

Abutters' Petition to the Mashpee Planning Board  
Regarding the Proposed Commercial Building at  
474 Main Street (Rt 130) and 31 Ashumet Road  
April 11, 2024

We the undersigned abutters and neighbors of 474 Main Street (Rt 130) and 31 Ashumet Road bring before you several serious concerns related to the commercial building proposed by Mr. Joao Junqueira, and petition you to act as follows:

1. **We oppose the commercial Entrance Way on Ashumet Road. The Entrance Way to this project should be from Main Street (Rt 130) only.** Ashumet Road is a dead-end residential street and should be protected from commercial traffic and noise. Commercial traffic on Ashumet Road would disrupt our peaceful residential neighborhood, damage the road, cause disruptive noise, disrupt pedestrian use of our street, and lower our property values.

The plan for the commercial building clearly shows an 18-wheeler truck in the parking lot for deliveries. Trucks are too large and too disruptive for Ashumet Road. **Ashumet Road is not engineered or built for heavy truck traffic, there is no curbing, and it is a dead-end road. The intersection of Ashumet Road and Main Street (Rt 130) has already failed, and is in need of repair and reconstruction. Commercial traffic will seriously add to the damage of this intersection and damage the street, which, again, is not designed or constructed for 18-wheeler trucks. We ask that you DO NOT allow commercial traffic on our street.**

**Commercial traffic on Ashumet Road would endanger pedestrians and runners who use Ashumet Road to connect to the pedestrian way on Route 130.** On a daily basis, multiple pedestrians and runners use Ashumet Road and connect to the pedestrian way along Main Street (Rt 130). At the end of Ashumet Road, most pedestrians turn right and head toward the Indian Museum and the Herring Run. Most DO NOT turn left which leads to the commercial areas along Main Street (Rt 130) because of safety concerns,

**We ask that the entrance way be relocated to Main Street (Rt 130).** The development could share the entrance way of the property at 470 Main Street which already has a parking lot built with a connection to 474 Main Street. If the commercial Entrance Way cannot be moved to Main Street (Rt 130), this commercial use proposed at 474 Main Street should NOT be approved.

2. The asphalt parking lot is too large.
  - a. This large asphalted area will lead to unsightly outdoor commercial storage of new and used products, and equipment. This will negatively impact our neighborhood and lower our residential property values. **We request that either 1. The outdoor storage of products (new or used) and equipment be prohibited or 2. that all outdoor storage of products (new or used) and equipment be screened with solid wooden fencing.**
  - b. **To avoid the creation of a heat-island, the parking lot should be "white-topped" to create cool-pavement** as recommended by the US EPA: *Many communities are taking action to reduce urban heat islands using five main strategies: 1) increasing tree and vegetative cover; 2) installing green roofs; 3) installing cool—mainly reflective—roofs; 4) using cool pavements (either reflective or permeable), and 5) utilizing smart growth practices.* (<https://www.epa.gov/heat-islands/heat-island-cooling-strategies#:~:text=Many%20communities%20are%20taking%20action%20to%20utilizing%20smart%20growth%20practices>, March 31, 2024.)

3. To protect our residential neighborhood and our property values, we request that deliveries and trash removal are limited to 7 AM to 5 PM Monday through Saturday, and are prohibited on Sundays.
4. To protect our residential neighborhood, we request that construction work at the site is limited to 7 AM to 5 PM Monday through Saturday, and on Sunday 12 noon to 5 PM.
5. To protect our residential neighborhood and our property values, we request that No lighting from the commercial site should shine onto any residential property.
6. To protect our residential neighborhood and our property values, we request that no commercial sign over 5 square feet should be allowed on Ashumet Road, and that no lighted, or illuminated commercial sign should be allowed on Ashumet Road.

Signed.

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