

Willow Bend Public Comment

Colton Atkinson [REDACTED]

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To: Evan Lehrer <ELehrer@mashpeeema.gov>

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Good evening,

I would like to voice my support for the Willow Bend project as proposed.

The access to Quinaquisset is improved, with good sight lines and everything that is within their control managed to increase safety. If there is concern about cars traveling too fast on the main road, that falls under the city to mitigate through traffic calming and traffic violation enforcement. The quantity of vehicles being added to the road is negligible and hopefully will be mitigated by the Mashpee Rotary improvements being proposed for TIP funding.

Protecting our water is important and realistically this project is a net positive. They will be improving the wetlands and providing a housing density that makes sewerage financially viable. One house with the expensive IA system has roughly the same impact as 4 houses on sewer. When we are also in a housing crisis, what is best for the town is to build more housing with the least impact on the wetlands, which is exactly what this project does. No, this housing is not Affordable Housing, but it will still provide housing which is desperately needed. The Town Engineer is in support of their plans to mitigate further impact to the wetlands from this development which is sufficient for my support. We should be relying on our experts.

For the concern about cars parking outside the shoulder and blocking fire truck access, I would say again that we should trust the experts. If the Fire Chief believes the access is sufficient, who are any of us to say otherwise. If the concern isn't about access, but instead appearance, as you don't want cars lining the street, request a bylaw in the HOA prohibiting overnight parking on the street. Personally, I think issues of appearance are something that should be decided by the neighborhood not imposed by a government body when it is on its own street and not something that will affect the town as a whole.

As for the buffer, it is my opinion that the project is worthwhile enough to merit a waiver from the required buffer of 100'. Personally, I would be comfortable with the 40' proposed buffer, but at a minimum I encourage the members of the board to be receptive to a compromise buffer distance.

Sincerely,
Colton Atkinson
112 Algonquin Ave