: (continued)

Recreation:

Mashpee Greenway – Quashnet River Path and Footbridge \$84,800

This is the first phase of the Mashpee Greenway project proposed to connect existing and future trails from Mashpee Commons along the Quashnet River through a network of trails to the Mashpee High School. The bulk of the project includes the construction of a pre-engineered fiberglass footbridge to cross the river. Limited CPA funding would support trail construction. Additional work is anticipated to be performed by volunteers including the AmeriCorps volunteer group.