



### Meeting of the Mashpee Planning Board

Wednesday, March 15, 2023

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

7:00 PM

**\*Broadcast Live on Local Channel 18\***

**\*Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-18>\***

#### Call Meeting to Order

- Pledge of Allegiance

#### Approval of Minutes

- Review of Meeting Minutes from March 1, 2023 and March 8, 2023 (site visit)

#### Public Hearings

##### **7:10 PM (Continued from 12/21/2022)**

**Applicant:** Marcello Mallegni, Forestdale Road, LLC

**Location:** 532 Main Street (Map 26, Block 6)

**Request:** The applicant requests consideration for approval of a 9 lot definitive subdivision plan of land consisting of approximately 18.05 acres located on Main Street (Route 130) between Nicoletta's Way and Echo Road

##### **7:20 PM (Continued from 02/01/2023)**

**Applicant:** Pleasantwood Homes LLC

**Location:** 20 Tudor Terrace (Map 29, Block 198)

**Request:** The applicant requests approval of a modification to Spring Hill West Definitive Subdivision Plan of land that would modify the lot lines of Lots 40, 41 and 42 to give adequate frontage for three new building lots proposed for incorporation into the subdivision. The three proposed lots to be created and incorporated into the cluster subdivision are on a parcel of land totaling 6.024 acres. This proposal will continue the cluster configuration of the existing subdivision and will add 2.49 acres of open space consistent with the requirements of the Mashpee Zoning Bylaw at the time of cluster subdivision's approval in 1989.

#### New Business

- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019
- Approve Pesce Engineering Invoices for November through February

#### Old Business

- Zoning Bylaw Amendments Proposed for May 2023 Town Meeting
- Local Comprehensive Plan Updates with Weston and Sampson
  - Survey and Workshop Data Analysis
- Affordable and Workforce Housing
  - ADU Workshop
  - HPP
  - Regional Housing Strategy

MASHPEE TOWN CLERK  
MAR 10 '23 PM 1:05



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- Clean Water Initiative
  - Floodplain Development Zoning
  - Tree Protection bylaw

## **Board Engineer Report**

- Project Reviews and Inspections

## **Chairman's Report**

## **Town Planner Report**

- Potential Articles to discuss for October 2023 and May 2024 Town Meetings
  - Tree Protection Bylaw
  - Floodplain Development provisions
  - Redevelopment Bylaw
  - Solar Overlay District
  - Accessory Apartment Bylaw
- Location change for April 4, 2023 Workshop on Wetlands Buffer proposals – moving from Waquoit Meeting Room to Event Room at Mashpee Public Library.

## **Board Member Committee Reports**

- Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission

## **Public Comment**

## **Correspondence**

- FCC Notifications of Cell Tower Application Submission\_File Number: 0009963469  
TCNS Number: 24491 Purpose: New Tower Submission Packet – 524 Great Neck Road N,  
Mashpee, MA 02649
- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- January 2023 Discharge Monitoring Report for South Cape Village – N = 5.1
- December 2022 Discharge Monitoring Report for South Cape Village – N = 6.9

MASHPEE TOWN CLERK  
MAR 10 '23 PM 1:05

## **Additional Topics (not reasonably anticipated by Chair)**

## **Adjournment**



# *Town of Mashpee*

## *Planning Board*

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### **Mashpee Planning Board**

#### **Minutes of Meeting**

**Wednesday, March 1, 2023 at 7:00PM**

**Mashpee Town Hall - Waquoit Meeting Room**

**16 Great Neck Road North**

**Mashpee, Ma 02649**

**Broadcast Live on Local Channel 18**

**Call-in Conference Number: (508)-539-1400 x 8585**

**Streamed Live on the Town of Mashpee website**

**<https://www.mashpeema.gov/channel -18>**

**Present:** Chair Mary Waygan, Dennis Balzarini, Mike Richardson, Karen Faulkner

**Also Present:** Evan Lehrer – Town Planner, Jack McElhinney – Attorney for Southworth, Matthew Eddy- Baxter Nye Engineering & Surveying, Troy Miller (Zoom) – Southworth Development

**Absent:** Rob Hansen, John Fulone

#### **CALL TO ORDER**

Chairwoman Waygan called the meeting of the Planning Board to order at 7:00PM. The Pledge of Allegiance was recited.

#### **APPROVAL OF MEETING MINUTES – February 1, 2023**

No comments were made regarding the meeting minutes for February 1, 2023.

#### **MOTION:**

**Mr. Richardson made a motion to accept the meeting minutes for February 1, 2023 as written. Seconded by Mr. Balzarini. All in favor.**

#### **PUBLIC HEARING**

**7:10PM (Continued from 01/18/2023)**

**Applicant:** Southworth Mashpee Properties, LLC

**Location:** 275 Quinacisset Avenue (Map 69 Block 32)

**Request:** Applicant proposes to modify the Willowbend Country Club Special Permit to construct a 14-unit single family cottage community immediately contiguous to the Willowbend Golf Course. With these changes the total unit count for the Willowbend project would be increased to 287 if the Board authorizes the annexation of 275 Quinacisset into the Willowbend Special Permit as allowed. 287



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dwelling units is the maximum number of dwelling units authorized under the Special Permit. All units will be connected to and served by the existing privately owned wastewater treatment plant which serves the entire Willowbend project.

Attorney Jack McElhinney is present tonight representing Southworth Properties. Joining him is Matthew Eddy with Baxter Nye Surveying, Troy Miller from Southworth via Zoom, and Dennis Ring, the President for construction at Southworth is also present. As the Public Hearing notice indicated, they are proposing 14 single family cottages on a 5 acre parcel known as 275 Quinaquisset Ave. It was acquired by Southworth in 2019 and is currently home to a single family 5 bedroom serviced with septic. This single piece is surrounded by the entire golf course, 5 acres surrounded by 400 acres of development. It was not part of the original Special Permit back in 1987. There have been discussions with the Board about including this in a town-wide initiative to develop a cottage colony bylaw for small infill projects, but after input that proposal was not pursued. They are seeking to proceed under section 174-29 C9, which allows the Board to modify a Special Permit to annex in contiguous land, and under Special Permit it does not expand available units or decrease open space. By adding 5 acres it will not allow increase to the original permit limit, but they can relocate some permits onto this piece which is what they are proposing. The current maximum units are fixed at 287, of which 274 have previously been approved by this Board and constructed, with exception to a handful of lots. They would like to reallocate the remaining 13 permits to this parcel and reclaim one permit from North Glen Drive which was a double lot bought by a single owner who decided to install a pool, but there is a restriction that second property would never be built on. There is one question regarding the original permit having a condition to require 100 ft. buffer along Quinaquisset Ave. maintained in a vegetative state included as an original condition. The bylaw at that time required a minimum vegetative buffer of 40 ft. The Board had discretion to impose greater and did, but it has legal authority to require with this in excess of 40 feet. The project will entail wetland impacts, significant mitigation efforts which will involve the retirement of a 2.5 acre active cranberry bog. They are proposing to abandon any active agriculture and restore natural vegetation and species to allow the whole area to re-naturalize over 2 acres, thus will improve overall water quality at Shoestring Bay and Quaker Run.

Matt Eddy added in addition, they met with Design Review and Plan Review on February 21<sup>st</sup> and received some recommendations. They will be going through Conservation and have intent on filing next week. The lot is in the center of Willowbend. Existing conditions have it as 275 Quinaquisset Ave. It is approximately 5.06 acres with 1.5 acres of wetland. It contains isolated and bordering vegetative wetlands, cranberry bogs, and Quaker Run. There are 4 bogs in total. The existing dwelling is a single family house with 5 BR, septic, driveway and a fair amount of ground disturbance. The larger isolated wetland is an old bog that has been discontinued and has reforested itself. Two small pockets of isolated wetland are excavated



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pits that used sand to process growing the cranberries and over time grew vegetation and isolated wetlands. There is a 200 ft. buffer off of the project where there is a river front. The property is currently zoned R3 and the house has public water service, natural gas, road frontage, and overhead electric. The bog access road marks the property line for the site.

A slide of the master layout plan was displayed with the existing single family. It will be raised and they are proposing 14 single family detached homes with detached garages that accompany each home. Each garage will have two garage bays. To the east side of the project will be a golf amenity with a putting and chipping area comprised of 2,400 sq. ft. They will be providing 40 ft. setback from Quinaquisset Ave and revegetate and enhance the buffer area. Willowbend is working on landscape plans for the entrance and each lot. The pedestrian access will have seashell rows. There will be a shell golf cart path along Quinaquisset Ave. The golf cart path ties into the existing path network with a crosswalk to the right across Quinaquisset where the paths connect back and up to the clubhouse. There is a snack shack that sits at the tee of the bog 1 hole. Access allows a 16 ft. wide paved road with Cape Cod berm totaling 18 ft. to the edge with a 7 ft. seashell surface shoulder along the roads edge. The entrance will be gated. It's just arm control for access through keypad and keycards. Entrance is relocated 120 ft. to the existing driveway. Length of the road is 400 ft. with turn around radius reviewed by the Fire Department and Plan Review approved the layout and width. Parking allows 2 parking spaces per unit, one garage and one driveway space in front of garage. The back appendage on the footprint is a golf cart bay to park a golf cart at the unit.

The storm water management system is a significant design that follows DEP policy. They provide catch basins for overall storm water and drainage. Those tie in and discharge into fore bays along the backs of homes and vegetative buffer strips. This design meets 2, 10, 25, and 100 year storms for runoff. Water quality is met and exceeded, TSS removal water recharge graded 80%, and Quinaquisset runoff is going into wetland. Runoff is being picked up from Quinaquisset and put through 2 forebays so a portion of Quinaquisset that comes into the site is being treated. This project is providing a benefit that doesn't currently exist. Plan Review and the Director of DPW asked them to add some Cape Cod berm edge treatment that currently doesn't exist along frontage and it was agreed upon. A forebay is a vegetative depression that runoff enters into and allows water to pond and slow down where velocities are near zero and particulates settle out. As water reaches certain elevations and overflow and continues downstream, treatment continues in a trained system. Their correct name is sediment forebay. There are 5-6 of them throughout and it was a lot of effort to address this quality of water runoff. The environment will benefit from the improvements to water quality by this project. Taking active cranberry bogs offline is just one overall benefit.

Ms. Waygan watched the informal discussion with the Conservation Commission and one member talked about excess water on Quinaquisset Ave. Is this plan going to draw water off?





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Mr. Eddy explained that right now Quinaquisset Ave's high point is to the west and it drains down the road to the east so there is no drainage on that section. With no edge treatment, water goes along the edge of road and erosion and sediment materials come off the road during any rainfall and enters into the wetland system downstream. They are proposing that area coming off of Quinaquisset is being picked up and running it through forebays to treat it before it continues. He explained riprap as large stones that protect soil from erosion in high flow areas.

They plan on extending water into the development and providing two fire hydrants. Plan Review suggested a second hydrant at the entrance. The Willowbend wastewater sewer collection system will be extended to this property. The gravity line to that pump and wet well will be extended to the entire project allowing connection to the plant. All 14 homes will each have three bedrooms and less nitrogen going into the groundwater as opposed to the lots being divided into two each comprising four bedrooms on title 5 septic. The overhead electric and communication on Quinaquisset will be brought underground. Natural gas will be brought in as well.

The green area for the course amenity constitutes the majority of wetland fill and impact. It was a prior bog that was converted so it still represents a wetland. Filling that area as a wetland mitigation for the project is the taking offline of active bogs 1, 2, and 3, and restoring to a natural wetland system. This land area is comprised of 2.5 acres. Bog 1 and 2 are on the stream system of Quaker Run, and restoration areas are significant. Mr. Eddy encouraged the Board to research cranberry bog restoration and the programs the state is running and the significant environmental benefits it possesses. A bog releases nitrogen, phosphorous, and the use of pesticides and fertilizers. With the downstream going into Shoestring Bay, this is a net benefit for environment, along with the elimination of septic, tying into wastewater to reduce nitrogen, restoring over 2.5 acres of bog to natural wetlands, and providing water quality treatment for existing Quinaquisset Ave. that doesn't currently exist, while that road currently runs into wetlands.

Mr. Balzarini stated the C3 has a hundred foot buffer and 50 ft. going to all the houses, its part of conservation filing. Direct wetland impact for golf area and buffer area would equal impact buffer 100 ft. from wetlands system. He asked about visitors and where they would be able to park. It was explained across the street at the clubhouse parking. They have never seen that lot full even in the middle of summer. Mr. Balzarini also noted cottage 6 and 7 are extremely close, and there are two locations where there are pinch points. Developers worked hard to keep in excess of 10 ft., it was discussed in Plan Review and if they can get 10ft. they will. Mr. Balzarini wants to ensure fire access is okay with that.



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Ms. Waygan asked if any of this work was in the flood zone. The answer was no. Zone X is in the 500 year event. Looking at the elevation map there is no flood on site or adjacent. The wetland impact area is an acre. Ms. Waygan would like to know the square footage of the area existing disturbed and proposed disturbed. It was noted that in a big rain storm there are other ways for that water to be managed. This plan was modeled through 100 year storm, even though the site's lowest storm is 2 year, but it will be successful for up to 100, which DEP doesn't even require to control, but they still factor it in. They are controlling the run off leaving the site and it will be less that what currently leaves. Ms. Waygan would also like the number of total bedrooms already permitted. The footprint is 2,400 s.f. with the deck and garage as part of the total footprint. She wants to know the s.f. of second floor total living space. It was answered as 2,562 s.f. She inquired about affordable and the seasonality verses year round living. As of right now there are no prices established per unit, but there are 14 different styles and are in the process of discussing the construction budget, which will be in excess of \$1 Million. Ms. Waygan would like the Cape Cod Commission decisions. She would like a written statement that the Fire Chief is happy with hydrants and turnaround radiuses. She also inquired if they are still testing groundwater. There is one monitored well but they want it removed. It was explained that drinking water standards were reached over a decade ago. Ms. Waygan would like the wastewater treatment testing figures or monthly reports of the last twelve months.

Mr. Balzarini asked if any ancient roadways were symbolized, there are none on this five acres, but there are several in the area that are currently marked. He noted Quaker Run is significant to the Wampanoags.

Mr. Pesce commented that this plan will require wetland alteration. He commended their pre-application meeting with the ConCom to go over intention, mitigation, and using wetland as a storm water management system. He would want to see a 24 ft. travel way, they currently have 18 ft. but he wants another couple feet on either side to support a fire truck. The wastewater plant will support the flow of 42 additional bedrooms. The Board needs to be provided the current permitting capacity. Landscape plans may come at a later date, and it will be the discretion of the Board for need of a lighting plan. There is no proposed street lighting on site. He made the point of noting the catch basins at the beginning are closer than he would like but that is up to their discretion. The file notes the intent buffer zone that is not shown up in the front eastern set of cottages. Ms. Waygan also advocates to make the entrance width wider. Mr. Eddy will reassess the turning path and discuss with Mr. Pesce.

### **PUBLIC COMMENT**

**Mike Ronhock-** In looking at the original application there are 287 units, and he is curious where these permits are coming from. He asked if the conservation lawsuit got resolved. He is aware of another cluster subdivision, and when that was approved there were requirements to



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donate a lot for a Habitat home. He acknowledged nobody from town will be buying these. He also noted you do not see common driveways around here. With 14 units all averaging \$1Million+, what is the benefit to the town? This is a wetland dense project that doesn't allow him to see it benefit the town or help in anyway.

Mr. McElhinney stated the original permit from 1987 has been modified 35 times, and the current maximum permit count based on the overall open space is 287 permits. The Planning Board approved 274 of those. They have 13 remaining permits that could be used overall Willowbend. They go through using zoning and pinpoint what can support that overall track or variant. Through a clustering aspect and keeping in mind open space, you take those units and cluster to preserve open space. The Willowbend property line and 287 units are within that. They are adding more land, but not more units than what is allowed. He also noted the pedestrian crossing is being improved and the town is responsible for doing that work. They donated to the town for the station on Mashpee Neck Road and they agreed to clean up that area and help out with other road work.

Ms. Waygan stated the groundwater discharge with DEP allows for 10mg per liter per the permit requirement and Willowbend is exceeding and operates closer to 5mg.

Mr. McElhinney said the lawsuit has been resolved. It was a lawsuit against two towns and against Wychmere, but the DEP should never have authorized these permits because they constitute an indirect discharge to Cotuit Bay. The water flows into the bay and felt the state had greater authority that they hadn't exercised. Willowbend made no changes. No one alleged the plant wasn't operating at complete compliance. It was a policy driven lawsuit to encourage towns to put public sewer throughout. He acknowledged his comments were fair and agreed it is intense development but it is consistent with what has been done throughout Willowbend. He would also like to note two things. Last year Willowbend's entire property paid over \$3Million to the Town of Mashpee. They have 8 school children who live there. If they put in three single lots, there would likely be more than 8 school children, three septs, more nitrates, and no bog mitigation. They recognize this is an intense undertaking than what could be done, but that's why they have provided an aggressive and innovative mitigation plan. This is not a cheap plan to replicate, there are benefits, and he understands the housing issues and these are not going to provide housing for Mashpee residents. They are very anxious as a company to work with the town on workforce, as they recently bought the Santuit Inn and made it housing for their workforce. They would love to work with the town on more workforce. They too share the burdens and also want to share the solutions.

Ms. Waygan noted this Public Hearing will be continued. She would like a cost estimate for renovation of a cranberry bog as well as its time frame.





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**Lynne Barbee-** She generally likes the concept of the cottages, but it occurred to her that there could be 90 people living there and it would be really crowded. She would like to know if they have considered solar.

Dennis Ring added solar is not currently part of their design. Homes will be built to the latest HERS energy conservation rating, all homes have to reach a certain score and the lower the better. It's done by window insulation, current electrical code, new building outfitted for electric vehicle, furnaces, and heat pumps. They are all about energy conservation and there are many ways to reach HERS score, but solar is not off the table. If you outfit the house with certain minimums you get 5 points off the HERS score. Their sustainability director helps with these initiatives.

**Terry Ronhock-** She would like to commend the Board for answering her questions. She knows clean water is an issue from fertilization and that golf amenity will be nice and lush with a forebay near, but she questions the shape and the fertilization. She wonders if it could be designed as to not see it from Quinaquisset.

Mr. Eddy stated grading is done so it diverts into the forebay. They fertilize according to best management practices. They can coordinate with Catherine Laurent to augment landscaping, it will be visible to a certain extent but screened to decrease visibility. The DPW wants to see Cape Cod berm asphalt along the edge of roads 3 inches high, as edge treatment controls runoff.

Ms. Faulkner asked about lot coverage in 1985 zoning, the Special Permit for Willowbend does not have a lot coverage requirement.

Mr. Eddy commented building lot coverage is just under 20%. Current zoning today is based on structures not impervious. The building footprint including the garage is 19%. It has 3.5 acres of structures and garages, not counting decks.

Ms. Waygan would like to have a site visit and invite Planning Board members. She wants to see where this golf cart pathway will be. People speed on that road in the summer.

Ms. Waygan noted an email from Tom Fudala she read into the record. He stated the mitigation plan is very interesting. She sent the packet to a couple people as material was not available on the website. He responded that the numbers work under the Special Permit and similar adjustments have been done in the past. One problem under the Special Permit and multifamily bylaw, he is referring to Special Permit for 40-50ft natural vegetative buffer along Quinaquisset Ave. Proposal shows 40 ft. setback measurement and buffer totally clear including a golf cart path.



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Mr. Lehrer stated there is a minimum 100 ft. buffer on Quinacisset Ave. He pulled up 1985 zoning on the computer. Reference to multifamily specific state the minimum buffer on the perimeter seeking approval shall be 40ft. Permitting from 1987 clearly defines condition of 100 ft. buffer along Quinacisset. Zoning bylaw states, and this permit was approved, the Board shall require minimum front setback, in this case 40ft. The Planning Board Special Permit required more. You are being asked to modify, you cannot allow less than 40ft. from 1985, and one could argue it couldn't be more than 100 ft. as well. That will be left for the Board to decide.

Ms. Waygan is uncomfortable continuing this until April. March has 5 Wednesdays, they should have a meeting to continue the hearing until March 29<sup>th</sup>. Mr. Lehrer will coordinate with the proponent about the site visit. Ms. Waygan suggested Wednesday, March 8<sup>th</sup> at 3:00p.m.

### **MOTION:**

**Mr. Balzarini made a motion to continue the Public Hearing to March 29, 2023 at 7:10PM. Seconded by Ms. Faulkner. All in favor.**

### **OLD BUSINESS**

#### **Zoning Bylaw Amendments Proposed for May 2023 Town Meeting**

The Select Board has the bylaw and are starting to review the Warrant. Ms. Waygan has been in touch with Town Manager about being available when the Board discusses that item. Ms. Faulkner and Mr. Lehrer are both available on March 20<sup>th</sup>. Everyone is invited, she noted to post an agenda that it might be in quorum. Any zoning amendment that goes to the Select Board for inclusion by petition or another town entity gets forwarded to the Planning Board. She would like to set a Public Hearing for April 19, 2023.

### **MOTION:**

**Mr. Balzarini made a motion to set at Public Hearing for April 19, 2023 at 7:10PM for all proposed zoning amendments. Seconded by Mr. Richardson. All in favor.**

#### **Local Comprehensive Plan Updates with Weston and Sampson**

##### **-Survey and Workshop Data Analysis**

The data needs to be converted from Zoom and then Mr. Lehrer has to figure out how to distribute it. He may just put it on PlanMashpee.com. Ms. Waygan wants comments from attendees, a data dump.

#### **Affordable and Workforce Housing**

##### **- ADU**

##### **- HPP**



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Mr. Lehrer was not able to advertise the HPP before he left for vacation. He is aiming for advertisement Friday then the due date for responses will be the first week in April. He would like to hold a pre-submission conference. Ms. Waygan would like a copy of the legal ad.

### **- Regional Housing Strategy**

There was an update with a page or two housing summary of the region and housing in Mashpee. Ms. Waygan asked Mr. Lehrer to inquire with Mr. Collins about this.

### **Clean Water Initiative**

#### **- Floodplain Development Zoning**

#### **- Tree Protection Bylaw**

Ms. Faulkner has given Mr. Lehrer the preliminary draft for the Tree Protection Bylaw. She plans on meeting with Conservation agent.

Mr. Lehrer sent a press release for the first two workshops with DNR and Conservation. The first of those will be Saturday, March 18, 2023 at 2:00PM at Mashpee Public Library. The second workshop will be at the Town Hall on April 4, 2023 at 5:00PM. They will focus on articles about the increased wetland buffer and contemplate floodplain and build data. There will be other opportunities for engagement and people are starting to ask questions.

### **BOARD ENGINEER REPORT**

#### **Project Reviews and Inspections**

Mr. Pesce performed inspections of the Cottages Phase III at New Seabury for drainage issues. He was asked to take a look at the roadway construction and site work contributing to drainage. There is nothing that visually reveals, one location that has grading concerns and landscaping between top grading and bottom of siding. An engineer was hired and all potential problem locations were listed. He recently received a letter rebutting some of that. He told Mr. Lehrer the only way to respond is with a survey crew to shoot grades on roads to tie into existing benchmarks prepared by Boston Survey's original designs to determine if grade is different. It will be up to the HOA and developer to decide on a resolve.

They are working on closing out the project at Sherwin Williams retailer. There are minor things to complete. The contractor let him know they were taking care of everything he requested and will send pictures upon completion.

They looked at the Willow Circle subdivision lot releases. There were a number of things not completed but surety is required and something the Board already discussed.

He has given input and sent emails to Mr. Morin about Ockway Highlands. He is willing to do the recommended improvements and meet with the Board and staff.



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Lastly, the Country Club Estates that is under construction has been in a state of dormancy this winter. Catch basins along with a drainage line have been slowly installed along with water mains. They have been there once a month with nothing much to inspect.

### **TOWN PLANNER REPORT**

#### **Affordable Housing Project – 209 Old Barnstable Road**

Mr. Lehrer stated the neighborhood has been interested in traffic impacts. He submitted a letter to the Select Board and Trust and he is hoping that traffic study gets on the agenda soon and authorization occurs. He just launched a 'Community Education' tab under the 209 Old Barnstable Road homepage for documents. His intent is the traffic study will be authorized to take place over 4-6 weeks. He will then set up another meeting with the neighborhood with public participation.

#### **Ockway Highlands Tripartite Agreement Update and Process to Enforce**

Mr. Lehrer sent an email relative to enforcing the tripartite agreement. A letter will be sent this week notifying of the Boards decision to declare the tripartite in default. He will appear March 15<sup>th</sup>. A declaration of default will be placed on the agenda with written notice for an appearance before the Board. Mr. Lehrer will reach out to Mrs. Dorsey about the photographs. Ms. Waygan asked if Mr. Pesce could be present for March 15<sup>th</sup>. Ms. Waygan would like to have technical support. She would also like to check with the Town Manager about the staff capacity to complete the work ourselves. She asked if towns normally hired someone. She also asked that Mr. Pesce make sure there is enough money set aside for a small section of top course of pavement.

Mr. Lehrer stated the Board can find a developer and notify the mortgager to collect the funds. The Board can also request a court action to define roles and responsibilities with what each party has. Counsel stated the path of least resistance is notify mortgager and collect funds. The money the Board has for this purpose is defined in the tripartite and would've been cost at the time plus 50%.

Ms. Waygan doesn't want to get the town in a position to do something and not have the funds. Mr. Pesce will get that document from Mr. Lehrer. He stated from the tone of the response, the applicant is ready to meet with the Board. The surety is held by a bank and we notify the bank and say it's a default and then the town has access to fund the completion of the work. She would like Mr. Pesce to get a reasonable estimate. Mr. Pesce will look at the site with the developer.

### **COMMITTEE REPORTS**



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### **Cape Cod Commission-**

Executive Director reported to the Select Board this week about regional housing and housing in Mashpee.

### **Community Preservation Committee-**

Meets in Executive Session this week for the land purchase of 751 Rt. 130 Main St.

### **Design Review-**

No Meeting

### **Plan Review-**

Met but Town Planner was on vacation.

### **Environmental Oversight Committee-**

No Meeting

### **Historic District Commission-**

No Meeting

## **ADJOURNMENT**

### **MOTION:**

**Mr. Balzarini made a motion to adjourn the meeting of the Planning Board at 10:00p.m. Seconded by Ms. Faulkner. All in favor.**

### **Site Visit:**

Wednesday, March 8, 2023 @ 3:00PM

### **Next Meeting:**

Wednesday, March 15, 2023 @ 7:00PM

Respectfully Submitted,

Christine M. MacDonald  
Board Secretary

## **LIST OF DOCUMENTS**

*Additional documents may be available in the Planning Department.*

- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- January 2023 Discharge Monitoring Report for South Cape Village – N= 5.1
- December 2022 Discharge Monitoring Report for South Cape Village – N= 6.9





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**Mashpee Planning Board  
Minutes of Meeting  
Wednesday, March 8, 2023 at 3:00 PM  
On-site Visit  
275 Quinaquisset Avenue  
Mashpee, Ma 02649**

**Present:** Chairman Mary Waygan, Vice-chair Karen Faulkner, and Dennis Balzarini

**Also Present:** Evan Lehrer- Town Planner, Matthew Eddy P.E.-Baxter Nye Engineering, Dennis Ring – Southworth Mashpee Properties, Troy Miller – Southworth Mashpee Properties

### **CALL TO ORDER**

After mobilizing in the Willowbend Country Club parking lot at 100 Willowbend Drive, Mashpee, MA 02649 the Planning Board and site-visit attendees drove by golf cart to the subject property at 275 Quinaquisset Avenue located more or less across the street from the Country Club parking area. The Chair called the meeting to order in the driveway of 275 Quinaquisset Avenue at 3:05 PM.

### **SITE VISIT**

Matt Eddy led the site visit and oriented attendees to the site in relation to the submitted development plans under consideration. He noted the house was built around 1985 and is currently being utilized by Willowbend as workforce housing. Matt generally described the surrounding existing conditions and began to identify the bog system wrapping around the house more or less along Quaker Run adjacent to the Willowbend Golf Course. He noted that soil borings have been conducted by Briggs and that the locations of those soil borings are shown on the submitted plan set.

The group began a tour around the subject property beginning generally around the westerly lot line adjacent to Bog 1 as shown on the plans. The group toured the property heading south along the western edge before continuing north on the easterly lot line while Matt Eddy gave an overview of the existing wetland conditions. Specifically, Matt pointed out the isolated wetland shown in the southwesterly corner of the subject lot. This isolated wetland was discussed at the public hearing held on 3/1/2023 and asserted to the Board by the engineer that the existing condition was the result of manmade intervention. Bogs require the use of sand which farms would often excavate onsite or adjacent to their bogs. Matt believes the shown isolated wetland is the result of agricultural activity.

As the group moved around the property Dennis Balzarini noted a relatively 'rolling' topography and asked about how much regarding would need to occur around the property

Response from Mr. Eddy was inaudible.

Matt wanted to particularly identify for the Board the limits of pre-existing site disturbance.



# *Town of Mashpee*

## *Planning Board*

*16 Great Neck Road North  
Mashpee, Massachusetts 02649*

Coming to the southern edge of the property offered the Board members a view of Bogs 2 and 3 at which point the Town Planner asked Mr. Eddy to reiterate to the Board which Bogs are proposed for restoration to mitigate the filling of the northernmost wetland onsite to accommodate the golf amenity area.

Matt was able to show the Board how Quaker Run runs North-South directly through this bog system and how manmade dykes are manipulating the flow of water in this area.

Mary asked about whether or not these remaining bogs will be the last remaining active cranberry bogs throughout Willowbend's Development.

It was noted that there are still numerous other active cranberry bogs throughout the development.

Mary noted a bog adjacent Bogs 2 and 3 (active) that was clearly no longer in active agricultural production and asked if these bogs were just left to go fallow.

Matt responded that they had and offered more detailed explanations of his opinions relative to the quality of the wetlands onsite noting particularly a manmade dyke separating the subject parcel and Bog 3 which are in fact connect by a culvert through the dyke. He asserts that the wetland portions of 275 Quinaquisset are the result of pre-disturbance.

As the group moved north along the easterly property line Mary asked Matt to identify to the group the location of the proposed 'Golf Amenity Area'.

While identifying the area to the group the Planner asked if the flagged trees represented the wetlands delineation to give the Board better clarity over the limits of area proposed to be filled. Matt indicated to the Board that the flags were indeed delineating the wetlands.

The Board closed the site walk by walking along the property's Quinaquisset frontage towards the existing driveway.

Dennis asked about the existing striping, signage, and signaling to pedestrians and motorists along Quinaquisset and the plans to improve those. Matt Eddy noted the agreement between the Town and Willowbend for those signage and striping upgrades made in exchange with the donation of land for town use as a lift station for the wastewater collection system.

Mary asked for Willowbend to provide some details regarding the proposed landscaping along Quinaquisset. Troy Miller indicated it will be detailed on the proposed landscaping plan but would utilize native vegetation to create a robust visual barrier that's in harmony with the result of the development concept.

At the end of the driveway Dennis noted plastic pipe/tube protruding from the ground and asked what they were. Matt confirmed these were blow-offs for the Mashpee Water District.



# *Town of Mashpee*

## *Planning Board*

*16 Great Neck Road North  
Mashpee, Massachusetts 02649*

The applicants were asked to follow up with the Fire Department relative to the adequacy of access and to provide the Board something in writing from the Fire Department indicating their approval of the turning radii and access.

The meeting/site-visit was adjourned at 3:53 PM.

DRAFT

## TRIPARTITE AGREEMENT

Agreement made this 20<sup>th</sup> day of March, 2019 by OCKWAY HIGHLANDS, LLC (the "Applicant"), a Massachusetts limited liability company with an address of 1436 Iyannough Road-Suite 4, Hyannis, MA 02601 and ROCKLAND TRUST COMPANY, a Massachusetts banking corporation with an office at 288 Union Street, Rockland, Massachusetts (the "Lender"), with the PLANNING BOARD of the TOWN OF MASHPEE (the "Board").

The Applicant is the owner of a subdivision of land known as Ockway Highlands, as shown on a plan entitled: "Proposed Subdivision of Land in Mashpee, Barnstable County, Mass. for BCDM LLC, July 15, 2013, Costa Associates, Inc.", which said plan is duly filed with the Barnstable County Registry of Deeds in Plan Book 654, Page 21 (the "Subdivision Plan");

Applicant's predecessor in title, BCDM, LLC, executed and recorded with said Registry of Deeds a Covenant with the Board to construct ways and install services within said subdivision dated June 4, 2014 and recorded on June 11, 2014 with said Deeds in Book 28196, Page 306 (the "Covenant");

The Applicant has granted a first mortgage to the Lender covering all of the lots in said subdivision in order to finance the cost of said construction and installation which said mortgage is dated September 28, 2017 and recorded with said Deeds in Book 30795, Page 250;

The Applicant wishes to obtain a release of all of said lots from the Covenant without posting a bond or depositing money with the Board and is desirous of having the Lender retain sufficient funds otherwise due the Applicant to secure the full performance of its obligation to construct the ways and install the services to the mortgaged premises, all as provided in M.G.L.c.41, s.81U and the Mashpee Subdivision Regulations;

The remaining cost for the work to complete said construction and installation, as set forth on the attached spreadsheet is \$59,710.89 and the Board requires an additional 50%, or a total of \$89,566.33 (the "Security") to be retained by the Lender as undisbursed construction funds as security for completion of the work.

The Lender does agree to retain the Security in undisbursed construction funds otherwise due the Applicant to secure said construction and installation all in

Carriage Rd. Mashpee

Blue Castle Drive, Mashpee



accordance with the construction disbursement schedule attached hereto (the "Disbursement Schedule"); and

The Board is agreeable to an arrangement whereby the Lender is to retain the Security to secure the said construction and installation.

**NOW, THEREFORE,** the Applicant, Lender and Board hereby agree as follows:

1. In order to secure the construction of ways and installation of municipal services in said subdivision in accordance with the Rules and Regulations of the Board, the Lender agrees to retain in its possession first mortgage proceeds in the amount of \$89,566.33, and to disburse said money to the Applicant in accordance with the Disbursement Schedule only after the Board has notified the Lender in the form of a letter that the work has been satisfactorily completed in accordance with the terms and conditions of the Disbursement Schedule and the Mashpee Subdivision Rules and Regulations.
2. The Applicant agrees to complete the said construction and installation as provided in said Rules and Regulations and the Applicant and Lender agree that if the work is not satisfactorily completed by April 1, 2022 then, upon notice to the Lender and the Applicant in writing of such non-completion, said funds shall forthwith be available to the Town of Mashpee for the completion of said construction and installation.
3. The Applicant agrees to appear before the Board annually to provide progress reports on the work identified in the Disbursement Schedule.
4. The MASHPEE PLANNING BOARD hereby releases all of the lots shown on the Subdivision Plan from the Covenant.



In witness whereof, the parties hereto have caused this instrument to be executed in their behalf as of the day and year first above written.

OCKWAY HIGHLANDS, LLC

MASHPEE PLANNING BOARD

BY: Jacques N. Morin, Manager Mary Elaine Wagon  
JACQUES N. MORIN, Manager

ROCKLAND TRUST COMPANY

BY: David Emmons  
DAVID EMMONS, VP

Joseph A. O'Quinn

Donnie H. Bagarino

David W. Wason

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

March 25, 2019

Then personally appeared the above named Jacques N. Morin, Manager as aforesaid and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Company, before me

Helen C. Granger  
Helen C. Granger Notary Public  
My Comm. Exp: Dec 18, 2020



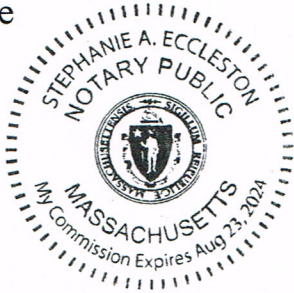
HELEN C. GRANGER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires DECEMBER 18, 2020

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

March 25 , 2019

Then personally appeared the above named David Emmons as aforesaid and acknowledged the foregoing instrument to be his free act and deed as an authorized officer of the Rockland Trust Company and the free act and deed of the Company, before me



Stephanie Eccleston  
Notary Public

My Comm. Exp: 8/23/2024



Ockway Highlands - Blue Castle	Status	Balance of Work	Contract	Cost To Complete
<b>Hard Cost Category</b>				
Road Construction				
Cuts and Fills	Completed			\$0.00
Stock Pile Loam	Completed			\$0.00
Fine Grade and Roll Sub-base	Completed			\$0.00
2.25" Blinder	Completed		\$72,895.21	
1.25" Surface Course Road with Berms	Note: Entrance Paving Complete		\$17,308.86	\$17,308.86
Add Base to Sidewalks	Not Completed	85 ton @ \$30 ton placed	\$2,558.00	\$2,558.00
Pave Binder and Top Coat Sidewalks	Not Completed		\$10,094.03	\$10,094.03
Drainage	Completed (Exception) Spring 2009	Remove silt from bottoms, correct slopes where worn, re-seed as needed. 4 days		
Drainage Structures Contingency		Possible excavate stone around drainage basis and replace stone if contaminated.		\$6,800.00
Drainage 50/50 loam/sand Contingency		Provide for possible replacement of existing loam/sand mix with 50/50 loam sand mix. TBD after silt removed. 90 yards provided & placed.		\$5,000.00
National Grid (Gas)	Completed			\$2,700.00
Eversource (Electric)	Completed			\$0.00
Mashpee Water	Completed			\$0.00
Site Landscape	Not Completed Spring 2019	Loam and seed shoulders, entrance on both sides, add loam, seed and rip rap to Great Neck Road drainage area, and 2:1 slope at graveled area.		\$8,500.00
Repair Electrical Box on Blue Castle	Not Completed Spring 2019			\$400.00
Raise electrical vault on Carriage Road	Not Completed Spring 2019			\$250.00
<b>Soft Cost Category</b>				
Site Engineering - Preliminary	Completed			
Site Engineering - Final	Not Completed Spring 2019	Furnish & Install 16 Road Bounds		\$2,800.00
Mitigation - Traffic	Not Completed Spring 2019	Traffic Logix Radar Speed Sign		\$3,000.00
Street Signs	Spring 2019	2 street signs @ \$150 ea. Per D.P.W.		\$300.00
<b>Total Cost of Incomplete Work</b>				<b>\$59,710.89</b>

**RE: Meeting**

Wed 3/1/2023 6:42 PM

To: Evan Lehrer &lt;ELehrer@mashpeema.gov&gt;

Cc: epesce@comcast.net &lt;epesce@comcast.net&gt;; Jennifer M. Thomas

&lt;jmthomas@mashpeema.gov&gt;

&lt;st.net&gt;

**Attention!:** : Links contained herein may not be what they appear to be. Please verify the link before clicking! Ask IT if you're not sure.

Hello Evan,

I did review the last Planning Board meeting and I was somewhat disturbed on the direction and outcome. I was asked to provide a written update which I did and which I thought covered what I had suggested was very good progress in taking over a defunct subdivision, putting in all the infrastructure and completing new home construction on the majority of lots. I also noted the concern of the neighbor and further that we have continually worked with the towns engineer to address water collection in that area and other areas until the top pavement was placed.

There were representations made at the meeting that were not accurate and which painted a picture that we has the developing entity had little or no concern about neighbor concerns or had any respect for attending meetings. The chair expressed that the developer had been invited to multiple meetings and failed to attend. That statement would suggest to remaining board members that the developer does not care. However, I think you would agree, there has been no meeting that I have been invited to with exception of the last meeting which I had been told a letter to the Board would be acceptable.

Next, the neighbor opined that I cut their phone line 4 times and obtained no digsafes permit for the work. There had only been one crossing about a month ago where I had hired a subcontractor who did have a digsafes permit and who cut a Verizon line that was 6 inches below the surface and which was NOT marked as part of digsafes markings. The neighbor immediately spoke to that subcontractor noting to the subcontractor that Bortolotti had cut their phone line 3 times previously. Yet, having said that, the neighbors wife told the Board that I cut their phone line 4 times. That communication to the Board was totally inaccurate and not true. Yet, it again portrayed a picture of a developer having no regard for abutting neighbors. The result of these communications to Board members caused what I would say a reaction to take an unusual direction for a development that had progressed more than appropriately for the state of conditions due to covid during that time frame. To suggest that because the developer was 10 months late as of the last meeting and due to his lack of concern the town should finish the work. The work which is primarily the top coat and which was purposely delayed to preserve its integrity.

Notwithstanding the above, it should be noted that the permit was ongoing and had been taken over by me and the work thereunder was made part of a tripartite agreement dated March 25, 2019 which called for completion by April 1, 2022 that no consideration by the Board in its decision to consider enforcing the agreement that on March 10, 2020 an executive order was placed by the governor and subsequent legislation which also included permits issued by Planning Boards and work thereunder. These actions were extended and continued tolling the aforementioned for a total of 462 days. The work under the permit I assumed was 10 months over the stated dated in the tripartite agreement. I feel the Boards action is very much reactionary and truthfully, not fair or appropriate. I am happy to attend the March 15<sup>th</sup> meeting and work toward a solution to the immediate concerns of the Board.



## MASHPEE PLANNING BOARD PUBLIC HEARING NOTICE

**\*Broadcast Live on Local Cable Channel 18\***

**\*Streamed Live on the Town of Mashpee Website: <https://www.mashpeeema.gov/channel-18>\***

Pursuant to Massachusetts General Laws, Chapter 40A, Section 5 the Mashpee Planning Board will hold a public hearing on Wednesday, April 5, 2023 at 7:10 p.m. from the Mashpee Town Hall, 16 Great Neck Road North in the Waquoit Meeting Room to review the following zoning articles proposed for action at the May 1, 2023 Town Meeting.

### **Warrant Article \_\_\_\_:**

To see if the Town will vote to amend §174-25 (H)(12) of the Mashpee Zoning By Law "Table of Use Regulations" to allow for medium and large scale solar energy systems in the C-1 and C-2 Zoning Districts.

This article would expand the development of medium scale solar energy systems as an accessory and/or principal use in the C-1 and C-2 zoning districts with a Special Permit from the Planning Board by amending the table of uses accordingly.

This article was submitted by the Planning Board.

### **Warrant Article \_\_\_\_:**

To see if the Town will vote to amend §174-31, Land Space Requirements Table to allow for a reduced minimum lot frontage requirements for medium and large scale solar energy systems in the C-1 and C-2 Zoning Districts.

This article would allow the development of solar energy systems on lots that have a minimum of twenty-five (25) feet by amending the footnotes of the Land Space Requirements table in the Zoning Bylaw. Lot frontage of 150 feet is the minimum requirement for other uses in the Town. The Town may consider reducing frontage to encourage solar energy on otherwise unbuildable lots. Solar Energy systems require only one access driveway for maintenance.

This article was submitted by the Planning Board.

### **Warrant Article \_\_\_\_:**

To see if the Town will vote to add new section 174-45.7: Solar Energy Systems to the Mashpee Zoning Bylaws

This article would expand solar energy system uses for medium scale (up to 40,000 square feet) and large scale (greater than 40,000 square feet) into the C-1 and C-2 Commercial Zoning Districts. Any medium and large-scale solar energy system proposed in either of those zoning districts would require an application to the Planning Board for a special permit outlining compliance with the minimum required performance standards of this article.

This article was submitted by the Planning Board

### **Warrant Article \_\_\_\_:**

To see if the Town will vote to amend §174-25 (H)(12) of the Mashpee Zoning Bylaw Table of Use Regulations to allow for medium and large scale solar energy systems in the C-1 and C-2 Zoning Districts





This article would allow the development of medium- and large-scale ground mounted solar energy systems in the commercial (C-1) and (C-2) zoning districts with a Special Permit (SP) from the Planning Board and in the industrial (I-1) zoning district by approval of Site Plan Review per the standards for the placement, design, construction, operation, monitoring, modification, and removal of such installations as set by §174-45.7: Solar Energy Systems of the Mashpee Zoning Bylaws.

**Warrant Article** \_\_\_\_\_:

This section promotes the creation of new small, medium and large-scale, ground-mounted solar energy systems by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and for providing adequate financial assurance for the eventual decommissioning of such installations

**Warrant Article \_\_\_\_\_:**

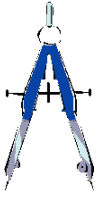
Explanation: Article removes the ability of Board of Appeals to approve the raze/replacement of preexisting/non-conforming dwellings by Special Permit. Passed in 2018, §174-17.1 Raze and Replace has not been employed in the spirit promised resulting in detrimental building height, lot coverage, and impacts on natural resources. Structures may still be altered under §174-17 Continuance/Extensions/Alterations.

The full text of these articles may be reviewed in the Office of the Town Manager/Select Board and Planning Department

Mary Waygan, Chair

Publication dates: Friday, March 17 2023

Friday, March 24, 2023

**Pesce Engineering & Associates, Inc.**

43 Porter Lane  
West Dennis, MA 02670

Phone: CELL: 508-333-7630 Ed@PesceEng.com

**Invoice**

**Invoice #:** 2023-2072

**Invoice Date:** 2/20/2023

**Due Date:** 3/21/2023

**Bill To:**

Mashpee Planning Board  
ATTN: Evan Lehrer, Town Planner  
Mashpee Town Hall  
16 Great Neck Road N  
Mashpee, MA 02649

**Project & Location:**

Prop. Sherwin Williams - Rt. 151.  
- Engineering Peer Review and  
Construction Inspection Services

Description	Hrs./Qty.	Rate (\$)	Amount (\$)
ENGINEERING PROFESSIONAL SERVICES: 16 November 2022 - 20 February 2023 -----			
Travel & Site visit to review existing conditions, view construction progress & erosion controls - 2 Trips (2.0 hrs. each): 16 Nov 22 & 1 Feb 23	4.0	160.00	640.00
Review & response to multiple e-mails regarding: As-Built Plans , including Supplemental Septic As-Built (15 Nov); Updated plans (22 June); Project inspection reports (17 Nov & 18 & 20 Jan, and 7 & 10 Feb)	1.5	160.00	240.00
REIMBURSABLES -----			
Mileage expense - 52 Miles Roundtrip for Site Visits - 2 site visits, with 1 trip shared with 2 sites = (1 X 52mi.) + (1 X 52mi./2 sites) = 78 miles	78.0	0.57	44.46

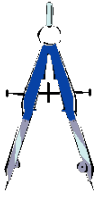
**Please make checks payable to "Pesce Engineering"**

**Thank You for Your Business!**

**Total** \$924.46

**Payments/Credits** \$0.00

**Balance Due** \$924.46

**Pesce Engineering & Associates, Inc.**

43 Porter Lane  
West Dennis, MA 02670

Phone: CELL: 508-333-7630 Ed@PesceEng.com

**Invoice**

**Invoice #:** 2023-2073  
**Invoice Date:** 2/20/2023  
**Due Date:** 3/21/2023

**Bill To:**

Mashpee Planning Board  
ATTN: Evan Lehrer, Town Planner  
Mashpee Town Hall  
16 Great Neck Road N  
Mashpee, MA 02649

**Project & Location:**

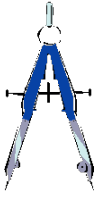
Tudor Terrace  
- Engineering Peer Review Services

Description	Hrs./Qty.	Rate (\$)	Amount (\$)
ENGINEERING PROFESSIONAL SERVICES: 9 November 2022 - 20 February 2023 -----			
Review of Revised Plans, Prep. of E-mail to Mark Dibb with engr. comments (19 Dec 2022); Zoom meeting with Mark Dibb to review rev. plans and Nitrogen loading analysis (20 Dec) & Attendance at Pl. Bd. Hearing via Zoom (21 Dec)	4.50	160.00	720.00
Preparation of Engineering Review Letter & e-mail to Planning Staff (17 Jan 2023); e-mail & call from PB Chair RE: LID (29 Jan); E-mail to Mark Dibb RE: Roof drains & LID; follow-up call with Charlie Rowley RE: Roof drains (1 Feb), Attendance at PB Hearing via Zoom (1 Feb)	3.25	160.00	520.00
REIMBURSABLES ----- None			

**Please make checks payable to "Pesce Engineering"**

**Thank You for Your Business!**

<b>Total</b>	<b>\$1,240.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,240.00</b>



## Pesce Engineering & Associates, Inc.

43 Porter Lane  
West Dennis, MA 02670

Phone: CELL: 508-333-7630 Ed@PesceEng.com

# Invoice

**Invoice #:** 2023-2074  
**Invoice Date:** 2/20/2023  
**Due Date:** 3/21/2023

**Bill To:**

Mashpee Planning Board  
ATTN: Evan Lehrer, Town Planner  
Mashpee Town Hall  
16 Great Neck Road N  
Mashpee, MA 02649

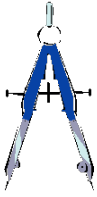
Project & Location:  
Country Club Estates  
- Construction Inspection Services

Description	Hrs./Qty.	Rate (\$)	Amount (\$)
ENGINEERING PROFESSIONAL SERVICES: 16 November 2022 - 20 Feb 2023 -----			
Travel & Site visit to review existing conditions, view construction progress & erosion controls - 2 Trips: 16 Nov & 10 Dec	4	160.00	640.00
REIMBURSABLES -----			
Mileage expense - 52 Miles Roundtrip for Site Visits - 2 site visits, with 1 trip shared with 2 sites = (1 X 52mi.) + (1 X 52mi./2 sites) = 78 miles	78	0.57	44.46

**Please make checks payable to "Pesce Engineering"**

**Thank You for Your Business!**

<b>Total</b>	<b>\$684.46</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$684.46</b>



## Pesce Engineering & Associates, Inc.

43 Porter Lane  
West Dennis, MA 02670

Phone: CELL: 508-333-7630 Ed@PesceEng.com

# Invoice

**Invoice #:** 2023-2075  
**Invoice Date:** 2/20/2023  
**Due Date:** 2/20/2023

### Bill To:

Mashpee Planning Board  
ATTN: Evan Lehrer, Town Planner  
Mashpee Town Hall  
16 Great Neck Road N  
Mashpee, MA 02649

### Project & Location:

Willow Circle  
- Engineering Peer Review  
and Construction Inspection Svcs.

Description	Hrs./Qty.	Rate (\$)	Amount (\$)
ENGINEERING PROFESSIONAL SERVICES: 16 November 2022 - 20 Feb 2023 -----			
Travel & Site visit to review existing conditions, construction progress, and meet with Scott Miller & Son - 1 Trip	2.00	160.00	320.00
Review of cost to complete cost estimates from Scott Miller and e-mail with attachments (22 Nov), and preparation of Letter for the Estimated Cost to Complete Surety to release lots (6 Dec)	1.25	160.00	200.00
REIMBURSABLES -----			
Mileage expense - 52 Miles Roundtrip for Site Visit	52.00	0.57	29.64

**Please make checks payable to "Pesce Engineering"**

**Thank You for Your Business!**

<b>Total</b>	<b>\$549.64</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$549.64</b>



**Pesce Engineering & Associates, Inc.**

43 Porter Lane  
West Dennis, MA 02670

Phone: CELL: 508-333-7630 Ed@PesceEng.com

**Invoice**

**Invoice #:** 2023-2076  
**Invoice Date:** 2/20/2023  
**Due Date:** 3/21/2023

**Bill To:**

Mashpee Planning Board  
ATTN: Evan Lehrer, Town Planner  
Mashpee Town Hall  
16 Great Neck Road N  
Mashpee, MA 02649

Project & Location:

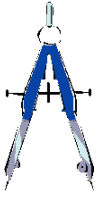
532 Main Street (Leamar Dr. Subdiv.)  
- Engineering Peer Review Services

Description	Hrs./Qty.	Rate (\$)	Amount (\$)
ENGINEERING PROFESSIONAL SERVICES: 29 May 2022 - 20 February 2023 -----  Review of project notes, prep. for Planning Board hearings, review of project continuance letters & Attendance at Pl. Bd. Hearing via Zoom (21 Dec 2022)	1	160.00	160.00
REIMBURSABLES ----- None			

**Please make checks payable to "Pesce Engineering"**

**Thank You for Your Business!**

<b>Total</b>	<b>\$160.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$160.00</b>



## Pesce Engineering & Associates, Inc.

43 Porter Lane  
West Dennis, MA 02670

Phone: CELL: 508-333-7630 Ed@PesceEng.com

# Invoice

**Invoice #:** 2023-2077  
**Invoice Date:** 2/20/2023  
**Due Date:** 3/21/2023

### Bill To:

Mashpee Planning Board  
ATTN: Evan Lehrer, Town Planner  
Mashpee Town Hall  
16 Great Neck Road N  
Mashpee, MA 02649

### Project & Location:

17 Silver Leaf Lane  
- Construction Inspection Services

Description	Hrs./Qty.	Rate (\$)	Amount (\$)
ENGINEERING PROFESSIONAL SERVICES: 29 May 2022 - 20 February 2023 -----			
Call with project surveyor (Greg MacDougall) RE: Conaumet Highlands Subdiv., drainage recommendations, and existing piping investigation - 24 June 2022	0.25	160.00	40.00
Travel, Site Visit to review existing conditions & newly discovered catch basin; Meeting with John Rodriguez to discuss electric utility conflicts - 10 Aug 202; Travel & follow-up inspection of newly cleaned Catch Basin & piping - 12 Aug	4.25	160.00	680.00
Calls from John Rodriguez & Greg MacDougall to discuss drainage swale options - 24 Aug	0.25	160.00	40.00
Travel & Attendance at Meeting in Planning Dept. with Evan Lehrer, Duke Pina & John Rodriguez to discuss drainage options - 16 Nov 2022	2.25	160.00	360.00
REIMBURSABLES -----			
Mileage expense - 3 trips - 44 Miles Roundtrip to site - 10 & 12 Aug, 16 Nov	132.00	0.57	75.24

**Please make checks payable to "Pesce Engineering"**

**Thank You for Your Business!**

<b>Total</b>	<b>\$1,195.24</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,195.24</b>