



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, May 17, 2023

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

6:00 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 29, 2023, May 3, 2023, and May 10, 2023

Local Comprehensive Plan Update

- Presentation from Ashley Sweet, Weston and Sampson regarding survey analysis and discussion with the Board regarding draft goals/policies/actions proposed for the updated Local Comprehensive Plan.

Public Hearings

7:10 PM (Continued from 04/19/2023)

MASHPEE TOWN CLERK
MAY 12 '23 PM3:21

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.

New Business

- Vote to nominate and assign a Planning Board representative to serve on the Mashpee Charter Review Committee in accordance with Section 7-7 of the Mashpee Charter.
- Vote to establish bond amount for remaining work at 17 Silverleaf Lane in preparation for request to release covenant, potential vote to release subject property from covenant.
- Vote to pay Pesce Engineering Invoices for construction inspections.
- Vote to set public hearing date for a request to modify the November 1991 Special Permit modification decision limiting the total number of bedrooms within the Willowbend project to 853 be amended to allow additional bedrooms.

Old Business

- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019



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- Planning for October 2023 Town Meeting – Discuss Draft articles
 - Floodplain Overlay – Fill Prohibition
 - Solar Bylaw (no draft prepared yet)
 - Accessory Apartment zoning bylaw amendment
 - Potential Raze and Replace Amendment
 - Tree Protection Bylaw
- Affordable and Workforce Housing
 - ADU Workshop
 - HPP
 - Regional Housing Strategy
 - HAC Huddles

Chairman's Report

Town Planner Report

Board Engineer Report

- Project Reviews and Inspections

Board/Committee Reports

Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council, Harbor Management Planning Committee, Hazard Mitigation Planning Committee.

Reorganization of the Board

- Nomination and Election of Chair, Vice-chair, and Clerk of the Planning Board
- Nomination and appointment of members to serve on Community Preservation Committee, Design Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council.

Correspondence

- Colton Atkinson Email, received 5/6/2023
- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- March 2023 Discharge Monitoring Report for South Cape Village – N = 8.1
- February 2023 Discharge Monitoring Report for South Cape Village – N = 4.0

MASHPEE TOWN CLERK
MAY 12 '23 PM3:21

Additional Topics (not reasonably anticipated by Chair)

Adjournment



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- Review of Meeting Minutes from March 29, 2023 and from April 19, 2023

Local Comprehensive Plan Update

- Presentation from Jeff Maxtutis, BETA Group on the Transportation element of the LCP Update.
- Reminder of May 11, 2023 meeting at 3:00 PM, Mashpee Public Library, to workshop proposed Goals/Policies/Actions.

Public Hearings

7:10 PM (Continued from 04/19/2023)

Applicant: Southworth Mashpee Properties LLC

Location: 275 Quinaquisset 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 Quinaquisset into the Willowbend Special Permit as allowed. 287 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.

New Business

- Ockway Highland's Subdivision
 - Request by neighbors and abutters
- Planning for October 2023 Town Meeting
 - Solar Bylaw
 - Accessory Apartment zoning bylaw amendment
 - Potential Raze and Replace Amendment
 - Tree Protection Bylaw
 - Floodplain Overlay – Fill Prohibition

MASHPEE TOWN CLERK
APR 28 '23 PM4:15



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Old Business

- Affordable and Workforce Housing
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MASHPEE TOWN CLERK
APR 28 '23 PM4:15

Additional Topics (not reasonably anticipated by Chair)

Adjournment



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**Mashpee Planning Board
Minutes of Meeting
Wednesday, May 3, 2023 at 6:00PM
Mashpee Town Hall - Waquoit Meeting Room
16 Great Neck Road North
Mashpee, Ma 02649
APPROVED: 05/17/2023**

**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, Karen Faulkner, Dennis Balzarini, Mike Richardson, John Fulone, Robert (Rob) Hansen

Also Present: Evan Lehrer – Town Planner, Jeff Maxtutis – BETA, Ed Pesce- Consulting Engineer, Jack McElhinney – Attorney for Southworth Properties

CALL TO ORDER

Chairwoman Waygan called the meeting of the Planning Board to order at 6:15P.M. The Pledge of Allegiance was recited. Ms. Faulkner and Mr. Fulone were not present at the start of the meeting.

APPROVAL OF MEETING MINUTES –April 19, 2023

There were no comments regarding the meeting minutes.

MOTION:

**Mr. Balzarini made a motion to accept the meeting minutes from April, 19, 2023.
Seconded by Ms. Faulkner. All in favor.**

LOCAL COMPREHENSIVE PLAN

Presentation from Jeff Maxtutis, BETA Group on the Transportation element of the LCP Update.

Jeff Maxtutis, Transportation Planner, was subcontracted by Weston & Sampson to perform the transportation element in the LCP. They are still accepting comments and edits but are trying to focus on what is here today and what works well or presents as issues. The master plan tells us where we want to be in 20 years. The goal is to get there and prioritize.



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Transportation Elements:

Travel Characteristics-	How residents and employees travel to and from work, how many cars per household, and travel times, this is all available on census data.
Public Transport-	CCRTA and bus routes
Roadways-	Types in local, state, or Tribal jurisdiction
Traffic Volumes-	MassDOT, studies, and Cape Cod Commission
Roadway Safety-	Look at crashes in the town and safety for all modes of travel
Pedestrians and Bicycles-	Inventoried existing facilities, connections, accessibility, and bicycle parking
Marinas and Boat Ramps-	
Pavement management-	Good management program in town, maintenance keep up to keep the funding
Recent Projects-	Ongoing or coming up
Issues and Opportunities-	Lead to strategies or actions

Mr. Balzarini inquired how current the CCC reports are as there is more traffic in residential areas now. Some of these reports are 8-10 years old, and the town has acquired more cars since then.

Mr. Maxtutis stated MassDOT has a procedure for adjusting volumes, the count in 2019 and 2020 volume will be lower due to COVID. Projections can be done but he isn't sure if it could be done for this effort.

Ms. Waygan noted congestion is an issue in town, if there is any paving or roadwork we are right at the tipping point.

A bar graph was shown on where residents were traveling, not many go far, and a lot stay in Mashpee. Ms. Waygan noted a high percentage of people going to Waltham. Traffic volumes can be important when talking about certain improvements. In terms of roadway safety, they can identify highest crash locations known as crash clusters, not only based on number but severity. Seven locations in town show up as high crash locations. A road safety audit has been performed. If they are on this list MassDOT can do an audit for free. Pedestrians and bicycles were inventoried, sidewalks and shared use paths, but that could be looked at to improve or increase over the years. The town takes part in the Pavement Management Program which is important to continue funding the program so proper maintenance is made on these roads in a systematic way.



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There are issues and opportunities that come out of this. Speeding on Rt. 28 and Rt. 151 was notable. The town could invest in speed trailers or feedback radar signs. A speed trailer is portable but they need to be big enough as to avoid theft. Only 30% of arterials have sidewalks or paths, which is something to consider when looking at connectivity and mobility. We look at safety for all modes. Pedestrian lighting and crosswalk visibility was also listed. They noted high truck volumes. He is aware of possible planned improvements at the Mashpee Rotary. Intersections need to tighten to improve visibility as well as reducing pedestrian crossing distances.

Mr. Maxtutis stated truck prohibitions are hard to obtain but they would also need to be provided a parallel route.

In efforts to improve pedestrian connectivity, the pedestrian and bicycle plan needs to be updated. If they create a roundabout at Rt. 130 and Great Neck Road North pedestrian access needs to be looked into. Rt. 151 needs corridor improvements. There will need to be more electric vehicle charging stations. With Complete Streets Funding, Mashpee is eligible for \$500,000 and that funding can be applied to sidewalks and paving.

Ms. Waygan has discussed improving the connectivity many times. They have had success with wayfinding for alternate routes. They have a lot of first time visitors so signs before stop signs, like advance warning signs are helpful.

Mr. Maxtutis noted a stop sign with LED lighting is helpful.

Ms. Waygan alluded to the several workshops and outreach. She stated the Planning Board is having a special working session on May 10th at the Senior Center at 3:00pm. She opened the floor up for Public Comment.

Lynne Barbee- Whenever she sees anything about a roundabout at Great Neck Road North she wonders how pedestrians would be able to cross to get to the Dunkin Donuts or the convenient store. It has to be allow enough time for people who cannot walk fast or need supports.

Mr. Lehrer is further looking into pedestrian friendly goals and what other options exist to ensure pedestrian safety and improve the flow and circulation of traffic.



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Mr. Maxtutis stated splitter islands are a technique, he noted it's all in the details and design. A lot of times they have issues with bicycles. You don't want people driving straight through you need something to slow them down to 15-20 mph.

Mr. Hansen has seen underground tunnels in other parts of the country.

Ms. Waygan noted Ms. Barbee's point was good because the Cape is aging out. People are getting tired of waiting on South Sandwich Rd. due to the traffic is backing up. It backs up at the light because the left turn arrow at Great Neck Road North is not green long enough.

Reminder of May 10, 2023 meeting at 3:00PM at the Senior Center to workshop proposed Goals, Policies, & Actions in preparation for the Planning Board on May 17th with Weston & Sampson.

PUBLIC HEARING

7:11PM (Continued from 03/29/2023)

Applicant: Southworth Mashpee Properties

Location: 275 Quinaquisset 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 Gold 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 Quinaquisset into the Willowbend Special Permit as allowed. 287 dwelling units is the maximum number of dwelling units authorized under the Special Permit. All units will be connected to and serviced by the privately owned wastewater treatment plant which served the entire Willowbend project.

Jack McElhinney is here tonight to request a continuance to June 7th. Ms. Waygan spoke to Town Counsel about sitting on this matter. She is going to seat Rob Hansen on this matter.

He went on to say they submitted revised plans. It addressed unit count decreasing to 12 and a newly proposed 65ft. buffer off Quinaquisset as well as 20ft. spacing between buildings. It was determined they have to re-notice the Public Hearing to address a condition from 1991 which is still floating out there. For time to do that, they are requesting a continuance to June 7th. They are meeting with the Conservation Commission and some members wanted the feedback from other boards before proceeding.



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Mr. Lehrer commented a subsequent application to modify would be needed so it would warrant a separate Public Hearing.

Mr. McElhinney stated they are essentially starting over. He does not want to withdraw the application or the Conservation could not speak to this matter.

MOTION:

Mr. Balzarini made a motion to continue the Public Hearing to June 7, 2023 at 7:10pm. Seconded by Mr. Richardson. All in favor.

NEW BUSINESS

**Ockway Highland's Subdivision
Request by neighbors and abutters**

Ms. Waygan welcomed two residents to speak on this matter.

Howard Rosen lives on Blue Castle Drive. He is here to address the sidewalk plan and road maintenance as they have a partially paved section and an unpaved section of roadway. This was addressed in a prior Town Meeting. On behalf of his neighbors he wants to call out the fact they have no desire to accept. Sidewalks that go to nowhere do not look right. He would ask the Planning Board consider taking them out of the plan.

Tom McNabb also lives on Blue Castle Drive and he wants to discuss road maintenance. He presented pictures of a dangerous looking roadway that has been in rough condition for three years. When he got involved with the developer about 3 years ago, since then it was never disclosed, if their subsection as an HOA would be responsible for maintaining all of Blue Castle Drive. They do not agree with that allocation of cost given the road in its current state. They are here to question, challenge, and present a suggestion. He has lived in 6 HOAs and typically a developer would develop an entire street until the HOA took over. In this case, it was like this neighborhood was plopped in the middle of other neighborhoods and infrastructure.

They have some proposed options:

Option 1: Continue using what was established over 25 years, one resident has been there 23 years. Formalize the 14 new owners and pay a fair share of costs, close to 47% of costs. One caveat, the developer is committed to doing an upgrade to the surface by May 17th, he can use compacted crushed stone. He is not a road expert, but in researching he would like to make sure recycled crushed asphalt is used for the road lining, its lower cost and weather resistant.



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Option 2: Longer process. Recently presented at Town Meeting was making Blue Castle Drive a public way.

Option 3: Most expensive. Discontinue using Blue Castle Drive as a primary road and only use Degraas and Tracey Lane as permanent travel ways. He wants to remove the sidewalks to nowhere and put dirt road on Blue Castle.

He would like to revise the Ockway Highlands HOA requirement to pay for 100% of maintenance to be more equal. He would also ask the developer ensure some longer lasting material than what was currently used.

Ms. Waygan checked in with the Ronhocks. She wanted to make sure they were on board with this. She would have to look back at these sets of meeting minutes. The Board met on this for over a year. She noted the Developer has standing on the subdivision plan and he has to apply to modify. We just voted at Town Meeting to start the process to take this road in Article 41. She would like to recognize the Consulting Engineer to speak on the matter.

Ed Pesce will get clarity. The great news is it has been before Town Meeting to be taken as a public way. In the new section with new development there is new binder course pavement. There will be a finish coat by the 17th. He commented that the pictures shown are very accurate to what he saw today. The end of the development on Great Neck Road side is old asphalt paving and looks very beat up. It looks like binder course, it's all paving with some broken up gravel underneath. The best course of action, and he sent an email to Mr. Morin on the 14th describing the conditions of the Special Permit which was referenced, the portion of Blue Castle shall be maintained on an annual basis. Grading and swales need to be maintained. Drainage on this road is nonexistent. There are road side swales in some areas and erosion with no swales where runoff collects. The only solution is to get paving done. It would be great to see the town accept this as a public way and then get into the cue with DPW. Some maintenance needs to be done now. The May 17th deadline is approaching.

Ms. Waygan asked what maintenance refers to in the agreement. Any condition of maintenance has not been fulfilled.

Mr. Pesce stated grading and swales. We could ask Mr. Morin to put in crushed asphalt to have something to grade, it would only be temporary, but the ultimate best solution is to pave it. Anyone who lives there would appreciate that upgrade. There are 14 and 16 HOA property owners. There were two phases of this project, Ockway Highlands, and then a developer comes in with 14 homeowners and the current 16 that were already there. That would require some research and input from Town Counsel.



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Mr. McNabb is saying it's unreasonable for new owners to come in and be responsible for this.

Ms. Waygan noted in order for that to be changed, the person who applied for that special permit needs to amend it.

None of the Legacy Blue Castle residents thought the road would be left like this. There is a big misunderstanding in what legacy owners said and what's on public record. He disagrees with that perspective, and he thinks the road is very unsafe especially in the winter.

Mr. Balzarini said this just happened with his road of maybe three miles and it cost \$35,000-50,000.

Mr. Rosen stated \$35,000 spread out over 20 years between 26 owners is reasonable.

Mr. Balzarini stated a drainage system will need to be installed because part of the road has no draining.

Mr. Pesce thinks it's fantastic something is attempting to be done. You can't compel the other 16 people to join the HOA and pay. Several times he's driven the condition of the road and since the last time he cannot see any evidence of maintenance or improvements.

Ms. Waygan hesitates to change the agreement. Mr. Morin is working on it and the Town Engineer is on it. She asked if Mr. Morin was in agreement to meeting that target for May 17th.

Mr. Morin stated he shared with Mr. Lehrer the timeline of the schedule for paving. He had a contract with the company initially any he could've gone to others, but he cannot control the paving schedule. They are the ones who are contracted with him.

Mr. Pesce could see evidence of street sweeping and the catch basins were all fine for erosion control. The sooner the loam and seed happens the sooner it will look better and be more stable.

Mr. Balzarini stated the erosion control socks help.

Ms. Faulkner asked Mr. Morin when he first made contact with Lawrence- Lynch Corp and asked for documentation proving said contact was made.



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Ms. Waygan noted a telephone log is a legal record. She asked Mr. Morin if he was coming back on May 17th.

Mr. Morin stated hydro seeding would be evident and the Engineer can report on that.

Mr. Pesce stated his presence is not necessary if he provides evidence, but he will go look anyways. We need to look at the calendar and pick a date to extend the deadline for paving. The next meetings are June 7th and 21st. That is 30 days out to allow for paving. It was noted June 21st seems reasonable.

Ms. Waygan needs the report and Engineer's report on the 17th and Ms. Faulkner has asked for documentation of outreach to the paving company.

Mr. Lehrer stated they still need to deal with the tripartite agreement and extension. The conditions were that it would be completed by April 22nd. It would be prudent to ponder this, as we will need to settle that. The Tripartite agreement terminates in July of this year. We should consider Town Counsel's opinion as well.

Mr. Pesce alluded to the COVID Extension Act where those permits were 2 years. He recommended the developer request what date he wants the extension to be as he is the only one who knows when he will be done building.

Ms. Waygan referenced the condition of the special permit regarding maintenance and how it hasn't been completed for some time.

Ms. Waygan stated correspondence has been sent to Counsel.

Mr. Morin had ongoing maintenance throughout June of 2019, which was the last requirement of the Planning Board. It was a hearing regarding a property. They used recycled asphalt, and initial grading and Mr. Rowley inspected the site. He suggested grading, loaming, and seeding of shoulders. The all-weather surfaced roadway was not intended to be a paved road but crushed recycled asphalt. It was a great surface initially, infilling of potholes and washboard affect. It is currently, and has been, under resident's association. Six weeks ago they participated in maintenance of it. It's in the subdivision rules and regulations requiring thickness of asphalt and drainage. Article 41 goes a long way and he is willing to help. When he took this development over, some homeowners had no interest in paving and it wasn't a full consensus. Permits were not going to be issued until it was paved. An applicant came back



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and got relief from that and he is unsure if the permit was ever obtained. Having this paved privately costs less than if it had to go out for public bidding.

Mr. Pesce asked what he is proposing to do for maintenance to comply.

Mr. Morin stated at this point it would be in the purview of the HOA as stated in the special permit. He has done maintenance here and there and it's going to be a road that won't hold up over time based on the construction of it.

Ms. Waygan reiterated that he is not going to do maintenance.

Mr. Lehrer recalls the initial treatment of the road three years ago where a cleared area was widened to 20ft. The permit requires that be done on an annual basis. He would assume the HOA would take this on.

Ms. Waygan commented none of them have this in front of them. Board members need to see a copy and she will need consult Town Counsel's help in interpreting this. She wants to know who is responsible and she needs more information. She also wanted to say that alternate access routes are out of the Planning Board's purview.

Michael Ronhock- He commented about two sections of the road that aren't paved. Over 5 houses live up on one section of the road that has never been touched or maintained. Who is responsible for that road?

Mr. Lehrer commented it would be the entirety of Blue Castle Drive. The question is does the developer have responsibility from Carriage to Blue Castle. Anything beyond that is unlikely on Mr. Morin.

Mr. Ronhock asked if you have to improve the road first in order for it to be maintained, if he is responsible for paving his own portion, the road has never been left in a maintainable order.

Ms. Waygan stated they shouldn't have gotten a building permit because they didn't have safe access. The subdivision plan at the tail end, the Planning Board wanted it as a condition and risk liability of exceeding their authority. People who lived on that road begged not to pave.

Mr. Lehrer commented the special permit requires maintenance of Blue Castle Drive Lot 1 of the subdivision on an annual basis, every year since the subdivisions approval, which has not been done annually. Presumably, the permit calls for the eventual takeover of the maintenance



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by the HOA of Ockway highlands. It is supposed to be left in a maintained compacted gravel or other material capable of sustaining fire in all weather. By right, now the developer and at some point the HOA, in this case lots 1-14, would not have been able to be created without access.

Ms. Waygan stated this item will appear on the May 17th agenda. She would like the approved subdivision plan and special permit decision. She invites the developer to come on May 17th. The items for the tripartite agreement need to be discussed as well.

Planning for October 2023 Town Meeting – Deadline July Solar Bylaw

There are three avenues they could take. One approach was taken by expanding solar in C1 and C2, an overlay was contemplated, and we could've maintained current restrictions as to preserve the health, safety, and welfare of residents. The Solar Bylaw was to mitigate residential property use. He doesn't feel strongly that an overlay is necessary. If we want to walk it back we can, if we want to exercise encouragement via an overlay we can. Preserving the restriction could be the way to go.

Accessory Apartment Zoning Bylaw Amendment

This will allow someone with a permitted ADU to occupy said ADU and rent out their principal dwelling. The ADU or principal dwelling must be occupied by the property owner.

Potential Raze and Replace Amendment

This gained support at Town Meeting. It is a good time to reevaluate and make some changes that were identified as problematic, specifically what detriment would mean. They will repeal and replace the Raze and Replace using Dennis, Ma model as a skeleton. He will prepare something for consideration for May 17th. There is a defined process for certain scenarios and a range of what a detriment can be. One cannot increase detriment more than 40% as described in Dennis. Some cases are by right and other cases need Special Permit. It gives the property owners choices in how to proceed and evaluate future goals and establishes parameters.

Ms. Waygan noted Dennis does not call it Raze and Replace. It is under a section of non-conforming uses and structures. Sometimes it is called demolition. People who have concerns with this should be involved.

Mr. Lehrer will present a draft at next meeting.



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Tree Protection Bylaw

Ms. Faulkner provided a draft of the bylaw. There are administrative challenges. Mr. Lehrer has been communicating with the Lynnfield Town Planner who recently passed a Tree Bylaw and are in the early stages of efficiently administering. The bylaw had to pass first, the rules, regulations, and requirements were not voted on. They felt strongly that was one success. Is there a willingness to fund this additional staff person that would be deemed a Tree Warden? We also need a longer discussion relative to administration of the bylaw. There are few towns to learn from. Who could go out and ensure compliance? We lack staffing to ensure the program is functional.

Ms. Faulkner stated enforcement is necessary, some citizens will not do what's right, most will, but there were massive amounts of trees cut down in the last year.

Mr. Lehrer stated there is a Tree Warden for the wetlands jurisdiction through conservation but he does not have time to cover town wide tree protection.

Ms. Waygan is having a hard time trying to figure out what it would do. She asked if a permit was needed to cut down a tree.

Ms. Faulkner stated trees stop nitrogen from traveling. Aesthetically, they are better to have as canopies. The tree will need to be identified if it is dead. Maybe the tree lies in a certain area noted as the tree yard. It will need to be evaluated. We need an enforcement mechanism. Could that position be part time?

Floodplain Overlay – Fill Prohibition

Mr. Lehrer put together a draft and Conservation will be evaluating a similar provision. It would be prudent to ensure it aligns with theirs. It will remove the ability of the property owner to raise first floor elevation in a flood zone by utilizing fill, it would require solid wall with flood vents. Fill was required to bring in material for septic, in a floodplain would now require an IA.

OLD BUSINESS

Affordable and Workforce Housing

ADU Workshop

Mr. Lehrer would like to commit to start working on this and host a workshop this summer.

HPP



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An award was extended to a consultant and Town Counsel is working on preparing a contract to begin on the scope. DLTA funds from the Cape Cod Commission can be reimbursable to the project. They will be getting \$25,000 back upon completion.

Regional Housing Strategy

There was a stakeholder meeting last week. He was there along with the Sandwich Chamber and Town Planner, Falmouth Town Manager, and Tom Feronti from Mashpee Commons. Other people were present that he was not familiar with. He has some data to share. Mashpee is the most housing cost burdened community on Cape Cod, which means residents are spending more than 30% of their income on housing.

HAC Huddles

Ms. Waygan got on their email list. They had stuff about Mashpee Town Meeting. They are going to start to do huddles for different towns.

CHAIRMAINS REPORT

Town Meeting started with an essay submitted by an 8th grader about civility. It was a productive Town Meeting with 45 Articles.

TOWN PLANNER REPORT

Mr. Lehrer extended his thanks to John Fulone for his service on the Planning Board.

BOARD ENGINEER REPORT

Mr. Pesce will be meeting Fire Chief Phelan tomorrow at Teal Circle in Willowbend at 10:00a.m. There were some improvements made regarding inadequate fire standards.

BOARD COMMITTEE REPORTS

Cape Cod Commission-

Housing survey results will be considered as they develop strategies for Regional Housing.

Community Preservation Committee- Articles passed Town Meeting. They meet tomorrow to start next round of funding. They have two applications, Affordable Housing Trust and Disc Golf. Pastore Excavation is building a metal contractors bay down at Evergreen Circle. It was decided they need a vegetative buffer on the front and where signage is.

Design Review-



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Plan Review-

Reviewed the same application as above. Parking encouraged to move to side or rear of building. Continue improving visual line of site. Reviewed an application for a personal kennel license for five small dogs.

Environmental Oversight Committee- Historic District Commission – Harbor Management-

No Meeting
Next meeting is May 11th 8:30a.m.
Met a couple weeks ago, the next public workshop is in July. For an onsite location they will be going to the Transfer Station.

Hazard Mitigation Planning Committee- Working on a mitigation plan, holding a public workshop first week of June. Identify high hazard areas in the town. He will follow up more next meeting. Updating this plan gets more credits towards the community rating system allowing accessibility to more grant opportunities.

Ms. Waygan asked Mr. Lehrer to look into the Senior Center for their workshop on Wednesday, May 10th at 3:00PM.

Ms. Waygan would like to add the Charter Review Committee to the agenda for next meeting for a Planning Board representative.

ADJOURNMENT

MOTION:

**Mr. Balzarini made a motion to adjourn the meeting of the Planning Board at 8:45pm.
Seconded by Ms. Faulkner. All in favor.**

Respectfully Submitted,

Christine M. MacDonald
Board Secretary

LIST OF DOCUMENTS



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- March 2023 Discharge Monitoring Report for South Cape Village – N= 8.1
- February 2023 Discharge Monitoring Report for South Cape Village – N= 4.0



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

**Meeting of the Mashpee Planning Board
Wednesday, May 10, 2023
Mashpee Senior Center
Room 02
26 Frank E. Hicks Drive
Mashpee, MA 02649
3:00 PM**

Call Meeting to Order

- Pledge of Allegiance

Local Comprehensive Plan Update

- Workshop proposed Goals/Policies/Actions for the Local Comprehensive Plan update in preparation for 5/17/2023 meeting with consultants Weston and Sampson.

Adjournment

MASHPEE TOWN CLERK
MAY 8 '23 PM 1:28



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

**Mashpee Planning Board
Minutes of Meeting
Wednesday, May 10, 2023 at 3:00PM
Mashpee Senior Center – Room 2
26 Frank E. Hicks Drive
Mashpee, Ma 02649
APPROVED: 05/17/2023**

**Filmed and Recorded by the Mashpee Planning Department
<https://www.mashpeema.gov/channel -18>**

Present: Chair Mary Waygan, Karen Faulkner, Dennis Balzarini, Mike Richardson, Robert (Rob) Hansen

Also Present: Evan Lehrer – Town Planner

Absent: Dale Oakley

CALL TO ORDER

Chairwoman Waygan called the meeting of the Planning Board to order at 3:05P.M.

LOCAL COMPREHENSIVE PLAN UPDATE

Workshop proposed Goals/Policies/Actions for the Local Comprehensive Plan update in preparation for 5/17/2023 meeting with consultants Weston & Sampson.

Vision Statement

A new sentence was added on climate change.

Mr. Lehrer read the Vision Statement into the record.

Ms. Waygan wants to remove the word plastic so it reads petrochemical products.

Mr. Hansen noted another government agency in our town, Joint Base Cape Cod, which was omitted from the Vision Statement but has a significant impact on our waterways.

Ms. Faulkner referenced the use of “intergovernmental relations”.

Ms. Waygan agrees it should be mentioned and have its own sentence. The base has more impact on us than we identify.



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Mr. Hansen noted the PFAs and machine gun range stir up enough activity.

Mr. Lehrer is not certain it belongs in the Vision Statement but there are actions of the base that should be included in the LCP. Maybe it's an action to be defined in the water quality chapter.

Ms. Waygan has it under section 10, to remove all threats of pollutants and emergents from Joint Base Cape Cod. She likes Mr. Hansen's insight that there should be an agreement with them that they will clean up their site that is polluting our waters. She would like to table this item and think on it to see how or if it should be included into the Vision.

Mr. Lehrer commented that an action in the plan would be to initiate such negotiations, as Ms. Waygan stated it could solve some of the housing crisis, wastewater, and alleviate traffic.

Housing

Ms. Waygan has been studying survey results and comments. It is proving difficult to differentiate between goals so the consultants can better sort that out. At this point she would like to be gathering all information and not taking anything out.

Mr. Lehrer will take the Board's feedback and sort into logical categories. Those that can't will be discussed.

Ms. Waygan commented that it's been identified as a need to keep year round units as year round and not rent them out weekly or short term. Some communities give tax breaks to property owners of year round rental units.

Mr. Lehrer noted a goal would be to preserve existing year round housing. They would then establish policies and short term accomplishments as the action steps. It would be a one to five year timeframe, after the adoption of this plan, to achieve this goal. The Select Board or Board of Accessors establishes a tax break in year one.

Ms. Faulkner inquired about the actions with parameters for completion.

Mr. Lehrer stated Weston & Sampson will populate the implementation table with who is responsible, time frame for completion, funding source, etc.

Mr. Balzarini thinks there should be five year goals and ten year goals.

Mr. Lehrer commented all of our actions should be accomplished within a ten year period.



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Ms. Waygan would like to add JBCC to the housing efforts with the Tribe. When the base was going to get closed the Tribe put in a letter that when it became surplus land they would assume it.

Ms. Faulkner asked how one would mitigate seasonal housing. Ms. Waygan noted they would tax it, and Mashpee's goes towards wastewater, but there could be a tax that goes to the Affordable Housing Trust to build affordable housing.

Ms. Faulkner asked what grayfield and greenfield meant. Grayfield is already developed or previously developed areas and greenfield is wooded area.

Ms. Waygan thinks there should be a glossary. She also would like to avoid displacement as a housing policy.

Mr. Balzarini doesn't think the average person is going to read this document, it's mostly for developers.

Ms. Waygan asked if everyone was okay with these goals, and added JBCC to number 13. Everyone was on board and ready to move on.

Economic Development

Ms. Faulkner asked about hard and soft infrastructure, soft is something like childcare and hard is an actual road.

Ms. Waygan noted number 9 should add JBCC. Also, number 4 under actions, how do you ensure you are promoting or requiring businesses with a living wage? That has come into play with special permits for commercial developments. She remembers Mr. Balzarini would ask what kind of wages they are bringing into town.

Mr. Lehrer remembers Tractor Supply Co. three or four years ago had a DRI that required mitigation for their wages. They had to pay more.

Ms. Waygan would like to put number 9 as an action.

Mr. Lehrer explained action 8 the providing of incubator space, that is where someone will buy a space and then rent it out as office space to someone else.



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Ms. Waygan referenced Cape Space. The EDIC itself could do that somewhere. There are a lot of homebased businesses that need a fancy office space once in a while and the Town would sponsor you in that. Say we have someone that lives in Mashpee and we want to develop their business. They would sign an agreement with the town to keep it in town for at least five years and the town will provide them office space. It's a co-op model. However, we would need to make sure our established industries are maintained and not displacing businesses.

Mr. Hansen doesn't think there should be discouragement with AI coming down the pike and taking over jobs.

Mr. Lehrer also stated the ability to compete in the market place. Market forces are powerful and we need to make sure it's also something the community wants. Also, regarding high speed fiber, the Tribe just got that huge grant for \$10Million.

Sustainability

Ms. Waygan commented that a lot of people don't understand what sustainability is, so we need to provide a definition. It has to do with climate change but more.

Mr. Lehrer stated ultimately it's about not overconsuming. Fossil Fuels and emissions relating to climate change and plastics with the solid waste problem, basically utilizing energy efficient processes that don't contribute further.

Ms. Faulkner read the definition. It refers to the ability to maintain or support a process continuously over time. It seeks to prevent the depletion of natural or physical resources, so they will remain available for the long term. It is fulfilling the needs of the current generations without compromising the needs of future generations.

Ms. Waygan offered an example such as not putting your new Fire Station in an area that will flood. You cut down and stop contributing, then you build up your resilience. It's easier for us locally to build up resilience by making sure dams are in good shape. We have to reestablish wetlands. She wrote about improving stormwater and floodwater patterns. An action under number 7 could be to restore wetlands. Another example would be to place utilities underground in preparation of severe storms. Low lying roads are also vulnerable.

Mr. Hansen elaborated about number 10, maintaining dams in good condition, he wants to add flood control infrastructure like berms and dykes, because it's more than dams.



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Mr. Lehrer noted in a flood zone roads are repaved with impervious surface.

Natural Resources

Ms. Waygan stated this was the longest chapter with the most comments.

Mr. Hansen commented under number six for fishing, hunting, and gathering, he was thinking recreation as well, like walking in the woods.

Mr. Balzarini thinks they should add fire, like prescribed burns. A fire in the trees goes across the top of the trees and can spread quickly. Ms. Waygan stated prescribed burns would be an action, having forest management with prescribed burns.

Ms. Waygan noted under policies, it says return Mashpee's waterbodies to pristine condition. That word pristine needs to be worked on, as there is no way they will be pristine again. Just like the acceptable limit of pollution in drinking water, that is an absurd allowance. She also noted the number one policy should really be a goal.

Ms. Sweet will need to back track with the goals for some actions. In our existing conditions, we need to see if she did anything with migratory patterns. We need to know what a migratory pattern is and if they exist anywhere in town.

Mr. Lehrer stated they cannot control what migrating animals do but we can ensure their habitat is healthy.

Ms. Waygan commented about number 12, the preservation of open space as well as number 33, she referenced the state having a priority habitat mapping program. If a development had to go into a vulnerable area they would give open space. It would be nice to have a home ruled priority habitat mapping program where we could map our sensitive areas.

Mr. Lehrer noted it may not be feasible. He also elaborated that our goal isn't to create the program, it is to suggest it as an action.

Ms. Waygan continued to number 36, managing forests, she added prescribed burns as an action. Number 30 should say educate residents and visitors to protect natural resources. Visitors are the ones that leave trash or climb on the dunes.

Land Use & Growth Management



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Ms. Waygan wanted to omit the word superior from before architectural to just read architectural appearance

Ms. Faulkner asked how you maintain population and growth.

Ms. Waygan added that you don't want a policy or an action that will do something to the drinking water supply, where we don't have enough water for residents. Towns like Barnstable are running out of water because of PFAs and they have to buy water from Yarmouth.

Mr. Lehrer would like to use the word manage, because we need the capacity to serve that growth.

Ms. Waygan commented if we bring on too many low income housing tax credits for affordable housing developments we won't have enough people to fill them. You don't bring on 400 units at once, you bring on 40 – 100 every five years.

Ms. Faulkner is unsure how that manages gentrification.

Mr. Lehrer stated there is space for that in the housing chapter.

Ms. Waygan thinks it should be in this chapter as well. We have X amount of housing because of drinking water. You don't want to use seasonal housing that pushes out people who live here with families. They are usually the ones who get pushed out. This is something that already happened with the Tribe when the subdivision rules and regulations were adopted, they were able to carve up land and sell it. There was a land use policy that happened and they lost access to housing on aboriginal homeland, and Tribal members were pushed out to Falmouth and New Bedford and are trying but cannot afford to come back to Mashpee. Mr. Lehrer will work on this.

Mr. Richardson questioned the use of the word adequate when referring to the town services and facilities. Mr. Lehrer thinks there are facilities that are inadequate. He wants them to develop to a point of adequacy as approved by the town. Ms. Waygan would like it to say adequate to address resident's needs and to omit short falls.

Mr. Lehrer emphasized that it is about adequacy, we want to support the population we have and ensure town services and facilities have the capacity to serve the needs of the town sufficiently. Actions are short term, one to ten years, maybe five. It's incumbent on regulatory authorities and staff to come up with ways in which we accomplish them. There will always be



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reasons why something feasible today becomes infeasible tomorrow, things change. We don't need to be overly prescriptive.

There was discussion about the terms affordability vs. attainability. Mr. Lehrer sees attainable as a group of people who don't fit in the affordable defined box but still struggle to meet the financial demands to sustain living here.

Ms. Waygan stated affordability is defined by the state including percentages of income being spent towards housing costs. Mr. Lehrer will think on item number 16.

Heritage and Preservation

Mr. Lehrer noted when he met with Tribal member Amy Peters they discussed the reestablishment of all the historic nomenclature of historic places, for example Mashpee Community Park used to be known as Collins Park.

Ms. Faulkner asked about the rebuilding of the Attaquin Hotel.

Mr. Lehrer stated it was in the 1998 plan, he thinks it would be an amazing affordable housing project with a ground floor visitor center.

Open Space and Recreation

Ms. Waygan noted ancient ways are in there a few times. She commented that sometimes municipal structures get built and ruin the scenic view. For example, when you drive down the road to Mashpee Pond you used to be able to see the pond, now a concrete storage shelter blocks the view.

Mr. Richardson stated a view tax exists in some states.

Municipal Buildings, Facilities, and Services

Ms. Waygan mentioned one item that kept being brought up was the technology at Town Hall. The website could also use some updating. If you are at home viewing meetings you cannot hear and still cannot successfully Zoom with a consultant. If people are in the back of the room they cannot hear. Also, the fan for the ceiling projector is very loud.

Mr. Lehrer stated there was just a lot of money approved to redo the entire Mashpee TV room in Town Hall. He is unsure if or how it will improve the quality of Zoom.



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Ms. Waygan would like to increase the number of boards and committees that are videographed by Mashpee TV.

Mr. Richardson stated it's a lofty contract. Housing has been a hot issue for years and they don't film the meetings.

Ms. Waygan feels as though this chapter is a catch all. She would like to add all goals for Public Safety, schools, and the Human Services Committee. She couldn't locate the schools five year plan. They may have to include a subsection for the schools because their goals should be acknowledged.

Ms. Faulkner asked about the platform for the website. Mr. Lehrer stated there are only about three prominent ones that are used, in terms of the capability to do anything interesting, we are limited. There has to be a certain amount of security for payments. It also has to allow for user friendly uploading for the average general user.

Mr. Lehrer stated they may want to research a new platform for a complete overhaul, but it may not end up being worth it.

Transportation and Circulation

Ms. Waygan asked where parking fits in the equation, and it was answered that it will be added to land use. She also inquired about the whereabouts of waterways and boating.

Mr. Lehrer commented if there are actions that pertain to the movement of people or goods by the water it would be in transportation.

Ms. Waygan mentioned the Waterways Committee being big. It could also fall under coastal and waterways.

Mr. Lehrer added the state Waterways Plan and the state certified Harbor Management Plan that is underway. The intersection of Rt. 151 that services 300 Mashpee households but is actually in Falmouth didn't make his list. That is a Mashpee effort in collaboration with Falmouth. It will never make it to the top of anyone's list.

Ms. Waygan would like a way to connect the open space north and south of the rotary. You can't bike safely from one end and it's just so much open space we don't have access to. We could use a greenway as an interconnector. There is also conservation in Falmouth that abuts



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with our open space without a path connecting it. We should be promoting connectivity between subdivisions and commercial centers as well.

Water and Coastal Resources

Ms. Waygan commented that number 2 should say restore and remediate all waters.

Mr. Lehrer stated for town stormwater improvements, if looking for goals for the developer, there would be different goals depending on the owner. If it's town ownership we may have larger goals. Private or town property would differ.

Ms. Waygan mentioned the Citizens to Protect Waquoit Bay shared that most pollutant loading comes from Mashpee. There were two old stormwater drain pipes leading from the road into the rivers. Scott Horsley, a professor at Tufts, brings students every summer and they pick a project. They could come redesign those stormwater outlets.

Mr. Hansen suggested under number two to protect Mashpee's ground and surface, he wants to reiterate protection of the sole source aquaporin.

ADJOURNMENT

MOTION:

Ms. Faulkner made a motion to adjourn the meeting of the Planning Board at 4:55p.m.

Seconded by Mr. Hansen. All in favor.

Next Meeting: Wednesday, May 17, 2023 @ 6:00pm

Respectfully Submitted,

Christine M. MacDonald
Board Secretary



MASHPEE

LOCAL COMPREHENSIVE PLAN

MASHPEE COMPREHENSIVE PLAN SURVEY RESULTS

May 17th, 2023

Weston & Sampson™



Photo by Susan Dangel



Agenda

1. Survey Results
2. Implementation



Participant Demographics By the Numbers

620

responses to
online survey

1/3

of participants have
lived in Mashpee for
20+ years

62%

of participants are
aged 60 or older

70%

of participants live in
single-family homes

84

participants live on
waterfront property



Quality of Life



91% of participants responded that their quality of life is “good” or “very good”



An equal number of participants (**~20%**) reported that their quality of life has improved, as said it has worsened, since they started living in Mashpee



Over **60%** of participants cited air and water quality as “very important” factors in their decision to live or buy property in Mashpee

What drew people to Mashpee?

High quality public services, access to nature, and overall Town character



Government Communication



More than **70%** of participants use the Town website as a source of receiving government information



1 in 5 participants say they attend meetings for new and general information about the Town



Over **50%** of participants expressed a desire for more public meetings to be broadcast on Mashpee TV



Nearly **45%** of participants voted that **collaboration between the Town and Mashpee-Wampanoag Tribe on projects and grant funding** was most important for what they hope to see coming from future joint meetings

How do residents stay updated?

Social Media, Emails,
Mashpee TV, Government
Website, Public Meetings

Housing



70% of participants agree that Mashpee has a need for more attainable affordable and workforce housing



Almost **77%** of participants support redevelopment of existing buildings/properties into housing



23% of participants strongly support donating Town-owned lands to non-profit organizations for the construction of affordable housing projects

Residents overwhelmingly agree that new housing is necessary



Economic Development



12% of participants- view hotels and full-service resorts as “very undesirable”



Over **75%** of participants claimed that they purchase most of their dining, groceries, and medication within Mashpee



1/3 participants felt a strong desire to incorporate technology, blue economy, and cultural/nature-based tourism

Consider how to encourage tourism while discouraging larger resorts



Climate, Natural Hazards, and Natural Resources

Climate Change

- Nearly **55%** of participants voted that they were “very concerned” about climate change and related impacts
- However, almost **10%** of participants believed education on climate change and sustainability was “totally unimportant”

Water Resources

- Of 552, **541** participants voted that “ensuring clean and reliable drinking water” is somewhat or very important
- About **60%** of participants were also concerned with improving stormwater management and reducing landfill waste

Forestry

- **62%** of participants would support the town budgeting for a street tree program
- Over **50%** of participants would support the adoption of a town-wide tree bylaw

Other

- Between **38%** and **54%** of participants voted that they strongly support prohibitions on:
 - 1. Construction in the flood zone
 - 2. Pesticide
 - 3. Chemical fertilizer
- Only **2%-5%** of participants responded with strong opposition to each of these statements



Facilities and Services

Water and Wastewater

- Over **2/3** of participants say there should be an update to the Town's wastewater management plan
- Over **1/2** of participants support expanding the Town sewer system and addressing PFAS issues

Recreation

- Participants agreed that ocean beaches and parks meet their needs (**~60%**)
- Roughly **40%** of bike trails fail to meet participant expectations
- More than **3/4** of participants were strongly supportive of improving Town beach facilities including concessions and restrooms
- Almost **1/2** of all participants expressed interest in an indoor swimming pool and Town marina

Other Government Services

- Roughly **75%** of participants are at least satisfied with first responder services (fire, police, ambulance services)
- The library is viewed as the most satisfactory public facility, with almost **84%** of participants voting that they are “very satisfied” with it
- Between **15%** and **20%** of participants were unsatisfied with beaches and parking lots, road conditions, and public housing

Public Access to Water is the highest recreational priority for Mashpee residents



Transportation

Vehicles

- Over **50%** of participants claimed that they are
- unsatisfied with traffic congestion between
- Memorial Day and Labor Day
- Roughly **3/4** of participants are neutral or
- satisfied with off-season traffic congestion

Public Transportation

- Over **98%** of participants claimed to “rarely” or
- “never” take the local bus
- The “Bus to Boston” was the only form of
- public transportation that received more than
- **1%** of participants claiming they use it “very
- often”

Active Transportation

- More than **50%** of participants agreed that
- sidewalks, crosswalks, and walking trails were
- “very important” to Mashpee
- **2/3** of participants said they would support
- an update of the bicycle and pedestrian plan
- for Mashpee

Other

- Over **80%** of participants are neutral or
- satisfied with road conditions, traffic safety,
- and wayfinding (street and directional signage)

TOP TRANSPORTATION ISSUES

- Traffic congestion
- Lack of use of public transportation
- Pedestrian and bicycle safety

Why Don't Mashpee Residents Use Public Transit?

1. Prefer my car
2. Does not take me where I want to go
3. Infrequency of service



Implementation

- Program for achieving the plan's goals
- Detailed list of the public actions that are proposed
 - Action
 - Responsible party
 - Timeframe
 - Theme



Goals, Policies, and Actions

GOALS:

Desired outcomes.
Simple, broad, high-reaching.

POLICIES:

Statements that
guide municipal
decision makers so
that decisions help
to achieve the goals.

ACTIONS:

Specific, measurable
acts whose
implementation will
bring the
municipality closer
to achievement of its
goals.



Goals, Policies, and Actions

Example

Goal		
Protect terrestrial and aquatic habitats for long-term benefits.		
Policy		
Identify areas for coastal and habitat restoration to enhance improve overall habitat conditions.		
Actions	Responsible Party	Timeframe
Continue to maintain navigational channels for only navigation but for stream and tidal flow.	DCR Select Board Conservation	Ongoing

Responsible Party






- The lead responsible party is identified by bold text with supporting roles by those listed in regular text.

Timeframe

- **Short-term** is typically considered for action items that will be initiated within **0-3 years**
- **Medium-term** is typically considered for action items that will be initiated within **4-7 years**
- **Long-term** is typically considered for action items that will be initiated within **8 years or more**
- Ongoing is typically used to identify items that are continuous and do not have a defined end and beginning timeframe
- The timeframes can be adjusted and are defined in an introductory paragraph within the implementation chapter



Implementation Table Format

Housing							
Goals, Policies, & Actions							
Goals							
Goal H-1: Ensure that current and future Mashpee residents have access to adequate and diverse types of housing options.							
Goal H-2: Ensure that sustainable practices are integrated into all housing development decisions to create a safer, healthier community.							
Policies							
Policy H-1: Prioritize redevelopment of single-use, auto-centric commercial strip development into compact, walkable, and pedestrian-friendly mixed-use neighborhoods that provide a variety of housing types.							
Policy H-2: Maximize the Town's potential to provide Subsidized Housing Inventory (SHI) eligible deed restricted affordable units by using Town owned property.							
Policy H-3: Expand the diversity of housing types to provide all residents with appropriate shelter.							
Policy H-4: Diligently and efficiently monitor and enforce inclusionary zoning requirements and provide professional oversight for any locally run housing programs and nurture relationships with community housing partners.							
Policy H-5: Incentivize the production of Accessory Dwelling Units (ADUs).							
Policy H-6: Implement sustainable building practices for all new construction and redevelopment.							
Policy H-7: Minimize housing vulnerabilities to climate change and natural disasters.							
Actions						Time Frame	Responsibility
H-1. Conduct a visual preference survey to determine the types and styles of housing that is supported by the community.						S	PD AHC PB SM
H-2. Procure a consultant to assist with community engagement and facilitation of design charrettes to support the development of a Form Based Code.						M	PD PB SM
H-3. Develop, adopt, and implement a form-based code in the form of an overlay district.						M	PD PB SB



Action Themes



Protect and conserve unique and important resources within Mashpee



Attempt to meet the housing needs of existing and future Mashpee residents



Increase the Town's resilience and ability to respond in a constantly changing environment



Promote a diverse and appropriately scaled economic base to serve the needs of Mashpee residents



thank you

Weston & SampsonSM
transform your environment

Photo by U.S. Fish and Wildlife Service.



May 9, 2023

Ms. Mary Waygan, Chairwoman
Mashpee Planning Board
16 Great Neck Road North
Mashpee, MA 02649

Re: 532 Route 130

Dear Chairwoman Waygan:

As you are aware this office represents Forestdale Road, LLC in its application to approve a Definitive Subdivision Plan.

We received an update on May 8, 2023 that the data collection was completed last week by the company preparing the traffic assessment, but they still need time to complete their final analysis. Given that, I would ask that the hearing on the subdivision plan be continued from May 17, 2023 to June 21, 2023.

I would also request that the Board grant a further 90 day extension of the time frame for issuing its decision.

Thank you for your courtesies in this regard.

Very truly yours,



Christopher J. Kirrane

CJK:amb

John W. Rodrigues, Trustee
Anchor Building Trust
P.O. Box 641
West Barnstable, Ma 02668
508-428-1500 774-836-0500
anchrbldg@aol.com

HAND DELIVERED

May 11, 2023

Mary Waygan, Chairperson
Mashpee Planning Board
16 Great Neck Road North
Mashpee, Ma. 02649

Re: Planning Board Covenant
17 Silver Leaf Lane (combined lots 62,63,64), Mashpee, Ma.

Dear Ms. Waygan:

Please be advised that I am the owner of the above referenced property.

There is a 51-year-old Covenant, dated May 3, 1972, recorded at the Barnstable Registry of Deeds in Book 1644 Page 87, regarding the Conaunet Highlands subdivision, encompassing this property (see attached Covenant). I am hereby requesting a Discharge of said Covenant as all the requirements put forth in the Covenant have been met in the finishing of Silver Leaf Lane.

We respectfully request a Discharge of the Covenant as soon as possible as we would like to apply for a building permit (proposed Site and Septic Plan attached).

Please contact me if I can provide you with further documentation to prepare the Discharge. If this matter is required to go before the planning board for approval, we request that it be done as expeditiously as possible.

Thank you.

Sincerely,

John W Rodrigues

JWR/jer
Enclosures
Cc: Evan Lehrer, Town Planner

NO BOOK 1644 PAGE 087
 TOWN OF MASHPEE
 OFFICIAL OF F11863 AL
 CO Planning Board COPY
 MASHPEE, MASSACHUSETTS
 NOT AN
 OFFICIAL OFFICIAL
 CO P YCOVENANT COPY

See Plan Book 256 Page 71

The undersigned William C. Nye & Charles E. Dow
 of Barnstable & Suffolk County, Massachusetts,
 hereinafter called the "Covenantor", having submitted to the Planning Board of the Town of
 Mashpee, a definitive plan of a subdivision entitled "Conaunet Highlands" Subdivision Plan
 of land in Mashpee, Mass. scale 1" = 60 ft. Dated March 1, 1972
 made by William C. Nye does hereby covenant and
 agree with said Planning Board and the successors in office of said Board pursuant to G. L. (Ter.
 Ed.) Chapter 41, Section 81A as amended, that:

1. The Covenantor is the owner of record of the premises.
 2. This covenant shall run with the land and be binding upon the covenantor and the ex-
 ecutor, administrators, heirs and assigns of the covenantor and their successors in title to the
 premises shown on said plan.
 3. The construction of ways and the installation of municipal services shall be provided to
 serve any lot in accordance with the rules and regulations of said Board before such lot may be
 built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires
 title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the
 mortgaged premises or part thereof may sell any such lot, subject to that portion of this cove-
 nant which provides that no lot shall be built upon until such ways and services have been pro-
 vided to serve such lot.
 4. Nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this
 covenant, of either the entire parcel of land shown on said subdivision plan or of all lots not
 previously released by the Planning Board.
 5. This covenant shall take effect upon the approval of said plan by the Planning Board.
 6. Reference to this covenant shall be entered upon said plan and this covenant shall be
 recorded when said plan is recorded.
 7. This Covenant shall not apply to lots numbered 1, 2, 3, 4, 5, 6, 7.
- The undersigned, _____ wife, husband of the
 covenantor hereby agrees that such interest as I may have in said premises shall be subject to
 the provisions of this covenant and insofar as is necessary I, we, release all rights of tenancy
 by the curtesy, dower, homestead and other interests therein.

WITNESS our hands and seals this THIRD day of MAY 1972

[Handwritten signatures of William C. Nye and Charles E. Dow]

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:

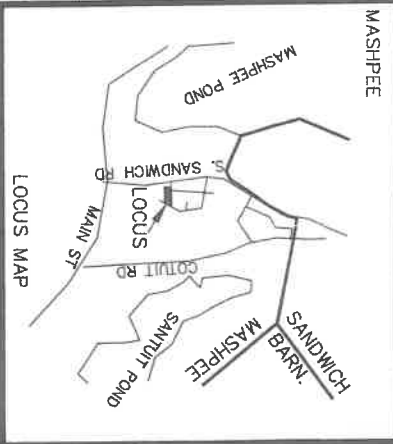
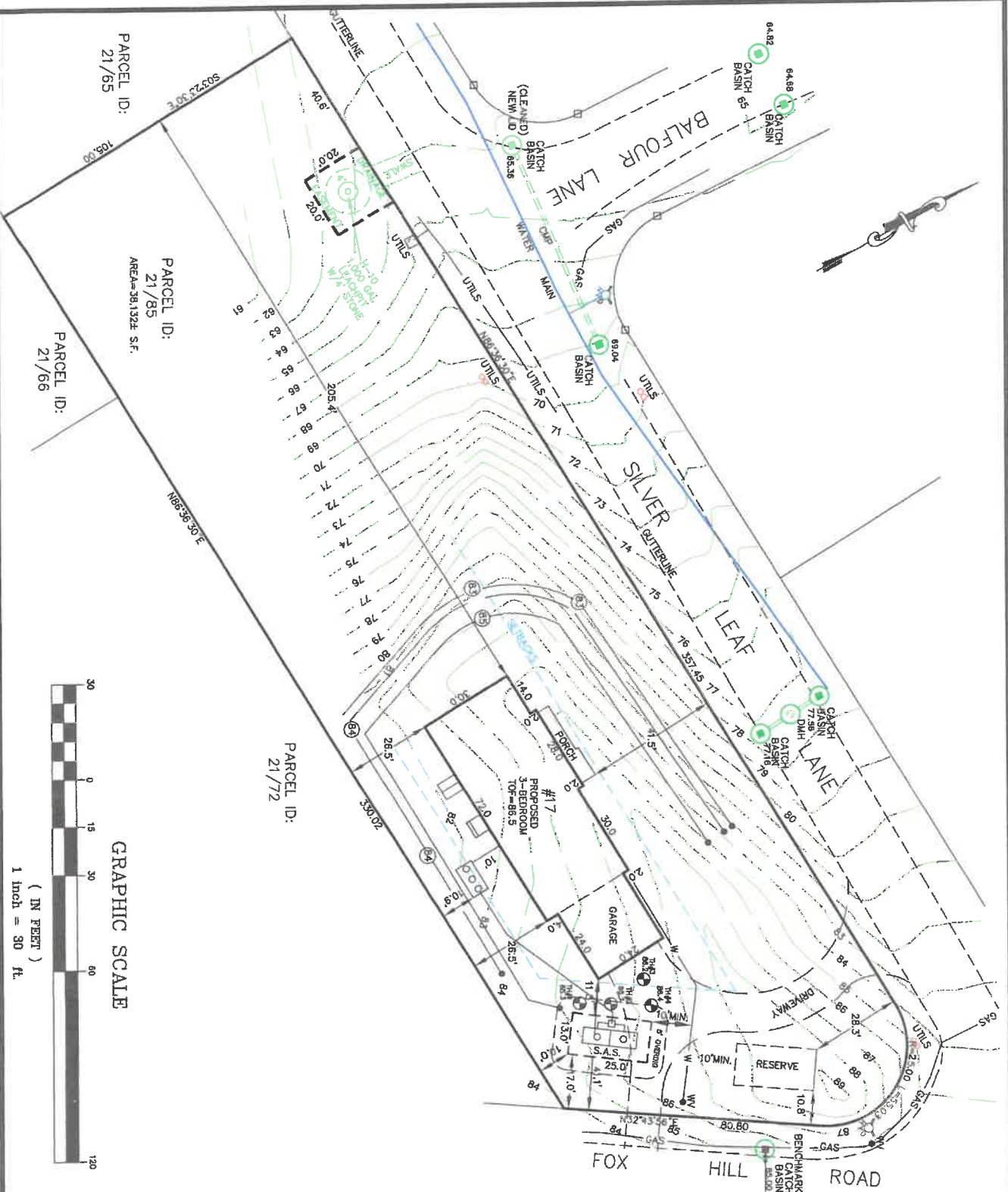
Then personally appeared the above named and acknowledged the foregoing instrument to be
 their free act and deed. Before me:

May 3, 1972
[Signature of Renate M. Andrews]
 Notary Public
 My commission expires 1973



REC'D MAY - 4 1972 & RECORDED

RENATE M. ANDREWS - NOTARY PUBLIC
 Commonwealth of Massachusetts
 My Commission Expires November 28, 1973

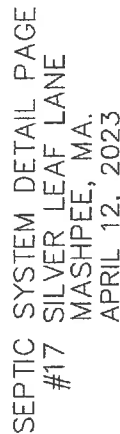


PLAN REF: 258/71
 TITLE REF: 12728/014
 PARCEL ID: MAP 21 PAR. 85
 ZONING: "R-5" SETBACKS: 40'-15'-15'-R
 MAXIMUM BUILDING HEIGHT = 35'
 MAX. LOT COVERAGE = 20%
 FLOOD ZONE: "X"
 COMMUNITY PANEL: 2500100536J DATED: 07/16/14

SITE & SEPTIC PLAN
 LOCATED AT:
 17 SILVER LEAF LANE
 MASHPEE, MA.
 PREPARED FOR
ANCHOR BUILDING CO.
 APRIL 12, 2023



MacDougall Surveying & Associates
 P.O. Box 2428
 Mashpee, Ma. 02649
 PH: (508) 419-1086
 CELL: 774-327-0617
 email: macdougallsurveying@comcast.net
 SHEET 1 OF 3 J#2315SP



TEST PIT RESULTS:

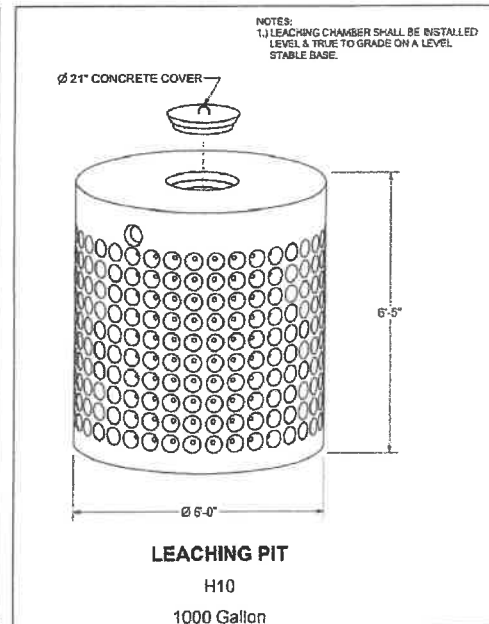
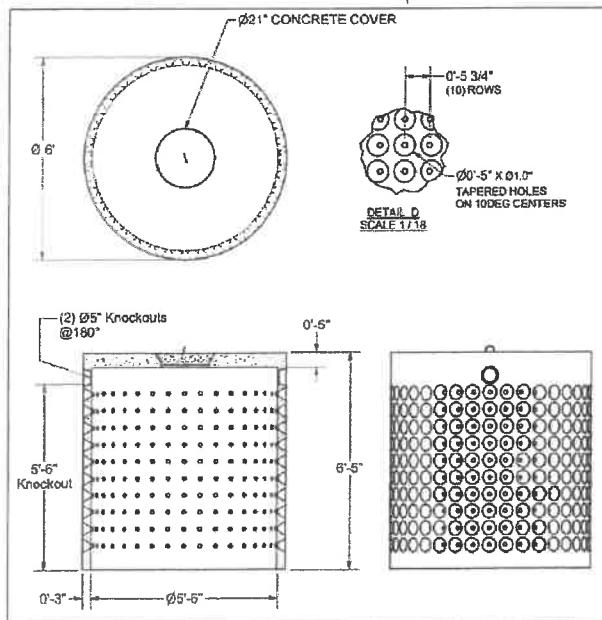
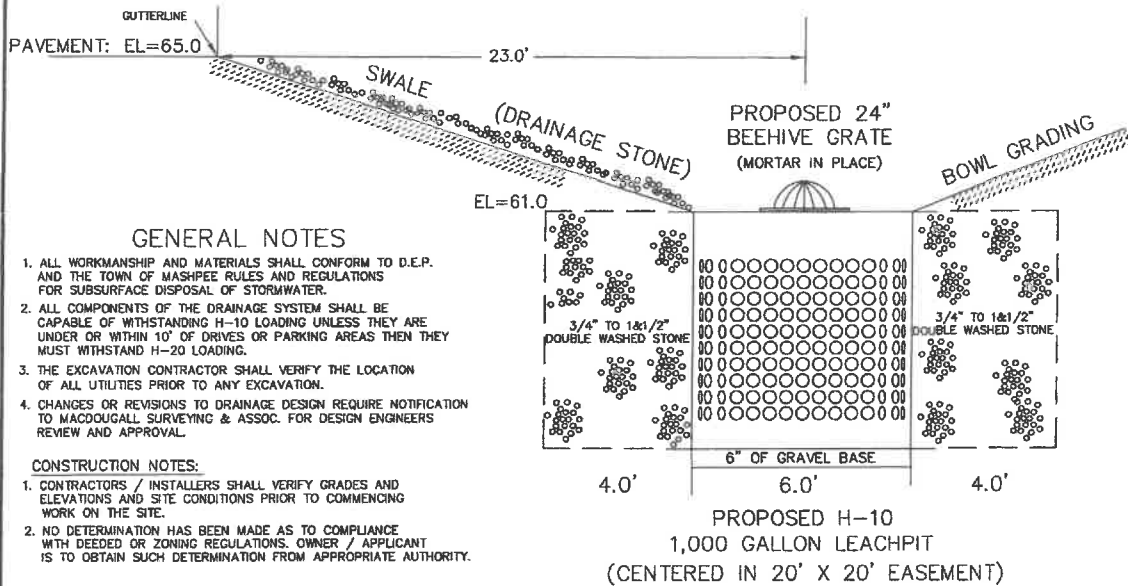
TEST PIT RESULTS:				SOIL TEST DATE: MARCH 23, 2023			
				B.O.H. AGENT: CHRISTINE WILLANDER			
				SOIL EVALUATOR: DAVID D. FLAHERTY, JR.			
				BACKHOE: DUKE PERRY EXCAV.			

TH#1 EL.= 85.3 (BOT. PERC. @ 87" <2MPI)							
ELEV.	DEPTH (IN.)	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER	
84.9	0"-5"	O/A	LOAMY SAND	10YR3/2	N/A		
83.0	5"-28"	B	LOAMY SAND	10YR5/6	N/A		
81.3	28"-48"	C1	SILT LOAM	10YR6/4	N/A		
75.3	48"-120"	C2	MEDIUM SAND	2.5Y6/4	N/A		
TH#2 EL.= 85.7 NO MOTTLES, NO GROUNDWATER							
ELEV.	DEPTH (IN.)	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER	
85.3	0"-5"	O/A	LOAMY SAND	10YR3/2	N/A		
83.4	5"-28"	B	LOAMY SAND	10YR5/6	N/A		
81.7	28"-48"	C1	SILT LOAM	10YR6/4	N/A		
75.7	48"-120"	C2	MEDIUM SAND	2.5Y6/4	N/A		
TH#3 EL.= 86.2 NO MOTTLES, NO GROUNDWATER							
ELEV.	DEPTH (IN.)	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER	
85.7	0"-6"	O/A	LOAMY SAND	10YR3/2	N/A		
84.4	6"-27"	B	LOAMY SAND	10YR5/6	N/A		
82.7	27"-43"	C1	SILT LOAM	10YR6/4	N/A		
76.2	43"-120"	C2	MEDIUM SAND	2.5Y6/4	N/A		
TH#4 EL.= 86.4 NO MOTTLES, NO GROUNDWATER							
ELEV.	DEPTH (IN.)	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER	
85.9	0"-6"	O/A	LOAMY SAND	10YR3/2	N/A		
84.4	6"-24"	B	LOAMY SAND	10YR5/6	N/A		
82.4	24"-48"	C1	SILT LOAM	10YR6/4	N/A		
76.4	48"-120"	C2	MEDIUM SAND	2.5Y6/4	N/A		

NUMBER OF BEDROOMS..... 3
GARAGE DISPOSAL..... NO
TOTAL ESTIMATED FLOW
(110 GAL./BR./DAY X 3 BR.) 330
330GPD X 200% = 660 GAL
USE NEW 1500 GAL. TANK
INSTALL: 2(H-20) 50GAL CHAMBERS (W/4' CRUSHED STONE
ON THE SIDES AND ENDS) AND BACKFILL
WITH CLEAN SAND FILL PER 310 CMR 15.255
SOIL CLASSIFICATION..... 1
DESIGN PERCOLATION RATE..... 52 MIN./IN.
EFFLUENT LOADING RATE..... 74
REQUIRED LEACHING CAPACITY..... 330 GAL/DAY
LEACHING CAPACITY PROVIDED..... 352 GAL/DAY
SIDEWALL: (13.0' + 25.0')x2(2 SIDES)(.74)= 112 GAL/DAY
BOTTOM: (13' x 25.0')(.74)= 240 GAL/DAY
TOTAL= 352 GAL/DAY
352 GPD PROVIDED - 330 GPD REQUIRED = 22 GPD RESERVE

MacDougall Surveying
& Associates
P.O. Box 2428
Mashpee, Ma. 02649
PH: (508)419-1086
CELL: 774-327-0617
email:
macdougallsurvey@comcast.net





DRAINAGE SYSTEM DETAIL PAGE
#17 SILVER LEAF LANE
MASHPEE, MA.
APRIL 12, 2023

MacDougall Surveying
& Associates
P.O. Box 2428
Mashpee, Ma. 02649
PH. (508)419-1086
CELL: 774-327-0617
email:
macdougallsurveying@comcast.net
SHEET 3 OF 3 J#2315SP

**Pesce Engineering & Associates, Inc.**

43 Porter Lane
West Dennis, MA 02670

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

Invoice

Invoice #: 2023-2100

Invoice Date: 5/2/2023

Due Date: 6/2/2023

Bill To:

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

Project & Location:

Cranberry Point - Willowbend
(275 Quinacisset Ave.)
- Engineering Review Services

Description	Hrs./Qty.	Rate (\$)	Amount (\$)
ENGINEERING PROFESSIONAL SERVICES: 24 Jan - 28 April 2023			

Initial Review of project Plans, Call with Matt Eddy to discuss the project and the proposed wetland alteration - 15 Feb, and Travel & Site visit to review existing conditions - 16 Feb	4.67	160.00	747.20
Full Review of Project Plans, Drainage Calculations and application docs., and preparations of Engineering Review Report - 25-27 Feb, call from Matt Eddy to review my comments - 1 Mar	15.25	160.00	2,440.00
Travel & Attendance at Planning Bd. Hearing - 1 March	4.50	160.00	720.00
Review of Revised Project Plans (dated 24 March) & calculations, and response to comments, and preparation of E-mail of updated comments - 29 March, follow-up calls & e-mails with Matt Eddy - 18-20 April	5.50	160.00	880.00
Travel & Attendance at Planning Bd. Hearing - 19 April	6.00	160.00	960.00
Review of Draft Revised Site Layout Plans - 28 April	0.50	160.00	80.00
REIMBURSABLES			

Mileage expense - 52 Miles Roundtrip for Site Visit	52.00	0.57	29.64
Plan Copies 24" X 36" color	19.00	6.15	116.85
Plan Copies 11" X 17" color	9.00	2.65	23.85
Photocopy expense - Color copies of letters, e-mails & drainage report	71.00	0.35	24.85

Please make checks payable to "Pesce Engineering"

Thank You for Your Business!

Total \$6,022.39

Payments/Credits \$0.00

Balance Due \$6,022.39



Town of Mashpee

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mashpee Planning Board Public Hearing Notice

Pursuant to Massachusetts General Laws, Chapter 40A Section 11, the Mashpee Planning Board will hold a public hearing on Wednesday, June 7, 2023 at 7:20PM at the Mashpee Town Hall, 16 Great Neck Road North, to consider an application from Southworth Mashpee Properties LLC, property owner, to modify the Willowbend Country Club Special Permit. This application requests that the existing condition in the November 1991 Special Permit modification decision limiting the total number of bedrooms within the Willowbend project to 853 be amended to allow additional bedrooms provided that sewage flows associated with any additional bedrooms are authorized by DEP under the Groundwater Discharge Permit for the sewage treatment plant owned by the Willowbend Community Trust

Submitted by:

Mary E. Waygan
Mashpee Planning Board

Publication dates: Friday, May 19, 2023
 Friday, May 26, 2023

Article ____:

To see if the Town will vote to amend §174-45.4 Subsection A of the Mashpee Zoning Bylaw as follows:

§174-45.4 Accessory Apartment:

A Building Permit authorizing one (1) accessory apartment per lot may be granted if consistent with the following:

- A.** In order for an accessory apartment to be permitted, in addition to meeting all of the requirements under subsections B-L, the principal dwelling unit or the proposed accessory apartment must be occupied by the property owner as listed on the latest recorded deed. On an annual basis coinciding with the initial date of issuance of the Building Permit, the property owner shall submit to the Building Inspector sufficient evidence to demonstrate occupancy of the principal dwelling unit or permitted accessory apartment. Under no circumstances may the property owner rent both the principal dwelling and accessory apartment.

Explanation

This article would allow a property owner with a permitted accessory apartment to rent his or her principal dwelling if he or she occupied the accessory dwelling unit. This amendment would not allow a property owner to rent both units at the same time but creates more flexibility because currently the property owner as listed on the latest recorded deed must occupy the principal dwelling.

Article ____:

To see if the Town will vote to amend Section 174.45.4 Subsection C of the Mashpee Zoning Bylaw as follows:

C. **Unit Size** The design, installation and use of an accessory apartment shall be secondary and incidental to the principal use of the structure as the owner's home. An accessory apartment may be located within the same structure as said home or constructed within a new or pre-existing detached structure. The gross floor area of the accessory apartment shall be not less than three hundred (300') square feet and shall not exceed nine hundred (900') square feet.

Warrant Article ____ :

To see if the Town will vote to add the following new subsections into Article XI: Floodplain Zone Overlay as follows:

§174-67 Prohibitions

The purpose of these prohibitions are to encourage more resilient, safe, and environmentally beneficial construction methods in the 100 year floodplain and is not intended to otherwise restrict or prevent construction of a new or redeveloped dwelling or other allowable structure.

No person shall fill, place or dump in a floodplain any soil, loam, peat, sand, gravel, rock or other material substance, refuse, trash, rubbish, debris or dredged material for the purposes of raising their first floor elevation to be at or above the base flood elevation. Solid wall foundations with flood vents or pilings are the only acceptable construction methods within the 100-year floodplain.

No Letters of Map Revision based on Fill (LOMR-Fs) or Letters of Map Amendment Based on Fill (LOMA-F) will be permitted

Conventional Title V Septic System technologies shall not be permitted within the 100 year flood plain and a Board of Health approved Innovative/Alternative septic system is required pursuant to Board of Health Regulations. For the purposes of this section any lot who is partially impacted by the 100 year flood plain shall be considered within the 100 year floodplain.

§174-67.1 Exceptions to rule prohibiting the use of fill in any flood zone

Landscape material up to two feet in depth at the foundation and tapered to meet grade within ten feet (10) of the foundation shall not be calculated towards grade plane and shall not be considered fill as regulated in §174-67 of this Bylaw.

The use of rock for the purposes of reconstructing a revetment or groin shall not be considered fill as regulated by §174-67 of this Bylaw. The reconstruction of such structures shall require all permits as required by local, state, and/or federal laws.

The use of dredged material for beach re-nourishment shall not be not be considered fill as regulated in §174-67 of this Bylaw but shall require all permits as required by local, state, and/or federal laws.

Any material: soil, loam, peat, sand, gravel, rock or other material substance required for the installation of a Board of Health approved Innovative/Alternative Septic System shall not be considered fill as regulation in §174-67 of this Bylaw.

Explanation:

This article would require new construction or redevelopment of homes in the 100 year floodplain utilize either a solid-wall foundation with flood vents or pilings for new homes or redeveloped homes. Further it requires that properties touched by the floodplain install Innovative/Alternative septic systems unless served by a public or private wastewater treatment facility. This bylaw does not propose to remove the rights of any property owner to build or re-build a new dwelling on lots in the floodplain. If your lot is buildable today, it will remain buildable following the passage of this article.

DRAFT

To see if the Town will vote to repeal Section 174-17.1: Raze and Replace of the Mashpee Zoning Bylaws and replace with a new Section 174-17.1 Raze and Replace as follows:

Purpose and Intent

Buildings or structures that are nonconforming by dimension are likely if they are changed, extended or altered, to cause overcrowding and congestion in the neighborhoods and are contrary to the purposes of this by-law. Buildings or structures that are nonconforming by dimension inhibit present and future development of nearby properties. It is intended that existing buildings or structures that are nonconforming by dimension shall not justify further departures from this by-law. This section is intended to provide clarity to property owners and any applicable special permit granting authority which changes, extensions, or alterations of a pre-existing dimensional conformity may constitute substantial detriment to the neighborhood in which the proposed reconstruction is located as to preserve the character and general scale of neighborhoods.

General Requirements

No pre-existing, non-conforming single or two family dwelling structures shall be torn down and rebuilt on any lot unless there is an issuance of a Special Permit from the Zoning Board of Appeals unless the proposed reconstruction qualifies for an exception as defined in this chapter or is otherwise buildable pursuant to Section 174-21 of this bylaw. Such a special permit may be granted only if the Zoning Board of Appeals finds that any changes, extensions, alterations, or reconstruction of the pre-existing conformities are not substantially more detrimental to the neighborhood than existed prior to the removal of the existing structure and that there is adequate land area to provide sufficient parking. No new nonconformities shall be permitted. Reconstruction of nonconforming structures that propose new nonconformities shall not be eligible for zoning variances.

Findings by the Zoning Board of Appeals that may not be substantially more detrimental

1. Increase in the footprint of a structure that does not comply with one or more required setbacks where the alteration will extend lot coverage or building height where a structure does not conform to current setback requirements;
2. Increase in the lot coverage of a structure where the structure currently exceeds lot coverage;
3. Increase in building height for any structure with a non-conformity subject to item B1 above if the increase in height is located within the portion of the structure that is non-conforming or for any structure covered by item B2 above.

Actions Requiring a Finding of Substantially More Detrimental

1. The creation of any new non-conformity where no non-conformity currently exists;
2. The increase in that portion of the floor space that is non-conforming by more than forty percent (40%) within any ten-year time period. (for the purposes of this section non conforming floor space shall mean the total area of finished living space on all floors, storage space, including basements and non-conforming sheds, or uncovered porch/deck located within a required setback area).

3. The addition of floor space to a lawfully pre-existing non-conforming structure on a site that exceeds the maximum lot coverage requirements of 174-31, if said addition would exceed a floor space to lot area of thirty percent (30%) excluding basements and uncovered porch/deck.

4. The increase in the intensity of a setback non-conformity by further encroaching into a setback area than currently exists.

5. In the Popponesset Overlay District any reconstruction of a single or two-family dwelling that renders any portion of the lot impervious. Previously existing impervious surfaces shall be replaced with pervious materials.

Exceptions

1.) The voluntary demolition and reconstruction of a single or two-family residential structure may be approved as of right by the Building Commissioner if the reconstruction complies with all current setbacks, lot coverage, and building height requirements defined in 174-31 but is located on a lot with insufficient area and/or insufficient frontage where the reconstruction will also comply with all of said current requirements except frontage and/or lot area.

2.) The voluntary demolition and reconstruction of a single or two-family residential structure that is reconstructed within the same footprint, building height, and the same volume or less as the building voluntarily demolished may be approved as of right by the Building Commissioner

Commented [EL1]: Need to think about impact to reconstruction of floodplain properties and the impact of LSCSF in the lot coverage calcs.



Housing Profile: Mashpee

Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2022)	MEDIAN HOUSEHOLD INCOME (2021)	RESIDENTIAL PROPERTY TAX RATE
15,060	6,603	2.26	10,757	\$620,000	\$83,563	\$7.01 (FY23)

The Town of Mashpee has an estimated year-round population of just over 15,000 residents. It is bordered by Sandwich on the north, Vineyard Sound on the south, Falmouth on the west, and Barnstable on the east. About 32% of homes in the town are seasonal, which is slightly lower than the region as a whole (36%). The Town of Mashpee contains one Community Activity Center within its boundaries.

Mashpee by Age



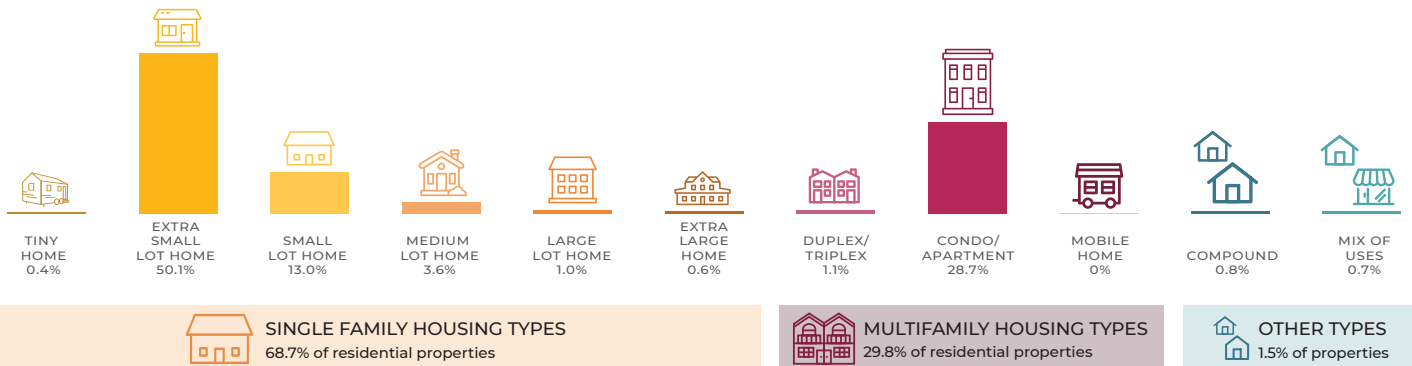
Mashpee by Race



(2020 Decennial Census; American Community Survey (ACS) 2021 5-year Estimates; Cape Cod and Islands Association of Realtors; Massachusetts Department of Revenue)

Current Housing Stock

The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. In Mashpee, about 69% of residential properties are single-family homes; about 30% are multifamily properties. Less than 2% are other types of properties. Other properties may be a single home or may be multifamily homes such as compounds, which may include multiple houses on one parcel occupied by different households or a single family home with a guest house. Mix of uses are properties that have at least one residence on them but also have some sort of other use such as agricultural or commercial. For more information on the housing typology and categories visit: ccom.link/ht



Housing Stock by Year Built

Like the region, the majority of housing units in the town were built between 1950 and 1999. Almost 1/4 of Mashpee's housing stock was built in the 2000s, which is relatively high for the region.

(Assessors' data and CCC housing typology analysis)



Owners and Renters

There are about 6,600 year-round occupied housing units in Mashpee; of these, 84% are owner-occupied and 16% are renter-occupied.

(ACS 2021 5-year Estimates)



Seasonality

About 1/3 of all housing units in Mashpee are used for seasonal, recreational, or occasional use. (ACS 2021 5-year Estimates)

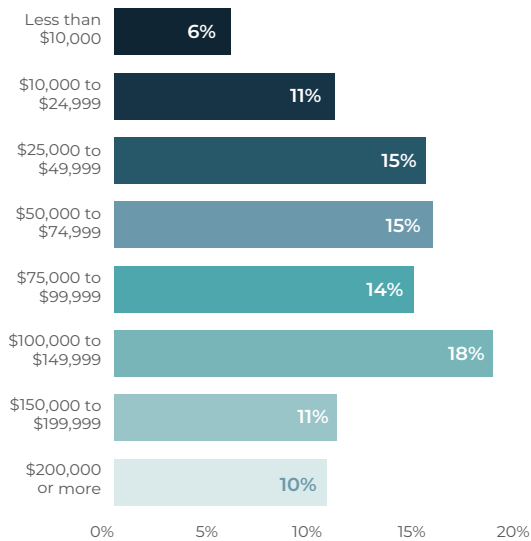




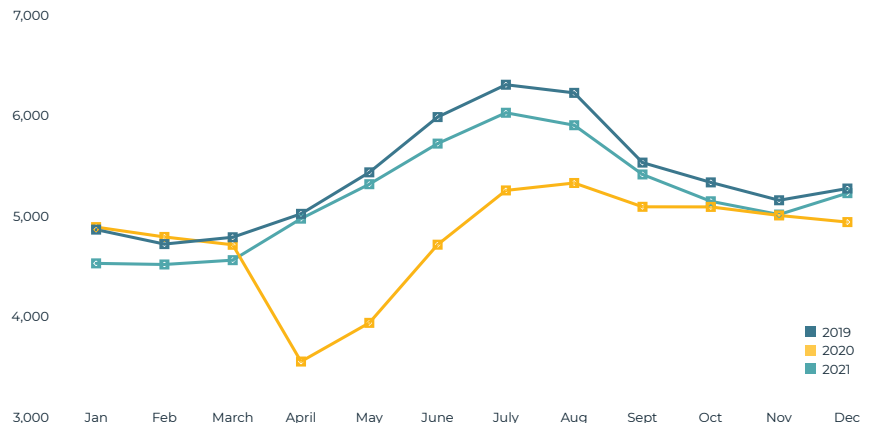
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2021 5-year Estimates)



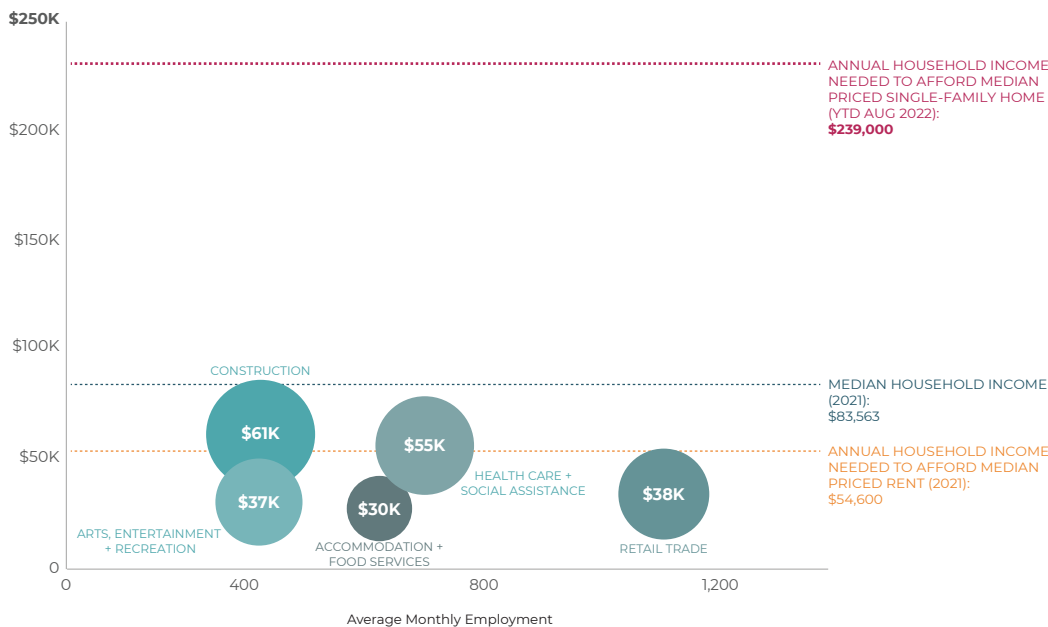
Employment by Month



Like much of the region, employment in Mashpee is highly seasonal. In 2019 employment peaked in July at 34% more than the low in February. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends.

(MA Labor Market Information, ES-202 data)

Housing Affordability



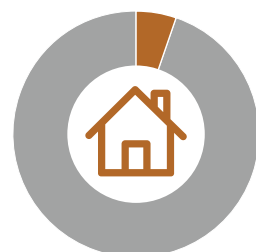
In 2021 the median price for a home for sale in Mashpee was \$582,500. In 2022, prices increased to a median home sales price of \$620,000, a 6% increase. Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (affordably purchase means a household spends 30% or less on housing costs). While the median gross rent, according to the American Community Survey, is more affordable, availability of year-round rental housing is very limited.

(Annual income refers to a household's earnings, while annual wage refers to an individual's earnings. Data: Cape Cod and Islands Association of Realtors; 2021 ACS 5-Yr Estimates; 2022 Cape Cod Housing Needs Assessment; MA Labor Market Information, ES-202 data)

Affordable Housing Units

The Massachusetts Subsidized Housing Inventory is used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law, which encourages communities to have 10% of their housing stock be affordable for low- to moderate-income households. While housing developed under Chapter 40B is eligible for inclusion on the inventory, other types of housing also qualify to count toward a community's affordable housing stock.

SUBSIDIZED HOUSING INVENTORY UNITS

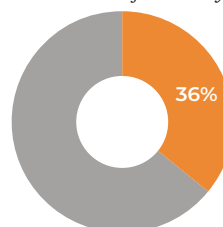


5.3% of housing units

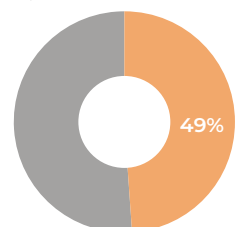
(Numbers are from DHCD as of February 14, 2023 and subject to change. These numbers do not yet reflect 2020 Census data as the necessary data are not yet available.)

Housing Cost Burdened

A household is considered cost burdened when housing costs exceed more than 30% of monthly income. (ACS 2021 5-year Estimates)



... of owner households in Mashpee spend 30% or more of income on housing costs



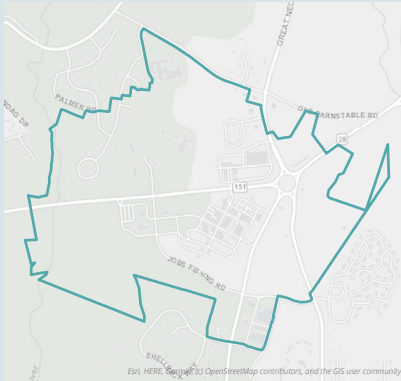
... of renter households in Mashpee spend 30% or more of income on housing costs



Community Activity Centers

Community Activity Centers are areas with a concentration of business activity, community activity, and a compact built environment that may be suitable for additional housing and a mix of uses at a scale that fits in with the community's character. The vision for these areas is to accommodate these uses in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities, with adequate infrastructure and pedestrian amenities to support development. Mashpee has one identified Community Activity Center.

Mashpee



COMMUNITY ACTIVITY CENTER AREA (ACRES)

361



ESTIMATED HOUSING UNITS

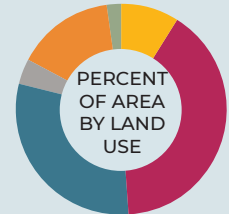
128



ESTIMATED HOUSING UNITS (PER ACRE)

0.4

The Mashpee Community Activity Center is focused around Route 28 and Route 151 and the commercial uses there. It is surrounded by undeveloped land and residential land. Residential uses comprise very little of the Community Activity Center area in terms of land use.



- Residential **9%**
- Commercial **40%**
- Tax Exempt **30%**
- Industrial **4%**
- Multiple Uses **15%**
- Conservation/Recreation **2%**

Zoning



Accessory Dwelling Unit by Right

An accessory dwelling unit (ADU) is a secondary housing unit on a single-family residential lot. ADUs can include over-garage units, carriage houses, or in-house apartments, and may provide more affordable housing options.

ALLOWED



Multifamily Housing by Right

Multifamily zoning by right makes the ability to develop multifamily units in certain districts of a town easier, supporting an expanded and diversified housing stock.

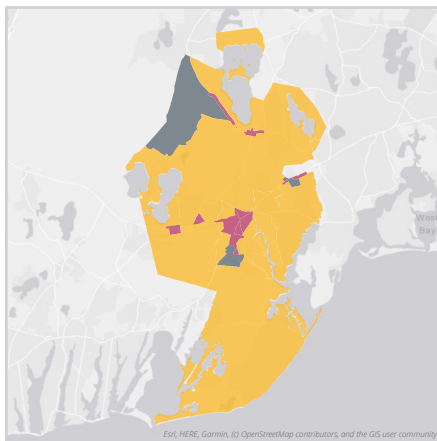
NOT ALLOWED



Inclusionary Zoning Policy

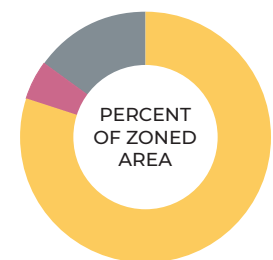
Inclusionary zoning requires developers to designate a percentage of the units in certain projects as available to lower and moderate income households

NOT ADOPTED



Zoning Districts

As with most Cape towns, the vast majority of the town is zoned for residential uses, as can be seen in the map and the graph. These zoning categories are broad and do not capture the many nuances of the specific zoning regulations for each district, nor do they include overlay districts, but help to provide a summary of the distribution of land available for certain types of uses throughout town.



- Residential **80%**
- Commercial **5%**
- Industrial **15%**

Road Safety Input

Colton Atkinson

Sat 5/6/2023 1:40 PM

To: Evan Lehrer <ELehrer@mashpeeema.gov>

📎 5 attachments (324 KB)

Figure 4-36.jpg; Figure 7-13.jpg; Figure 4-35.jpg; Figure 7-12.jpg; Figure 7-14.jpg;

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.

Good afternoon members of the planning board,

I was reading through transportation design guidelines developed and disseminated by Oslo, Norway and based on your discussion Wednesday wanted to share a few nuggets I think can be applied to Mashpee, perhaps through inclusion in the LCP. It was created with cities in mind, but I think these best practices apply to all towns. You can view the full report here: https://www.c40knowledgehub.org/s/article/Street-Design-Manual-for-Oslo?language=en_US.

Roadway:

- They suggest traffic calming measures where >15% of vehicles exceed the speed limit by 5km/hr. The extent of traffic calming can vary widely. You don't need speed bumps on 50 MPH roads, but you should be implementing other methods like curbs or vegetation to cause drivers to drive the speed limit without enforcement.

Intersections:

- They are in agreement with BETA regarding the impact of reduced curb radii creating safer spaces by reducing vehicle speeds.
- While not many of our roads have signalled intersections with cycle lanes, the inclusion of cycle boxes at intersections that do is a low cost way to substantially improve safety for cyclists by improving visibility and reducing the risk of right turning traffic sideswiping them. This can also be implemented on roads without cycle lanes that are bike routes (see Figure 4-35).
- In the same vane, wide left turn for large intersections allows safe left turns for cyclists as depicted in Figure 4-36 (I couldn't effectively describe it with words).
- Both cycle boxes and wide left turns are very low cost options that should be considered during and repavement or intersection work.
- As for the discussion on intersections vs roundabouts, signal controlled intersections allows prioritization of certain road users, but there are also several examples of ways to implement roundabouts safely for cyclists and pedestrians. Figures 7-12 and 7-13 are examples of roundabouts of low speed roads with a transport function, while 7-14 is for busier roadway intersections. I would think Figure 7-14 would also benefit from signs with flashing lights to heighten the awareness of drivers when a pedestrian is crossing the crosswalk. The way Figure 7-14 handles the bike lane crossings should be considered in the Mashpee Rotary design.

Environmental design:

- Vegetation should be in barriers, specifically between cars and cycle lanes and in roundabouts. I think combining the planting of trees, shrubs, and ground plants along 151 between the shared use path/sidewalk and roadway would be an excellent way to beautify the area and offset the environmental impact of the roadway. Of course this would require steel edging or some other form of protection near the trees to prevent their roots from impacting the pavement.
- They also have implemented a tree bylaw as follows: "Every tree felled on municipal property must be replaced with a similar volume of biological tissue within the project boundary. For example, if a tree with a trunk circumference of 100 cm is felled, it can be replaced with 10 trees with a trunk circumference of 10 cm. Where it is not possible to plant trees, multi-strata vegetation may be considered."

Thank you for your time,
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