



Town of Mashpee

Planning Board

16 Great Neck Road, North
Mashpee, Massachusetts 02649

APPLICATION FOR SPECIAL PERMIT MODIFICATION

Date received by Town Clerk: 2/1/23 Town Clerk Signature / Seal: [Signature]

The undersigned hereby applies for a Modification of the Special Permit approved by the Mashpee Planning Board on April 15, 1987 for a project entitled Willowbend Country Club.

The original Special Permit and any Modifications have been recorded in the Barnstable County Registry of Deeds at the following Book(s) and Page(s):
Book 5707, Page 290.

Name of Applicant Southworth Mashpee Properties LLC Phone 508-539-5200

Address 130 Willowbend Drive, Mashpee MA

Owner, if different Same Phone _____

Address _____

Attach copies of (a) most recent recorded deed and (b) tax bill or Assessors' certification.
Deed of property recorded in Barnstable County Registry Book 32022 Page 219
or Land Court Certificate of Title No. _____

Location and description of property: 275 Quinacisset Avenue

Mashpee Assessors Map(s) and Block(s): 69-169, 69-32

Zoning District(s) in which property is located: R-3

How long have you owned the property? Four Years

Section(s) of the Zoning Bylaw which require(s) the permit you seek: 174-24(C)(9)(g)

Present use of property: Single Family Residence

Description of proposed modification (attach plans and documents as required by the Zoning By-law and Special Permit Regulations):

See attached Project Description

Signature of Owner or Authorized Representative [Signature] 1/24/23

Attach written authorization signed by owner.

JACK McELHINNEY

Attorney at Law

63 Shore Road, Suite 23
Winchester, MA 01890
jmcclhin@aol.com

Office: 781.729.7299
Cell: 617.816.4092

January 23, 2023

By Hand Delivery

Planning Board
Town of Mashpee
16 Great Neck Road North
Mashpee, MA 02649

Attn: Eyan Lehrer, Town Planner

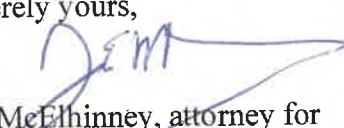
Re: Willowbend Country Club – Request for Modification No. 37 of
Special Permit

Dear Members of the Planning Board:

Enclosed please find the applications of Southworth Mashpee Properties LLC for a modification of the Special Permit for Willowbend Country Club. A check in the amounts of \$500 is included to cover application fees. The application is submitted pursuant to Section 174-24C(9)(g) of the Mashpee Zoning By-law and seeks approval to include within the Special Permit the 5.03 acre parcel known as 275 Quinnaquisset Avenue immediately contiguous to the golf course and to demolish the existing single family home currently served by a septic system and to construct thereon 14 single family cottages. All units would be connected to the existing Willowbend Sewage Treatment plant. A brief project description is included with the application. Plans, prepared by Baxter Nye Engineering & Survey, Inc. are included with this submittal and have also been transmitted electronically to the Planning office.

Please feel free to contact me should you have any questions.

Sincerely yours,


Jack McElhinney, attorney for
Southworth Mashpee Properties LLC

cc: Town Clerk
Matthew Eddy, P.E.

Project Description

The proposed project, known as Cranberry Point, will consist of the construction of fourteen single family cottages on a 5.06 acre parcel known as 275 Quinaquisset Avenue. The parcel is triangular in shape and is bounded on two sides by the existing golf course and on the third side by Quinaquisset Avenue. The cottages will each be designed for three bedrooms and contain approximately 2500 s.f. on average and would be offered for sale. The new neighborhood would be served by a sixteen foot paved driveway with an additional seven foot shell shoulder. All units will be connected to the Willowbend Sewer Treatment plant. Cranberry Point will also include a community putting area and golf cart path which will connect the neighborhood with pedestrian access to the existing first hole of the "Bay" course and the existing golf cart crossing on Quinaquisset. In order to construct the project, the owner will be seeking approval from the Conservation Commission to fill portions of two old bog areas on the property. As mitigation for the wetland impacts, the proponent is proposing to "naturalize" one and a half acres of contiguous bogs along the channel of Quaker Run. The proponent has met informally with the Commission and the agent to discuss this part of the work.

Requested Relief

Although the parcel is not currently subject to the terms of the Willowbend Special Permit, under the terms of Section 174-24C.(9)(g) of the By-law, the Planning Board may modify the Special Permit to include this land under the terms of the Special Permit provided that the project does not increase the overall number of units for the project or otherwise result in any loss of protected open space. The proposed project is eligible for approval under this section as the existing Special Permit provides for a maximum cap of 287 permits for the entire Willowbend Project. As of the most recent modification in 2021 for the six lot Willow Circle subdivision, the overall number of residential permits approved by the Planning Board for Willowbend stands at 274, leaving 13 remaining permits available under the 287 unit cap. The fourteenth permit would be made available by re-assigning a permit previously approved for the parcel at 24 North Glen Drive which parcel has since been permanently restricted and cannot be built on.¹

¹

By way of background, in 2009, two approved building sites at 24 and 26 North Glen Drive (approved by Modification 15 in April, 1996 attached) were permanently merged into a single building site now known as 24A North Glen. As part of that merger, the development rights pertaining to the two parcels were permanently relinquished by the parcel owner and converted to the right to construct a single home on the two merged parcels along with an adjacent pool. Copies of the relevant documents have been provided to the Planning office. Willowbend is now requesting that the existing approval for 27 lots granted in the 1996 Modification No. 15 for North Glen Drive be reduced from 27 to 26 thereby increasing the number of permits currently available under the 287 overall cap from 13 to 14.



NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MASS. TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
4. ALL PROPOSED WALKWAYS SHALL BE HANDICAPPED ACCESSIBLE WHERE REQUIRED. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5%. ALL CROSS SLOPES AND ALL LANDING SLOPES SHALL BE LESS THAN 2%. RAMPS WHERE NEEDED SHALL HAVE SLOPES LESS THAN 8%. RAILINGS SHALL BE PER ARCHITECT. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
5. CONTRACTOR SHALL CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS, AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED SO THE LANDING IS 5 FT X 5 FT MIN. (10M) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS IN THE FIELD AND CONTACT THE SITE ENGINEER WITH ANY QUESTIONS PRIOR TO INSTALLING LANDING.
6. DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND APPURTENANT ITEMS UNLESS OTHERWISE NOTED TO SAVE, SALVAGE OR RE-SET.
7. EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
8. THE PROPERTY LINE INFORMATION SHOWN HEREIN/HEREON IS PER THE PROPERTY LINES SET BY THE REGISTERED PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN ON THE CERTIFIED PLOT PLAN AS SEALED BY THE PLS WITHIN THIS PLAN SET. THE PROPERTY LINE AND SURVEY INFORMATION WAS COMMISSIONED AS PART OF THE PROJECT AND IS SHOWN AS BACKGROUND INFORMATION ON THE DESIGN PLANS. SETBACKS SHOWN ARE TO THE PROPERTY LINE SET BY THE PLS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE.
9. ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MOOT SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROJECTING.
10. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.
11. SITE LIGHTING - SEE ELECTRICAL DRAWINGS IN ARCHITECTURAL PLAN PACKAGE FOR DETAILED INFORMATION.
12. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

ZONING TABLE

ZONING DISTRICT(S): R31	
OVERLAY DISTRICTS: NONE	
ALLOWED USE: SINGLE FAMILY RES.	
EXIST USE: SINGLE-FAMILY RES.	
PROPOSED USE:	
14 DETACHED SINGLE FAM. RESIDENTIAL UNITS	
TYPICAL UNIT FOOTPRINT:	
BUILDING = 1,602 SF	
REAR DECK = 308 SF	
FREE STANDING GARAGE = 286 SF	
TOTAL FOOTPRINT/UNIT = 2,407 SF	
EXIST BLDGS FOOTPRINT = 3,673 SF	
EXIST BUILDING TO BE DEMOLISHED	
PROPOSED TOTAL SITE BLDG FOOTPRINT = 33,696 SF	
TOTAL PARCEL AREA: 220,650 SF TOTAL (UPLAND=152,288 SF; WETLAND=68,362 SF)	
LOT AREA:	
40,000 SF (UPLAND) 152,288 SF	
FRONTAGE:	
150 FT 658 FT	
BUILDING SETBACKS*	
40 FT 40.0 FT	
FRONT SETBACK	
15 FT* N/A INTERIOR LOT LINE	
SIDE SETBACK	
15 FT* N/A INTERIOR LOT LINE	
REAR SETBACK	
10 FT N/A	
PARKING SETBACK TO ADJUTER LOTS	
2.5 STORIES / 35 FT 2 STORIES/30.7 FT	
MAX. BLDG. HEIGHT (STORIES):	
20% PER WILLOWBEND S.P.	
MAX. LOT COVERAGE (STRUCTURES):	
28 SPACES 28 SPACES	
PARKING TABLE	
SINGLE FAMILY = 2 PER UNIT + 14 UNITS	
(1 GARAGE AND 1 DRIVEWAY SPACE)	
PARKING STALL SIZE - 90'	
18.33' x 9' 19' x 9'	
DESIGN VEHICLE	
AERIAL LADDER	
*PROP. BUILDING REQUIREMENTS TO BE PER WILLOWBEND SPECIAL PERMIT MODIFICATION	

SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION	TEXT/ GRAPHIC	QUAN.
RT-1	24" 24"	STOP	1

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS, ORDINANCES, AND BYLAWS. SEE SIGN INSTALLATION DETAIL HEREIN.

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN WORDING AND COLOR REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (NOTE TO CONTRACTOR TO VERIFY HANDICAP PARKING SIGN FORMAT - SEE DETAIL HEREIN)

* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED

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BAXTER NYE

ENGINEERING & SURVEYING

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Registered Professional Engineers and Land Surveyors

1597 Falmouth Road
Centerville, MA 02632

Phone - (508) 771-7502
Fax - (508) 771-7622
www.baxter-nye.com



STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

Southworth Mashpee Properties, LLC
130 Willowbend Drive
Mashpee, MA 02649

PROJECT TITLE

Cranberry Point
275 Quinaquisset Avenue
Mashpee, MA 02649

DATE DESCRIPTION
SHEET TITLE

Master Layout Plan

SHEET NO

C3.0

DATE: JANUARY 16, 2023

30 0 30 60

SCALE IN FEET

SCALE: 1"=30'

DRAWN BY: JML CHECKED BY: MNE

JOB NO.: 2014-009 FILE: 2014-009 CLAY DM.dwg





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Mashpee, MA 02649

PROJECT TITLE

Cranberry Point
275 Quinaquisset Avenue
Mashpee, MA 02649

[illegible]

DATE	DESCRIPTION
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		DATE	D
SHEET TITLE			

Site Layout Plan
Sheet 2 of 2

SHEET NO

C3.2

DATE: JANUARY 16, 2023

20	0	20	40
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SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE

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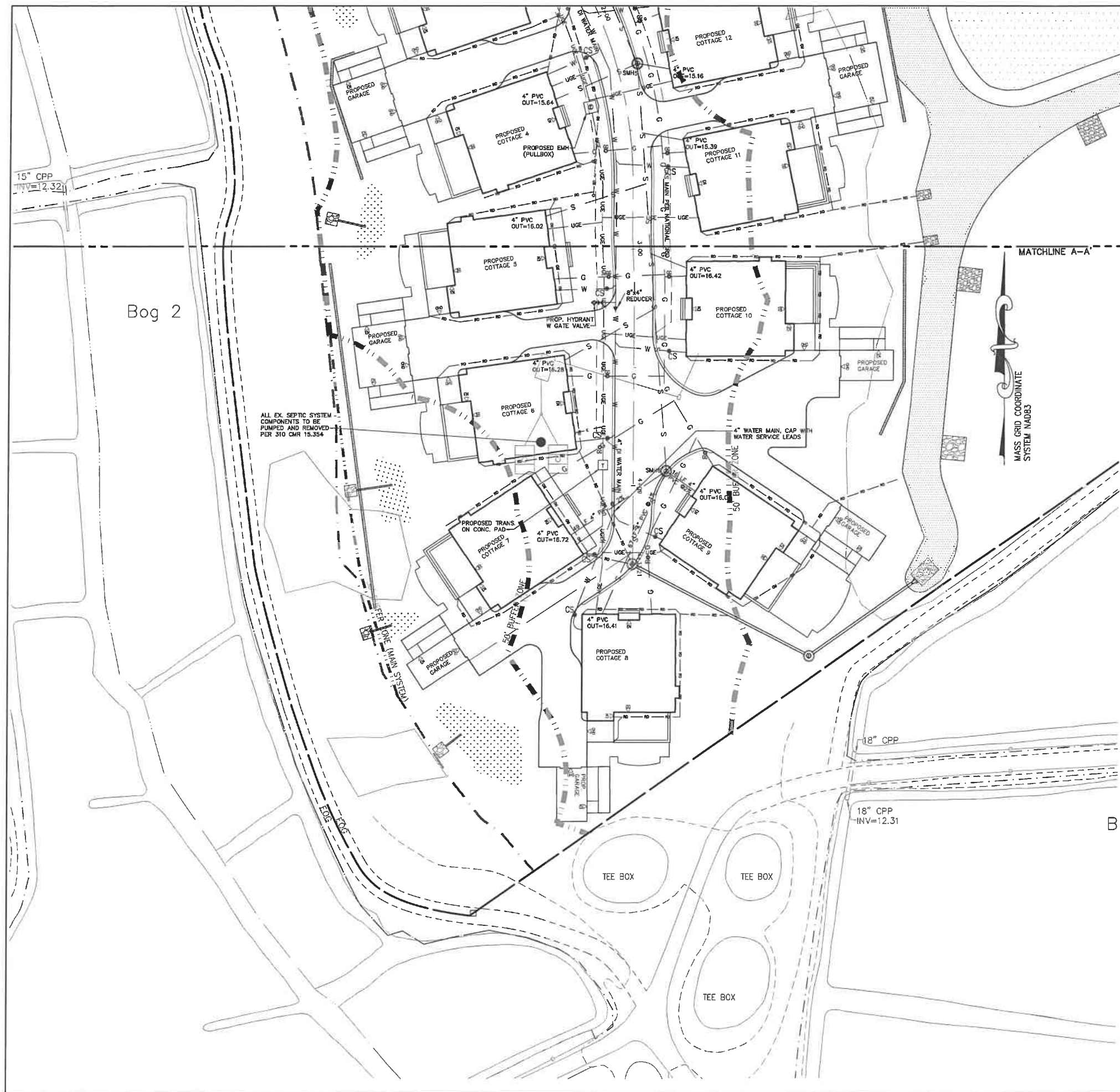


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**Southworth Mashpee
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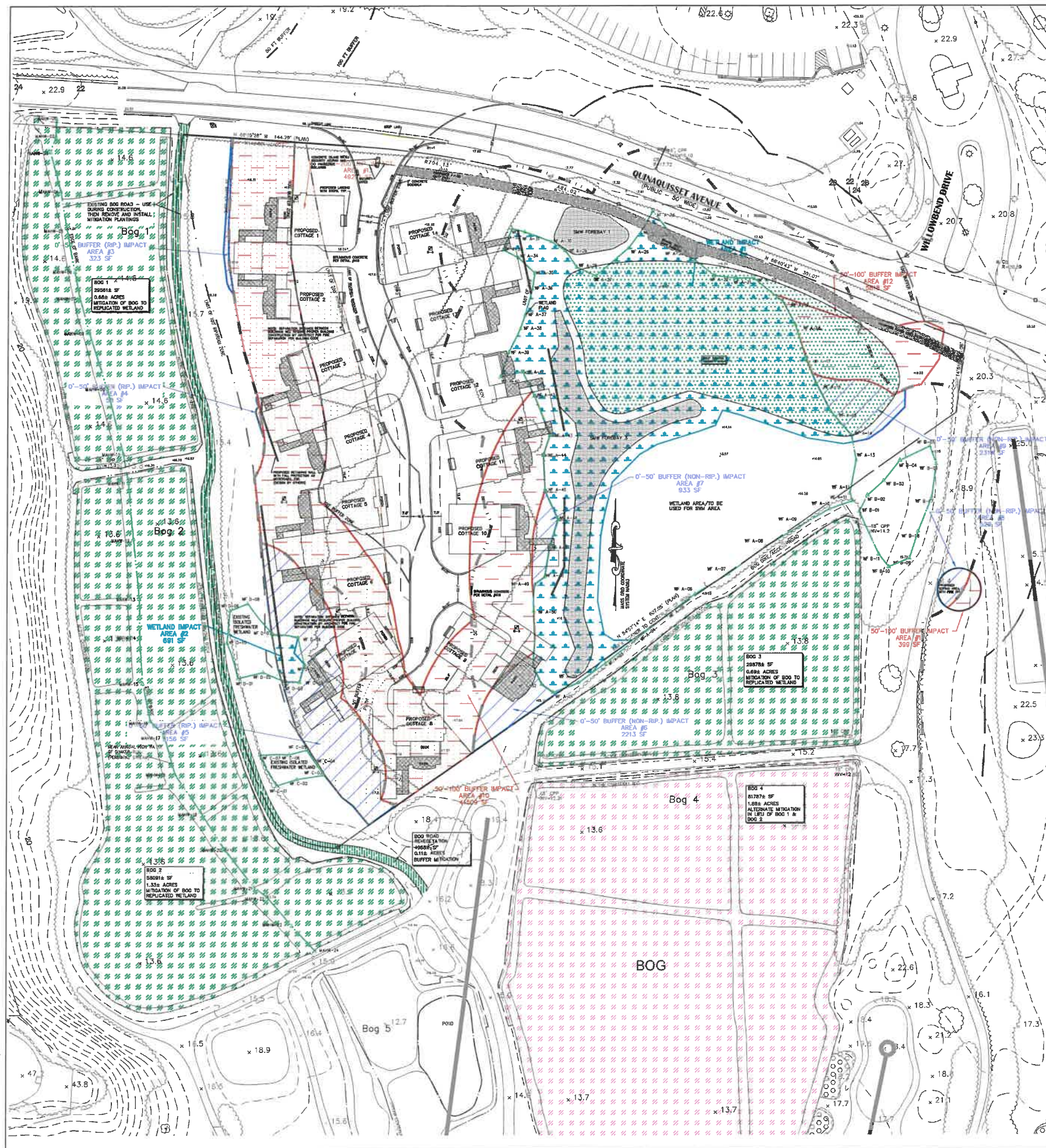
Cranberry Point
275 Quinaquisset Avenue
Mashpee, MA 02649

DRAWN BY:JKL CHECKED BY:MWE



Source: <http://www.fishbase.org>.

DB: NQ: 2014-009 FILE: 2014-009 QUN: 1



WETLAND MITIGATION CALCULATIONS					
Buffer Impact Areas (Bf)	Mitigation Multiplier	Required Buffer Mitigation Area	Wetland Restoration Required (Ar)		
			Mitigation is being avoided in view of Wetland Reduction of existing active Bog Areas. As this is a higher form of mitigation we propose the total Buffer Mitigation requirement to be at a ratio of 6:25:1 Wetland		
(0-50) A/T	0.500	2.9	17,488	6.48	
(50-100) R	0.537	3.3	31,260	0.72	
(100-200) R	47,728	1.0	47,728	1.53	
Total Mitigation for Buffer Impact			2.21		
Upland Buffer Mitigation Provided on Building Bury Road					
			0.11		
Net Mitigation required for Buffer Impact					
		2.10	0.55 *	0.93	
*0.55:1 Ratio taken as comparison to 6:25:1 Mitigation Ratio. Between a 6 to 0.1 ratio is required at 6 to 10 to 1 buffer impact. Reasoning a 4:1 credit ratio for actual wetland restoration vs. buffer restoration is a conservative assumption.					
Wetland Impact Area (Bf)	Required Wetland Replacement Area				
Wetland Number Wetland Area (Bf)					
1	42,417				
2	691				
Total Mitigation for Wetland Impact	43,108	2.0	86,216	1.88	1.58
TOTAL MITIGATION REQUIRED					3.51
Mitigation Provided					
Bog Areas					
Bog Number Bog Area (Bf)					
1	29,561			29,561	0.68
2	58,091			58,091	1.23
3	29,676			29,676	0.69
4 (Alternates In-line-of-Right)	81,787			81,787	1.88
TOTAL WETLAND RESTORATION MITIGATION PROVIDED USING 1,2,3 & 4					2.58
OR					
TOTAL ALTERNATE WETLAND RESTORATION MITIGATION PROVIDED USING BOGS 1 & Alternates 4					
2.58					
USING EITHER BOGS 1, 2 & 3 FOR MITIGATION OR BOGS 3 & 4 FOR MITIGATION MEET THE MITIGATION AREA REQUIREMENTS.					

SHADING KEY

-
- WETLAND IMPACT
- 0' TO 50' BUFFER IMPACT
- 50' TO 100' BUFFER IMPACT
- OUTER RIPARIAN' BUFFER IMPACT
- BOG TO WETLAND RESTORATION
- ALTERNATE BOG TO WETLAND RESTORATION
- BOG ROAD REVEGETATION

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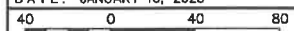
		DATE	DESCRIPTION
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SHEET TITLE	
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Master Mitigation Plan

SHEET NO
C6.0

DATE: JANUARY 16, 2023



SCALE IN FEET

SCALE: 1"=40'

DRAWN BY: ZDP CHECKED BY: MWE

JOB NO: 2014-009 FILE:2014-009 QUIN DM.d

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