

Fwd: Willowbend expansion to 275 Quinaquisett

Evan Lehrer <ELehrer@mashpeema.gov>

Fri 3/3/2023 7:25 AM

To: Mary Waygan <marywayganmashpeeegovernment@gmail.com>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: THOMAS FUDALA [REDACTED]
Sent: Tuesday, February 28, 2023 3:23:52 PM
To: Evan Lehrer <ELehrer@mashpeema.gov>
Subject: Re: Willowbend expansion to 275 Quinaquisett

WARNING! EXTERNAL EMAIL: : This message originated outside the Town of Mashpee mail system and could be **harmful** ☠. PLEASE DO NOT CLICK ON LINKS OR ATTACHMENTS unless you are absolutely certain the content is safe.

It specifically says 100 feet from the edge (i.e. side line of the road layout) of Quinaquisett.

Thanks for looking it up to be sure.

Tom

On 02/28/2023 3:17 PM Evan Lehrer <elehrer@mashpeema.gov> wrote:

Tom,

Just to freshen your memory the condition is as follows:

"A minimum 100 foot buffer strip from either edge of Sampson's Mill Road and Quinaquisett Avenue will be left in its existing vegetative state, except for entrance areas, golf cart underpass and golf course areas shown on the filed plans. Minimum distance of clearing from the center of the Santuit River to the edge of the disturbed golf course shall be 150 horizontal feet. Minimum buffer area on perimeter portions of the development seeking approval under Section 9.3 shall be 40 feet. Each of these bordering areas shall be clearly flagged prior to commencement of any land clearing. Where these conditions are not in accordance with the approved plans, the more stringent requirement shall take precedence. "

So for 275 Quinaquisett is it 40' or 100' in your opinion?

Evan

Evan Lehrer, MPA

Town Planner
Town of Mashpee
16 Great Neck Road North
Mashpee, MA 02649
elehrer@mashpeema.gov
(508) 539-1400 x 8521

From: Evan Lehrer <ELEhrer@mashpeema.gov>
Sent: Monday, February 27, 2023 8:38 AM
To: THOMAS FUDALA <tomfudala@comcast.net>; Mary Mary <waygan@hotmail.com>; Mary Waygan <marywayganmashpeegovernment@gmail.com>
Subject: Re: Willowbend expansion to 275 Quinaquisett

Tom,

Thank you for including me on this email exchange. This is the type of professional courtesy that I expect from you. I will follow up with Jack McElhinney regarding the buffer and confirm the 40 or 50' buffer requirement.

Thanks again,
Evan

From: THOMAS FUDALA <tomfudala@comcast.net>
Sent: Sunday, February 26, 2023 2:37:29 PM
To: Mary Mary <waygan@hotmail.com>
Cc: jmcclhin@aol.com <jmcclhin@aol.com>; Evan Lehrer <ELEhrer@mashpeema.gov>
Subject: Re: Willowbend expansion to 275 Quinaquisett

WARNING! EXTERNAL EMAIL: : This message originated outside the Town of Mashpee mail system and could be **harmful** ☠. PLEASE DO NOT CLICK ON LINKS OR ATTACHMENTS unless you are absolutely certain the content is safe.

Mary:

The numbers work under their Special Permit as does the addition of land to the Permit area (this is unlike Tudor Terrace /Springhill where they tried to add additional units to the number allowed under that cluster Special Permit) and will constitute the

final buildout of units allowed under Willowbend's Special Permit. Similar adjustments to the Willowbend permit area have been done in the past.

I do see one problem with the plan though: If they are proposing this under the terms of the Special Permit and the old multifamily by-law under which it was approved, then they have to follow all the rules applied to all the other properties under that Permit. In this case, I am specifically referring to the Special Permit's requirement for a 40 or 50 foot (not having the permit available I'm not sure which it is) naturally vegetated buffer along Quinaquisset Ave. If you view the plans for the rest of the project, or just drive down Quinaquisset, you will see that all the rest of the SP project sections have this required buffer. The proposal shows a 40 foot building setback measurement, which is sort of irrelevant under the Special Permit, but shows the required buffer area totally cleared (including a golf cart path running right along Quinaquisset). This would have to be fixed for the proposed modification to be in compliance with the Special Permit.

In order to avoid surprise / consternation at the hearing, I'm copying this email to Jack McElhinney and Evan.

As I do not plan on attending the hearing, please consider his email as my public comments to the Board submitted through Evan.

Tom F

On 02/26/2023 11:19 AM Mary Mary <waygan@hotmail.com> wrote:

Hi!

On Nov 10, 2022 Willowbend met with the ConCom regarding 275 Quinaquissett (I have just emailed the Conservation Dept for these materials - I will send them to you as soon I have them). The matter is before the PB this Wednesday March 1, 2023.

The Planning Board materials are not in the Town's website, yet, so I am sending these directly to you as you have expressed an interest in Planning Board matters in the past. As always you are welcome to provide comments to the Planning Board on this matter - please come to the Planning Board on 3/1/23 at 7 PM to hear the presentation and provide public comment, or if you cannot attend, please submit public comment ahead of time to the Planning Board via the Town Planner Evan Lehrer. You can watch the meeting from the Town's website, <https://www.mashpeema.gov/channel-18> but you will not be able to call in your comments or questions.

I cannot guarantee that the Planning Board will continue the Public Hearing, although I will request a continuance so that the public has ample time to review and comment on these materials.

Please see the attached.

Below are some materials from Willowbend's meeting with the ConCom:

https://www.capenews.net/mashpee/news/willowbend-mashpee-concom-discuss-quinaquisset-avenue-development/article_afd87d1-5839-5a9b-9327-2fbeda1677af.html

<https://www.mashpeeema.gov/conservation/events/199541>



Town of Mashpee

*16 Great Neck Rd North
Mashpee, MA 02649*

Mashpee Conservation Commission Agenda - Revised

Thursday, November 10, 2022

Waquoit Meeting Room, Mashpee Town Hall, 16 Great Neck Road North
508-539-1400, extension 8564

Broadcast Live on Local Cable Channel 18

Streamed live on the Town of Mashpee website: <https://www.mashpeeema.gov/channel-18>

CALL MEETING TO ORDER: 6:00 p.m.

Pledge of Allegiance

PUBLIC COMMENT: *(For any issues not related to agenda items)*

PRE/POST-HEARING AGENDA:

- **Administrative Approval Request:** 10 Popponesset Island Road (DEP #043-2992)
- **Discussion:** 275 Quinaquisett Ave. Discussion regarding forthcoming application.