



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board

Wednesday, June 7, 2023

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

7:00 PM

Broadcast Live on Local Channel 18

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

Call Meeting to Order

- Pledge of Allegiance

Opening Remarks from the Chair

Approval of Minutes

- Review of Meeting Minutes from May 17, 2023

Public Hearings

7:10 PM (Continued from 05/03/2023)

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

- Discuss Planning Board priorities to bring to the Charter Review Committee
- Sign covenant release document for Silver Leaf Lane. Released on 05/03/2023

Old Business

- Declaration of Default – Ockway Highlands Tripartite Agreement dated March 20, 2019
- Planning for October 2023 Town Meeting
 - Solar Bylaw
 - Accessory Apartment zoning bylaw amendment
 - Raze and Replace Amendment
 - Tree Protection Bylaw
 - Floodplain Overlay – Fill Prohibition

Board Engineer Report

- Project Reviews and Inspections

Chairman's Report

MASHPEE TOWN CLERK
JUN 2 '23 PM1:20



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

Town Planner Report

- Hazard Mitigation Planning Committee Public Workshop #1
- Harbor Management Planning Committee New Seabury Workshop
- Housing Production Plan update

Board Member Committee Reports

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

Public Comment

Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- Town of Barnstable Notices
- April 2023 Discharge Monitoring Report for South Cape Village – N = 6.0
- March 2023 Discharge Monitoring Report for South Cape Village – N = 8.7

MASHPEE TOWN CLERK
JUN 2 '23 PM1:20

Additional Topics (not reasonably anticipated by Chair)

Adjournment



Town of Mashpee

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16 Great Neck Road North
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Meeting of the Mashpee Planning Board

Wednesday, May 17, 2023

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

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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



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

- 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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**Mashpee Planning Board
Minutes of Meeting
Wednesday, May 17, 2023 at 6:00PM
Mashpee Town Hall - Waquoit Meeting Room
16 Great Neck Road North
Mashpee, Ma 02649
APPROVED: 06/07/2023**

**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, Dale Oakley

Also Present: Evan Lehrer – Town Planner, Ashley Sweet – Weston & Sampson

Virtually Present: Ed Pesce- Consulting Engineer

Absent: Robert (Rob) Hansen

CALL TO ORDER

Chairwoman Waygan called the meeting of the Planning Board to order at 6:05P.M.
The Pledge of Allegiance was recited.

APPROVAL OF MEETING MINUTES –March 29, 2023, May, 3, 2023, & May 10, 2023
There were no comments regarding the meeting minutes for the above mentioned dates.

MOTION:

Mr. Balzarini made a motion to approve March 29th, May 3rd, and May 10th Planning Board meeting minutes as presented. Seconded by Mr. Richardson. All in favor. Mr. Oakley abstained.

LOCAL COMPREHENSIVE PLAN UPDATE

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

Ms. Waygan recognized Ashley Sweet and Mr. Lehrer to go through the presentation.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Ms. Sweet started off with survey results of the 621 responses to the online survey. Of those participants, 62% were 60+ years old, 70% live in single family homes, and 84 participants live on waterfront property.

Quality of Life:

- 91% responded quality is good or very good.
- 20% reported their quality improved and 20% said it worsened.
- 60% cited air and water quality is of the utmost importance.

Mr. Richardson asked about the correlation of ages with quality of life getting better or worse. It was answered that they would have to delve into the survey data a bit more to gather that information.

Government Communication:

- More than 70% use the town website as a source of media for town information.
- 1 in 5 attend meetings about the town.
- Over 50% expressed a desire for more public meetings to be broadcasted/televised.
- 45% stated that collaboration between the Tribe and town is very important.

Housing:

- 70% agree there is a need for attainable, workforce, and affordable housing.
- 77% support redevelopment for housing.
- 23% strongly support donating town land for construction of affordable housing.

Economic Development:

- 12% view hotels and resorts as a "very undesirable" thing to pursue.
- 75% of respondents purchase most necessities within Mashpee.
- 1/3 felt a strong desire to incorporate tech, blue economy, cultural and nature based tourism over a larger resort model

Mr. Richardson commented it's hard to support tourism when people don't have a place to stay.

Ms. Waygan noted 76% had a desire to support tourism and she agrees, where will they stay?

Ms. Sweet noted the entirety of survey results will live in the appendix.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Ms. Faulkner commented that she was in the percentage of responses that felt pessimistic due to the water quality.

Climate, Natural Hazards, and Natural Resources:

Climate Change: 5% said they were very concerned about climate related impacts while 10% think education around this area is unimportant.

Water Resources: 54% of respondents answered clean and reliable drinking water is somewhat or very important while 60% are concerned with storm water management.

Forestry: 62% would support town budgeting for a street tree program and 50% would support a bylaw.

Other: 38% of participants voted to support prohibitions on: construction in flood zones, pesticides, and chemical fertilizers.

Ms. Waygan stated there will be a fertilizer bylaw but she is wondering if it will be strong enough.

Facilities and Services:

Water and Wastewater: 2/3 of responses would like the Wastewater Management Plan to be updated. 1/2 support sewer and addressing the PFAs.

Recreation: 60% stated ocean beaches meet their needs, while 40% answered bike trails failed to meet expectations. 3/4 support the improvement of town beach facilities including the concession stands. 1/2 of respondents expressed interest in an indoor swimming pool.

Other Govt. Services: 75% of respondents answered satisfied or greater with Fire and Police while 84% were most satisfactory with the Public Library. 15% said they were unsatisfied with beaches and parking lots, road conditions, and public housing.

Transportation:

Vehicles: 50% of respondents are unsatisfied with traffic congestion between Memorial Day and Labor Day. 3/4 were neutral or satisfied with off season traffic flow.

Public Transportation: 98% answered rarely or never to taking the local bus. The bus to Boston was the only form of public transport utilized with 1% reporting use of it often.

Active Transportation: 50% agreed that sidewalks, crosswalks, and trails are very important and 2/3 would support an update to the bike and pedestrian access plan.

Other: Over 80% are neutral or satisfied with road conditions and traffic safety.

Last time Ms. Sweet was here there was a discussion about implementation and the process for achieving the plans goals. Within the actions, it describes who the primary driving responsible force behind the action is as well as other support parties, time frames, costs, etc.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Goals are desired outcomes that are high reaching and broad.

Policies are guiding statements for municipal decision makers that move towards said goals.

Actions are specific, measurable, and implementable. You take the action, write a plan, and draft an ordinance. Actions are designed to move the community forward.

Example:

Goal: Protect terrestrial and aquatic habitats for long-term environmental and social benefits.

Policy: Identify areas for coastal and habitat restoration to enhance water quality and improve overall habitat conditions.

Actions: Continue to maintain navigational channels for not only navigation but for adequate stream and tidal flow.

Responsible Party: **DCR**, Select Board, Conservation Commission (Primary responsible party labeled in bold)

Timeframe: Ongoing

Ms. Sweet likes to list the goals, policies, and then actions. A lot of policies might apply to different goals, or an action item might achieve two different policies at the same time. You want to eliminate redundancies. She stated acronyms will be used for responsible parties with a key of what they represent.

Ms. Waygan noted once everything is collected they will be able to identify what the priorities are.

Ms. Sweet is here to ensure this document does not get shelved. A good way to ensure it remains a working document is to establish an implementation table in the comprehensive plan. It can be extracted and updated as it is an evolving document. There should be an Implementation Committee established that sits down quarterly and goes through these items and prioritizes them based on funding or political will. There will need to be ongoing efforts to keep this document living. If the town ensures the Implementation Committee is the Planning Board, then that is on the Planning Board to strategize and change priorities as needed.

Ms. Faulkner noted whenever the Planning Board has an ongoing project it remains an agenda item.

Mr. Lehrer commented that Department Heads are boots on the ground in making sure action items get done.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Ms. Sweet noted the projects website can be turned over to the town and it can remain as an implementation website. The table can be posted and updated to keep relevant and active.

Ms. Waygan commented there are a lot of long term items that have been ongoing in the now that may not get captured. She is thinking specifically of Ms. Laurent and the DPW. We need to make sure we give ourselves credit for what we are accomplishing now. Ms. Waygan loves how the implementation table is numbered and she thinks the the Cape Cod Commission will love this layout.

Mr. Lehrer will compose the document first and then send a draft to the Cape Cod Commission.

Ms. Waygan asked for Public Comment and recognized Lynne Barbee.

Lynne Barbee- She likes this chart but she is curious of the font size that will be used so people can read it. Ms. Sweet stated the font is size 11.

Ms. Waygan commented a larger print document could remain at the Senior Center, Town Hall, or Library for folks.

Ms. Sweet also referenced the symbols being used to show overarching themes.

Action Themes:

- Protect and conserve unique and important natural and cultural resources within Mashpee (water pipe)
- Attempt to meet the housing needs of existing and future Mashpee residents. (house)
- Increase the town's resilience and ability to respond in a constantly changing environment. (hand with leaf)
- Promote a diverse and appropriately scaled economic base to serve the needs of Mashpee residents. (cash)

Ms. Waygan thinks the water pipe symbol should be changed to represent Native American heritage. She suggested the circle divided into four segments. She would like to pull out the RPP and look at the symbols they used. She would like this item to go on the next agenda. She will get Mr. Oakley a copy of the RPP.

Colton Atkinson- He commented about safe transit and is concerned that pedestrian safety was the second lowest behind traffic congestion. Mashpee is a small area. If you have an



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

option to sit in your car or ride a bike with the shared use path, take the bike and reduce congestion. 90% of respondents supported sidewalks and 80% bike paths. He encourages the Board to take that information and create a plan with the town to increase bike mobility and path connectivity.

Ms. Waygan wants to make sure the DPW Director updates what she is currently working on. She asked Mr. Atkinson how he navigates the rotary safely.

Mr. Atkinson would classify himself as a Class A bike rider. He takes the full lane and said the biker needs to be assertive with rights of the road. He included an example another country was using and how they included bike lanes in a rotary.

Mr. Lehrer noted his comments and feedback has been exceptional. Ms. Waygan would like his comments in the packet next time.

Mr. Oakley inquired about less avid bikers, how would he recommend someone circumvent the rotary?

Mr. Atkinson suggested cutting through the Mashpee Commons. He also noted when the time comes, the redesign will be critical.

Mr. Lehrer would like to go through and sort goals, policies, and actions then identify the cross pollination of sections. Ms. Sweet can formulate it into the implementation table. She has already started to populate items into the table. Once the word document gets finalized they will cut and paste directly into the document. Initially, when looking at housing comments, she identified a lot of opportunity for consolidating.

Ms. Waygan wants to limit the use of too much technical terminology.

PUBLIC HEARING

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

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.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Ms. Waygan stated the applicant is not here. She has a letter dated May 9, 2023 addressed to the Planning Board. Mr. Kirrane received an update on May 8th that the data collection was completed last week with the traffic assessment. They need more time to complete the analysis. He is asking the Public Hearing be continued to June 21st. He is also requesting the Board grant a further 90 day time frame.

MOTION:

Mr. Balzarini made a motion to continue the Public Hearing to June 21, 2023 at 7:10p.m. Seconded by Mr. Richardson. All in favor.

Ms. Waygan brought up the Mullen Rule, where during a Special Permit, a Board member can sit on a hearing if they only missed one meeting. This is not a special permit so she will find out if Mr. Oakley will be sitting on this matter.

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.

MOTION:

Ms. Faulkner made a motion to nominate Mary Waygan to the Mashpee Charter Review Committee. Seconded by Mr. Balzarini. All in favor.

Mr. Lehrer noted nominees will be notified by the Town Clerk. He will notify the Clerk's office tomorrow of her appointment. She would like all Planning Board members to be sent the Charter.

Ms. Waygan stated that the Town Clerk is elected in Mashpee. There were comments about making it an appointed position. Ms. Waygan stated the blue Warrant is mailed out by the Charter to every tax payer in Mashpee. She would like to know if people could do an out in an effort to save money. Thousands of Warrants get distributed for only 600 residents to show at Town Meeting.

Mr. Balzarini doesn't like how you can only represent one Board. He was on the Sewer Commission and had to give it up to serve on the Planning Board.

Ms. Waygan suggested that if a seat were to be advertised for more than six months then you could pick from people who already serve, if they were interested in serving on more than one committee, commission, or board.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mr. Richardson stated he thinks you should be able to be elected and appointed.

Ms. Waygan thinks there should be a Planning Board member on the Affordable Housing Committee.

Mr. Lehrer would like to put that on the agenda next time as a discussion piece.

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.

Mr. Pesce stated several drainage issues were taken care of at Silverleaf Lane in the last couple months. They are installing a new off road swale to a leaching catch basin. A covered up catch basin was found not functioning on the opposite side of the road. The pipe was cleaned out and some pavement repairs were done using binder course. The road looks good at the bottom of the site towards the end that is not part of the subdivision. There were two sets of catch basins there that were cleaned out and functioning. A lot of work has been done and he wanted to see proposed design plans that were provided. There will be loaming and seeding and a final paving. There were several rain storms since the installation and it is working well. He is recommending the Board accept the estimate of \$16,000 for loam and seed work and application of 1.5 in. top course. He insists the estimate is adequate, but they should add \$1,500 for a final inspection to close out the project. He noted it could be next year after construction of the building.

Ms. Waygan calculated the total would be \$26,250. She inquired about a surety.

Mr. Lehrer does not have documentation, but he would provide the letter and come back to the Board once the bond amount letter is given to the applicant and surety company and amount has been issued or it could be released conditionally.

MOTION:

Mr. Balzarini made a motion to set the bond amount to \$26,250. Seconded by Mr. Richardson. All in favor.

MOTION:

Mr. Balzarini made a motion to release the bond upon receipt of surety by the town totaling \$26,250. Seconded by Mr. Richardson. All in favor.

Vote to pay Pesce Engineering invoices for construction inspections.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Invoice #2023-2100: \$6,022.39

Engineering Review Services at Cranberry Point Willowbend

MOTION:

Mr. Richardson made a motion to approve invoice #2023-2100 in the amount of \$6,022.39. Seconded by Mr. Balzarini. All in favor.

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.

Ms. Waygan asked if it is the 1991 Special Permit and the original. She is hesitant about the word modification, she knows that number of bedrooms is in the original Special Permit.

Mr. Lehrer noted that 1991 is a modification of 1987, the decision to modify is the Special Permit. We are not modifying a modification, we are modifying a Special Permit. This application requests an existing condition already affirmed in 1991 Special Permit.

Ms. Waygan will hold a Public Hearing on June 7th at 7:15p.m. if he can get the Public Hearing notification submitted on time.

Mr. Lehrer stated if he is not successful with publication for this Friday he will establish a Public Hearing for the following meeting.

MOTION:

Mr. Balzarini made a motion to set the Public Hearing for June 7, 2023 at 7:15p.m. If timely advertising is unsuccessful as required by the Zoning Act, the Public Hearing will be held on June 21, 2023 at 7:15p.m. Seconded by Mr. Richardson. All in favor.

Ms. Waygan was told by Town Counsel that she can sit more than five. Mr. Balzarini ensured the four majority vote remains. If you add another person it still has to be four. You can sit six, but only 5 will vote.

OLD BUSINESS

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

Mr. Lehrer stated he has been in contact with Mr. Morin. He has an email relative to Lawrence Lynch Paving marking May 29th as the paving date. Road shoulders have been hydro-seeded. He has the photos available and he will show them. Detention basins are hydro-seeded and top coat paving between lots 1-10 on Blue Castle Drive will occur before the end of this month.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mr. Pesce did go to the site. Photos indicate detention basins and roadside shoulders in the area of Carriage Road and Blue Castle Drive, except for the two houses under construction that are awaiting final loam but have been seeded. Mr. Morin's crew was watering the site today. He did notice there are two catch basins at the end of the intersection on Degross Road with no silt sacks and old filter fabric that failed and flapped open. The sediment in the catch basins needs to be cleaned and filter fabric or silt sacks need to be provided until establishment of road.

Ms. Waygan stated part of what was asked has been done and part has been scheduled. She asked if they should give that a couple more weeks. She asked if Mr. Lehrer and Mr. Pesce were comfortable with keeping this as an agenda item.

Mr. Pesce asked that Mr. Morin keep him informed and have a site meeting to discuss final paving and grading to improve the drainage at the southwestern end of the site. If unattended this will continue to cause problems for abutters. He noted there was no discussion had about maintenance and what he would be willing to do at the end where it meets Great Neck Road South.

Mr. Lehrer stated it is important to get clarity for neighbors and expectations for the Board. Its evident maintenance has to be done and we want to ensure any HOAs that assume responsibilities do so in a condition the Board is anticipating. The scope of the agreement can be reduced, but the tripartite and sureties need to be accurate with existing conditions and non- conflicting timelines.

Ms. Waygan would like that used as a bullet point under Old Business on the next agenda. She asked for the itemized list Mr. Pesce addressed. She asked if Town Counsel red lined the tripartite agreement. We might be able to take the vote on June 7th.

Ms. Faulkner would like to know what happens if Lawrence Lynch has not fulfilled the paving. Theoretically, if work begins the week of May 29th, it would be completed that same day.

Mr. Pesce wants a pre paving meeting with Lawrence Lynch to establish accurate paving grades.

Ms. Waygan noted that because permits got extended due to COVID the tripartite agreement is out of synch. If the developer is being responsible and doing the work accordingly, the town doesn't want to assume responsibility, we want the developer to do it. The Engineer is expecting his meeting and items, paving to be complete, and a report for the June 7th Planning



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Board meeting. It was noted that Memorial Day is the 29th, so that's one less working day. Ms. Waygan recognized Public Comment for this matter.

Howard Rosen – He stated that a dozen property owners and abutters are here, as is Mr. Morin. He is wondering why they cannot hear from him about his maintenance plan. Can he speak to that?

Ms. Waygan asked for other Public Comment before she hears from Mr. Morin.

John Kornack- He has drainage issues and during final paving, if the road goes above his driveway it will flood anytime it rains. He wants the engineer to hear this so something can be done with grading.

Mr. Lehrer noted Mr. Pesce will be on site to address these issues.

Mr. Pesce took his name and address so he can ensure this is taken care of.
(Kornack- 61 Blue Castle Drive)

Mike Ronhock- He referenced the original agreement mentioning a denitrification system or contributing to a donation of quahogs. He is curious if this was fulfilled. The Town Planner confirmed \$14,000 was given for shellfish propagations. Mr. Ronhock inquired about an office trailer being stored on town property and a broken down piece of machinery.

Mr. Lehrer stated there is potential encroachment on town open space, but it does have a permit with the Building Department. He also heard Mr. Morin is getting ready to remove the trailer. At the time of construction of the subdivision that land was not conservation. When asked if it was on conservation land now, Mr. Lehrer cannot answer. Mr. Lehrer was not aware of the broken down skid steer that was mentioned in the citation.

Ms. Waygan noted the Conservation Violation Notice is dated for today, May 17th. Dan Kent, Assistant Conservation Agent, revealed violation of land policies, a trailer on conservation land across from 70 Blue Castle Drive, clearing of access trail on conservation, and a skid steer being stored on clearing. There is a notice to remove trailer and skid steer off Town of Mashpee conservation land within five days of violation citing. It is requested Mr. Morin plant 4 native species where clearing is. Mr. Kent requested Mr. Morin contact Conservation so the violation can be resolved.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mr. Morin addressed the maintenance. He requested copies of receipts and delivery dates of road gravel that was delivered within the last three years. Until he has further information he will defer to answer. The Association was formed before the lot had been sold and permit says the developer or HOA, which the HOA had been formed at the time. He took on some maintenance and he will provide records, not so much during COVID. He would defer to Town Counsel about responsibility regarding permit and establishment of association.

Mr. Pesce stated the maintenance in the tripartite refers to annual maintenance. It looks like nothing has been done for a couple years. He thinks Mr. Morin is trying to resolve this. It sounds like Mr. Morin explained he had done work in the past, but not willing to proceed on further work. Mr. Pesce doesn't agree and wants some work to be done along with additional gravel being placed. If there is going to be paving, it needs to be done anyways. He thinks something further needs to be done because it does not meet the letter of tripartite guidelines.

Ms. Waygan asked if there was a section of the tripartite he is looking to change.

Mr. Pesce reiterated the agreement says maintain every year, which happened before COVID but not since. He is in Florida currently and cannot fly home until he tends to some medical needs. He has another engineer who was already briefed and has stepped in during a previous absence and is very capable. It's the developer's problem, but we should make sure everyone is aware and up to speed. He should be back by the June meeting.

Ms. Waygan would like his comments and thoughts of maintenance in writing to the Board so it is included in the packet for the June 7th meeting. She would like Mr. Lehrer to include the tripartite and Special Permit in the packet ahead of time as well. She asked if Mr. Morin was available on June 7th.

Mr. Morin stated he is not available as he has family coming in. He does not yet have an attorney lined up to view the tripartite.

Ms. Waygan stated the town's lawyer will be speaking with his lawyer.

Mr. Lehrer would like to think about timelines of completion. He would like him and his legal representation to consider appropriate conditions of where we are today and provide a draft to him so he can give to Town Counsel. He also noted the current tripartite is valid until July.

Ms. Waygan noted Town Counsel will take a week to look at it. She asked Mr. Morin if he could have the information Mr. Lehrer is requesting by May 24th.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Mr. Lehrer stated there were few items on the tripartite. These included sidewalk modification, traffic radar signage, and paving to be completed, then the tripartite would go away. Depending on the scope of what gets completed, there may not necessitate continued security. Prior to the lapse he would still like a draft ready.

Ms. Waygan commented that the basic language doesn't have to change but the dates of conditions do. She needs the dates and would like them by May 26th so it can go into the packet for June 7th. This will include dates of completion for the subdivision.

Mr. Morin needs time to consider and communicate with his legal team and Mr. Lehrer.

Mr. Lehrer commented that the Special Permit has a condition and through the assembly of the HOA, does he still maintain obligation? Did the maintenance meet conditions of the permit? It's for infrastructure, road utilities, landscaping, road monuments, and a radar sign. All outstanding items were listed and paving Carriage and Blue Castle Drive was the majority of the money secured. The Special Permit does not secure the tripartite, it's an ongoing maintenance the developer would lose when the subdivision gets handed over to the HOA.

Mr. Morin respects the request but it isn't up until July so he will be in contact with Mr. Lehrer. He will also try to get the request for modification of the Special Permit.

Ms. Faulkner needs a summation of this entire project. Mr. Lehrer offered to take her on a tour.

Planning for October 2023 Town Meeting – Discuss Draft Articles Floodplain Overlay- Fill Prohibition

Mr. Lehrer stated this is for the prohibition of fill when raising elevation. Fill for a septic is exempt. Language is consistent with what was seen before, but the purpose is to encourage and require safer options in the event of a flood. Using fill to raise elevation and building atop that fill and having the first floor out of flood zone is the least flood safe option. Having a solid wall with flood vents is recommended. It recognizes the BOH requiring IA in the floodplain. Certain types of systems mitigate necessity for fill. There is nothing about this bylaw that restricts someone to properly dispose of wastewater. There are exceptions here. Any material required for installation of a board approved system is not fill as regulated. Mr. Lehrer noted the Health Agent has seen this draft but not the entirety of the Board of Health.

Ms. Waygan asked if anyone else should review this, like the Building Commissioner, Board of Appeals, and ConCom. The Planning Board is voting on June 7th. She would also like this sent to John Cotton.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Solar Bylaw (no draft prepared yet)

Mr. Richardson is in charge of this, he needs to meet with Mr. Lehrer.

Accessory Apartment Zoning Bylaw Amendment

Mr. Lehrer commented there are two now. The first allows someone to rent their principal dwelling and live in their ADU. Originally, the ADU bylaw was calculating s.f. using a ratio, which isn't working well for detached units. If you have a 3,500 s.f. home you could have a giant ADU. It cannot exceed 40% gross s.f. of principal dwelling. Sandwich has a hard cap of 900s.f. He proposed getting rid of the percentage and providing a range and/or maximum. It has to be between 350s.f. and 900s.f. The homeowner won't have to hire someone to measure square footage. The current restriction for rentals is 30 days.

Ms. Waygan thinks that is too short of a figure. Mr. Balzarini agrees to make it longer, like 6 months. We have less than 100 ADUs right now. Ms. Waygan would like to ask if the Building Commissioner gets any complaints about the 30 days rental condition. The Board would like more year round housing. Ms. Waygan stated 6 months is a seasonal worker, like a J-1 student, they are here for 5 months. She also wants to know if LLC's can be property owners.

Colton Atkinson- He stated this is an ideal living situation for any J-1 who is only here for 5 months at best. An ADU is a good use for seasonality. He thinks the time frame should mirror peak tourism, like three months, June to August.

Richard Klein- He noticed someone on his street last year rented out their house on a weekly basis. They have an RV and they go in the RV for the summer with sometimes as many as 6-8 cars showing up to stay in their home. One day he called the police because they were parked on the street and the road is difficult to maneuver.

Mr. Lehrer stated the requirement for an Airbb is to register the property with the BOH for co-compliance certification. You can call the BOH to make sure the property is properly registered and inspected through the town. He noted the town is most likely aware of every property listed on those vacation home rental sites.

Potential Raze and Replace Amendment

After much reading, and consideration of language, Mr. Lehrer is not recommending this be put forth as drafted to Town Meeting, if he is confused everyone is. It states you can demo and reconstruct with a special permit through the ZBA if no detriment. It doesn't define what that detriment is which leaves it purely to the discretion of the ZBA.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mr. Lehrer read the draft into the record.

Ms. Waygan asked if the word substantial is needed, "may constitute substantial detriment".

Mr. Lehrer went on to say the purpose is to preserve the character and general scale of neighborhoods.

Mr. Oakley would like the purpose to be stated as early as possible.

Mr. Lehrer will flip the paragraph and present the next draft at the following meeting. One thing that is open ended with the Building Department, we have language in the bylaw to develop a vacant buildable lot. If there is an approved subdivision plan endorsed by the Planning Board, and someone were to tear down a house and leave it sitting vacant for some time, could they come back in and submit a permit? The answer is yes, they could, with applicable zoning criteria at time of original subdivision approval. Is it prudent to recognize that in raze and replace? He wants to incentivize property owners that build within the existing footprint by-right. 174-21 is the section that grants people the ability to build on preexisting non-conforming lots. If it was a 30ft. front 15ft. side and rear, you tear down your house, you could build within those criteria. He thinks there are very many of these lots. Right now we are not seeing demo of these homes and replacement because they are new. No new non conformities should be permitted. You can increase in lot coverage. You can exceed current lot coverage as well. Increase building height. The next section contemplates substantial detriment.

Detriment: creating new non conformities, increase in floor space that is non-conforming by more than 40% within a 10 year time period.

Ms. Waygan noted there is still subjectivity, can it just say you can or cannot do something. She does not want to allow any new conformities. Instead of actions can we just say things that are prohibited?

Mr. Lehrer noted numbers 2 and 3 in this paragraph are confusing. He will jump to number 4. If you have a side yard setback non conformity you can make your footprint larger and go up in height and lot coverage but you cannot have side yard non conformity and you cannot move closer to side yard. He will work on these items.

Ms. Waygan noted they need to figure out what to do with balconies and terraces. There have been complaints about walls but also all of a sudden there is a second floor balcony and people are hanging over the abutting cottage. They might have to hire an architect and it is



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

okay to not be ready for July. The Building Commissioner has to figure out how to apply this. There needs to be math calculations and diagrams and professionally drawn to scale heights measured in buildings. We might want to have drawings like the rules and regulations has. One addition made was any reconstruction of a single family dwelling in Popponesset shall not render impervious, so the driveway will be gravel.

MOTION:

Mr. Balzarini made a motion to ask the Town Manager for funds to hire an architect to construct technical drawings of heights to assist in the illustration of the Raze and Replace Bylaw. Seconded by Ms. Faulkner. All in favor.

Ms. Waygan has been hearing chatter about hardscape. Can we put limitations by saying only a certain percentage of a lot can be hardscaped? People are getting concerned areas not in the flood zone may be getting into the channel causing velocity issues and ultimately more damage.

Mr. Lehrer will ask the question. We limit lawn area in Special Permits.

Ms. Waygan wants it to be zoning not special permit. This is incentivizing people to be less voluminous. Same building height, footprint, and volume, you can do by right, exact same footprint or less. This needs to go before more boards for commentary. She asked if the ZBA could ignore this and decide something is not substantially detrimental. She ask that he keep this item on the agenda for June 7th. She asked if Mr. Lehrer would write a memo to John Cotton to ask for an extension on the deadline.

Mr. Lehrer will have to get something in on the deadline as a draft placeholder then submit amendments.

Tree Protection Bylaw

Ms. Faulkner contributed survey data saying 62% of respondents support the town budgeting for a street wide tree program. The tree fund will be used to replace trees.

Mr. Balzarini thinks the funds should be used for tree maintenance.

Mr. Lehrer stated it would be logical to establish a tree planting and maintenance program with the DPW.



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Ms. Faulkner noted all good reasons why this is needed. It does not prohibit land owners rights it just protects certain trees during the removal process. If the diameter is 10 in. they have to replace that tree with 5 two inch trees or get a calculation of how much a replacement would cost. Protected is not dead or invasive. If it's a building activity they need to look at special permit, site plan approval, construction of new dwelling including raze and replace, and subdivisions. They need to look at the building activity permit and tree bylaw permit. A tree will be protected for 24 months when it's planted. Terms such as critical root zone are used, which is the area that needs to be protected throughout construction. Critical root zone is calculated by taking the diameter and multiplying it by 1.5 feet. The term tree yard is used to describe the area in which trees cannot be removed. In R3 zoning there are front, side, and rear setbacks. If a tree is in the tree yard and is not hazardous or invasive, those are trees that need to be protected. If you want to cut them down you have to replace and if you can't replace you will pay the shortfall to the town's tree fund. The remaining question is who is the enforcement agent? How is this going to be regulated? Who will define the protected trees?

Mr. Richardson stated it may increase building costs. Mr. Lehrer stated it may or may not depending on the removal of any trees.

Mr. Lehrer noted the tree yard is governed in the bylaw. It is important to not burden people to come to the Planning Board. It would be an administrative review and then come to Planning Board for appeal. The Planning Department can process the applications but he is missing boots on the ground for the enforcement.

Mr. Oakley asked if there was any consideration about the emissions a certain species or height a tree would mitigate? Mr. Lehrer responded that is part of the mitigation figures.

Ms. Waygan is concerned when you apply permission granting authorities it costs a lot to prepare a plan. Every house has some type of plan at the Registry of Deeds. If you have to get it surveyed for \$500, it's a lot.

Mr. Lehrer noted to do this you need a surveyor, an arborist, and an architect. Think about it in relation to triggering a bylaw, special permit, raze and replace, or subdivision. If someone wants to remove a tree in the tree yard but is not connected to a permit, can they remove it? Presumably, you should get a simplified review. He thinks his office is equipped to take in the application, process, and issue permits. He is not able to regularly visit 80 new residential and more commercial sites.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Mr. Balzarini asked if it could be done on a part time basis. Ms. Waygan stated the application fee would have to pay this salary.

Affordable and Workforce Housing ADU Workshop

Mr. Lehrer is aiming for middle of July at the Public Library.

HPP

Drafted and sent to the consultants.

Regional Housing Strategy

No new updates. Next Meeting: May 24, 2023 1:00p.m. at Mashpee Public Library

BOARD ENGINEER REPORT

Mr. Pesce discussed the Sherwin Williams inspection, it is not quite ready, and there was grass in the detention basin. At the last meeting he alluded to meeting Jack Phelan on Teal Circle for Fire Department approval and everything is in good order. They are waiting on the final pavement but all looks good.

BOARD COMMITTEE REPORTS

Cape Cod Commission-

Hosting the Regional Housing Strategy

Community Preservation-

Meeting on June 1, to discuss the three applications: Affordable Housing Trust, money for graveyards, and Disc Golf. Wayne Taylor and her spoke and they want the addresses and housing services for rental assistance and mortgage assistance. Isolated lots are good for Habitat. The Trust would have slightly over a \$1Million if October Town Meeting awarded funds. Mr. Taylor and Mr. Lehrer want to start convening AHT meetings monthly.

Design Review-

Color Me Mine is moving to North St. / Green St. Sign passed, only 24s.f. Section 174.55 says sign size cannot exceed 10% of wall space.

Plan Review-

No Meeting

Environmental Oversight

Committee-

No Representative

Historic District Commission-

Meeting May 18th at 8:30a.m.

Military Civilian Advisory

Council-

No Report



Town of Mashpee

Planning Board

16 Great Neck Road North
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**Harbor Management Planning
Committee-
Hazard Mitigation Planning
Committee-**

Meeting Tuesday, May 23rd. Mr. Oakley serves on this.

Has not met recently but will be hosting a workshop. Mr. Lehrer will email the dates. It will be held in person but is more beneficial if attended virtually.

REORGANIZATION OF THE BOARD

Nomination and Election of Chair, Vice-Chair, and Clerk of Planning Board.

MOTION:

Ms. Waygan made a motion to nominate Karen Faulkner for Chair. Seconded by Mr. Balzarini. All in favor.

MOTION:

Ms. Faulkner made a motion to nominate Mary Waygan for Vice-Chair. Seconded by Mr. Balzarini. All in favor.

MOTION:

Mr. Balzarini made a motion to nominate Mike Richardson for Clerk. Seconded by Ms. Waygan. All in favor.

Nomination and appointment of members to serve on Community Preservation Committee, Design Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council

Ms. Faulkner will stay on the Design Committee. Mr. Balzarini will remain on the Historic District Commission. Ms. Waygan will stay on the Community Preservation Committee for six months, as they are currently going through a round. Mr. Oakley will take on the Environmental Oversight. Ms. Waygan noted he will have to work on getting it going again and she is willing to help.

Ms. Waygan noted its mission is to guide the town's actions and decisions in consideration to the environment. They worked on Warrant Articles pertaining to restrictions and removing litter from roadways. They also worked on the fertilizer bylaw.

MOTION:



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mr. Balzarini made a motion to appoint Ms. Waygan to the CPC, Ms. Faulkner to the Design Review, Mr. Oakley to the Environmental Oversight Committee, and Mr. Balzarini to the Historic District Commission. Seconded by Ms. Faulkner. All in favor.

ADJOURNMENT

MOTION:

Mr. Balzarini made a motion to adjourn the meeting of the Planning Board at 10:01p.m. Seconded by Ms. Faulkner. All in favor.

Next Meeting: Wednesday, June 07, 2023 @ 7:00PM

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "C. MacDonald", is written in black ink.

Christine M. MacDonald
Board Secretary

LIST OF DOCUMENTS

Additional documents may be available in the Planning Department.

- 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

BAXTER NYE
ENGINEERING &
SURVEYING

Registered Professional Engineers
and Land Surveyors

1597 Falmouth Road
Centerville, MA 02632

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

NOTES:

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

ZONING TABLE

ZONING DISTRICT(S): R3*		PROPOSED USE:	
OVERLAY DISTRICTS: NONE		14 DETACHED SINGLE FAM. RESIDENTIAL UNITS	
ALLOWED USE: SINGLE FAMILY RES.		TYPICAL UNIT FOOTPRINT:	
EXIST USE: SINGLE-FAMILY RES.		BUILDING = 1,802 SF	
		REAR DECK = 309 SF	
		FREE STANDING GARAGE = 298 SF	
		TOTAL FOOTPRINT/UNIT = 2,407 SF	
EXIST BLDGS FOOTPRINT=3,873 SF		PROP TOTAL SITE BLDG FOOTPRINT = 33,698 SF	
EXIST BUILDING TO BE DEMOLISHED			
TOTAL PARCEL AREA: 220,650 SF TOTAL (UPLAND-152,288± SF; WETLAND-68,362 SF)			
		REQUIRED/ALLOWED	
LOT AREA:		40,000 SF (UPLAND) 152,288 SF	
FRONTAGE:		150 FT 658 FT	
BUILDING SETBACKS*			
FRONT SETBACK		40 FT 40.0 FT	
SIDE SETBACK		15 FT* N/A INTERIOR LOT LINE	
REAR SETBACK		15 FT* N/A INTERIOR LOT LINE	
PARKING SETBACK TO ABUTTER LOTS		10 FT N/A	
MAX. BLDG. HEIGHT (STORIES)		2.5 STORIES / 35 FT 2 STORIES/30.7 FT	
MAX. LOT COVERAGE (STRUCTURES):		20%* N/A PER WILLOWBEND SPECIAL PERMIT	
MAX. LAWN AREA		35% (77,228 SF) 20.0% (44,040 SF)	
-ASSUMES 2,000 SF LAWN PER UNIT			
-ASSUMES 20,040 SF VILLAGE GREEN			
(TOTAL LAWN AREA/TOTAL LOT AREA)			
PARKING TABLE			
SINGLE FAMILY = 2 PER UNIT x 14 UNITS (1 GARAGE AND 1 DRIVEWAY SPACE)		28 SPACES 28 SPACES	
PARKING STALL SIZE – 90°		19.33' x 9' 19' x 9'	
DESIGN VEHICLE		AERIAL LADDER	
*PROPOSED BUILDING REQUIREMENTS TO BE PER WILLOWBEND SPECIAL PERMIT MODIFICATION			

SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATION		QUAN.
	WIDTH	HEIGHT	
FIRE LANE SIGN ("F.L.S.")	12"	18"	3
R1-1	24"	24"	1

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

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

* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

PREPARED FOR:

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

PROJECT TITLE

Cranberry Point
275 Quinaquisset Avenue
Mashpee, MA 02649

SHEET TITLE

Master Layout Plan

SHEET NO

C3.0

DATE: JANUARY 16, 2023

30 0 30 60

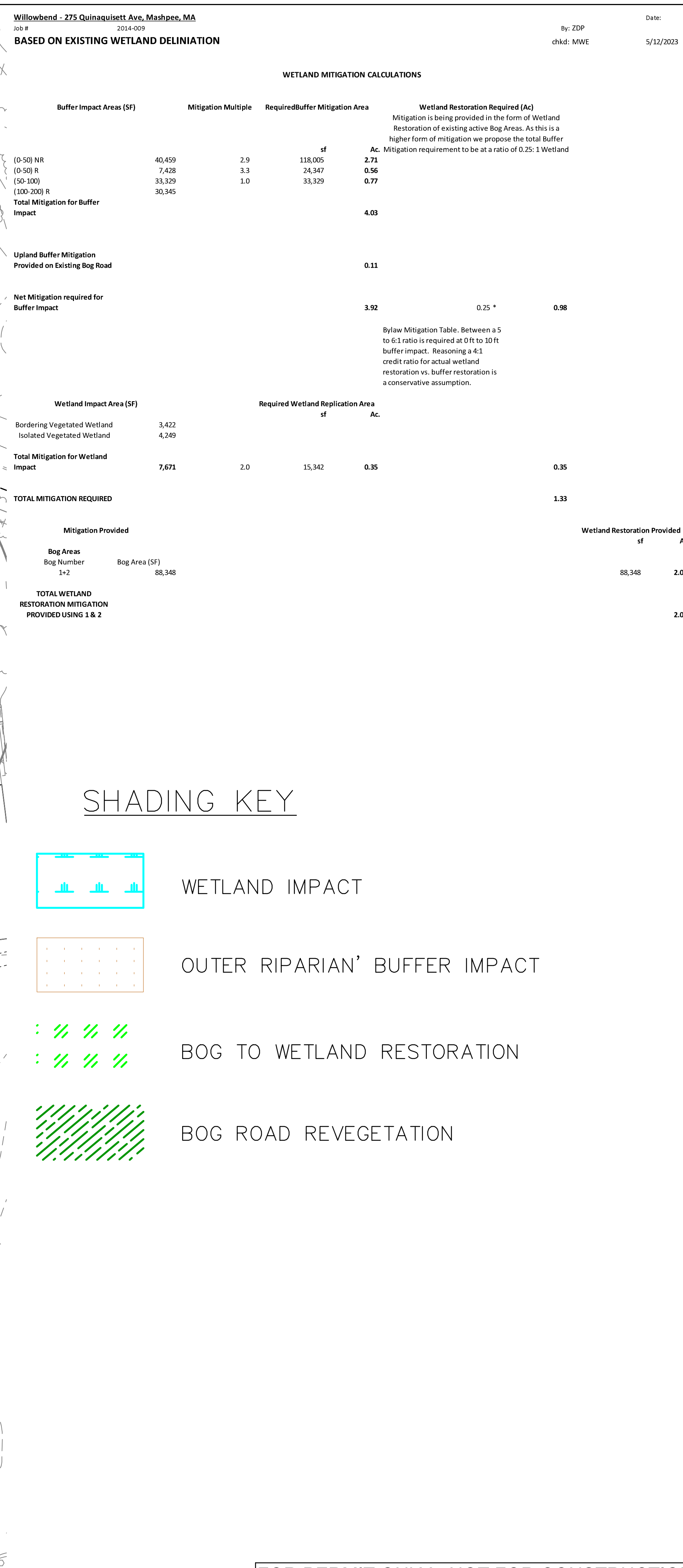
SCALE IN FEET

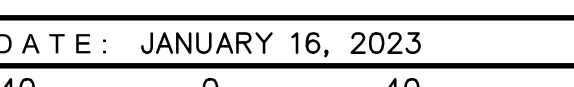
SCALE: 1"=30'

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2014-009 FILE: 2014-009 QUIN_DM.dwg

TOTAL AREA=220,650± SF
(5.065± ACRES)
WETLAND – 67,316± SF
UPLAND – 153,334± SF



BAXTER NYE ENGINEERING & SURVEYING			
<p align="center">BAXTER NYE ENGINEERING & SURVEYING</p> <hr style="border: 2px solid black; margin: 10px auto; width: 20%;"/> <p>Registered Professional Engineers and Land Surveyors</p> <p>1597 Falmouth Road Centerville, MA 02632</p> <p>Phone – (508) 771-7502 Fax – (508) 771-7622 www.baxter-nye.com</p>			
STAMP		STAMP	
CONSULTANT			
CONSULTANT			
PREPARED FOR: Southworth Mashpee Properties, LLC 130 Willowbend Drive Mashpee, MA 02649			
PROJECT TITLE Cranberry Point 275 Quinaquisset Avenue Mashpee, MA 02649			
△	ZDP	5/23/2023	CONSERVATION UPDATE
△	ZDP	5/1/2023	CONSERVATION UPDATE
△	JKL	4/28/2023	PER PLANNING BOARD COMMENTS
△	JKL	3/24/2023	PER PLANNING BOARD COMMENTS
		DATE	DESCRIPTION
SHEET TITLE <h2 align="center">Master Mitigation Plan</h2>			
SHEET NO. <h1 align="center">C6.0</h1>			
DATE: JANUARY 16, 2023  SCALE IN FEET SCALE: 1"=40'			

STAMP

CONSULTANT





CONSULTANT

PREPARED FOR:

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

PROJECT TITLE

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

	ZDP	5/23/2023	CONSERVATION UPDATE
	ZDP	5/1/2023	CONSERVATION UPDATE
	JKL	4/28/2023	PER PLANNING BOARD COMMENT:
	JKL	3/24/2023	PER PLANNING BOARD COMMENT:

		DATE	DESCRIPTION
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SHEET TITLE

Truck Turning Template Plan

SHEET NO.

C3.4

DATE: JANUARY 16, 2023

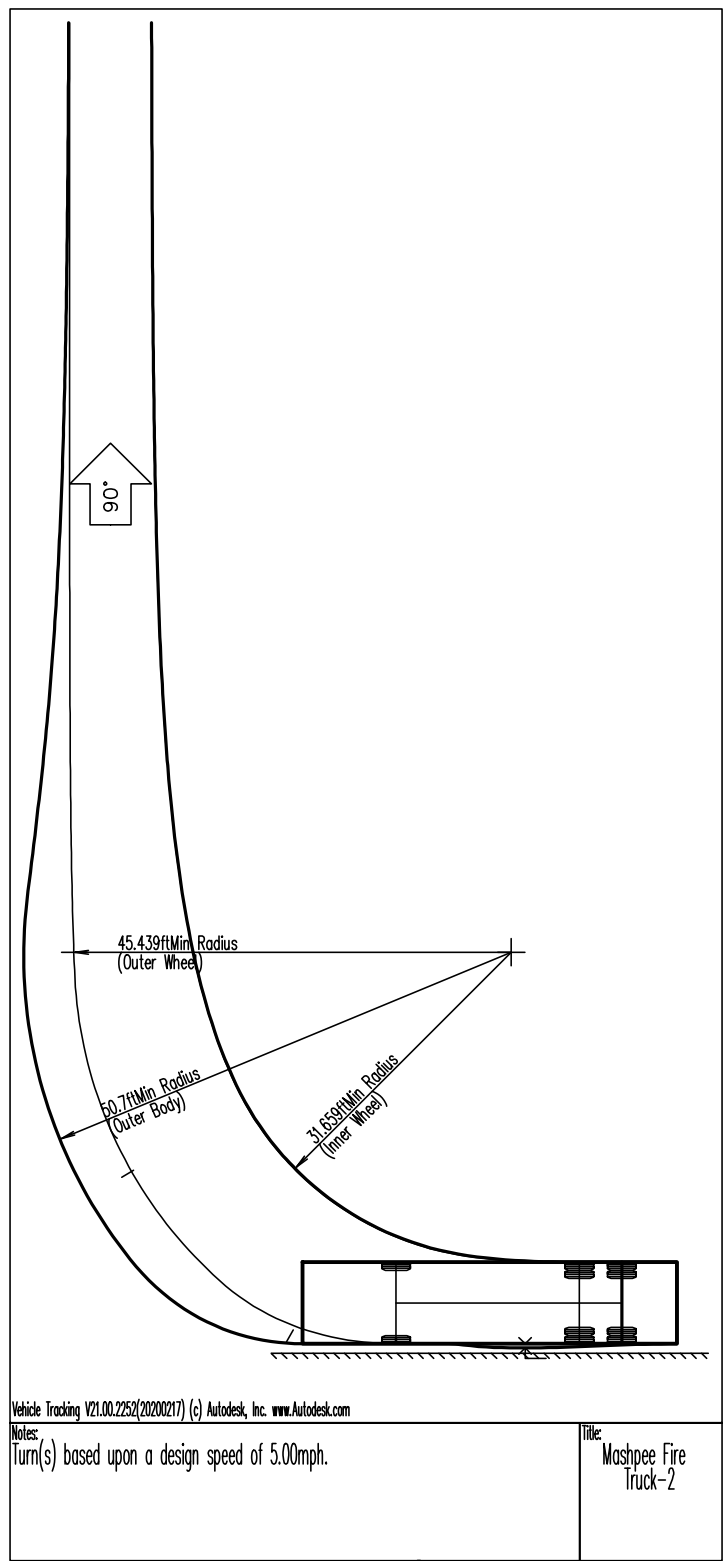
30 0 30 60

SCA
30415 1" 30

DRAWN BY: JH1 CHECKED BY: MME

DATE: 02/14/2002

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Ladder Truck Turning Template

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Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

RELEASE OF COVENANT AGREEMENT

FORM E

The undersigned, being a majority of the Planning Board of the Town of Mashpee, Barnstable County, Massachusetts, hereby releases

Lot(s) _____ shown on a plan
entitled _____
dated _____, from the provisions of a covenant agreement dated
_____. Record owner as of _____
_____ *date*
_____ *name of owner*

Executed as a sealed instrument this _____ day of _____, 20_____.

Chairman _____

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable

On this _____ day of _____, 20_____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Commonwealth of Massachusetts

My Commission expires _____, 20_____.

REQUEST FOR LEGAL SERVICES

Town of Mashpee

Requestor: _____ Submitted: _____

Department or Committee: _____ Response Needed By: _____

Purpose or Reason for Request: _____

Date Received by Town Manager's Office: _____ Received By: _____

Town Manager Review Date: _____ Approved [☐] Denied [☐] On Hold [☐]

Forwarded to Town Counsel Services On: _____ Opinion Received: _____

Notes: _____



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **EBELAIR**

Transaction ID: **1554862**

Document: **Groundwater Discharge Monitoring Report Forms**

Size of File: **1609.87K**

Status of Transaction: **Submitted**

Date and Time Created: **5/22/2023:1:47:01 PM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



Groundwater Permit

MONITORING WELL DATA REPORT

668
1. Permit Number
2. Tax identification Number
2023 QUARTERLY 2
3. Sampling Month & Frequency

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Facility Information

1. Facility name, address:

SOUTH CAPE VILLAGE		
a. Name		
672 FALMOUTH ROAD/RTE. 28		
b. Street Address		
MASHPEE	MA	02649
c. City	d. State	e. Zip Code

2. Contact information:

MYLES OSTROFF	
a. Name of Facility Contact Person	
6174311097	myles@chartweb.com
b. Telephone Number	c. e-mail address

3. Sampling information:

4/10/2023	RI ANALYTICAL
a. Date Sampled (mm/dd/yyyy)	b. Laboratory Name
KRISTIN PHELAN	
c. Analysis Performed By (Name)	

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2023 Quarterly 2	▼
--	---

☐ All forms for submittal have been completed.

2. ☐ This is the last selection.

3. ☐ Delete the selected form.



Groundwater Permit
MONITORING WELL DATA REPORT

668

1. Permit Number

2. Tax identification Number

2023 QUARTERLY 2

3. Sampling Month & Frequency

C. Contaminant Analysis Information

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled
- DRY = Not enough water in well to sample.

<

Parameter/Contaminant	P-1	P-2	P-4	P-6		
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4	Well #: 5	Well #: 6
NITRATE-N	0.98	DRY	0.44	2.8		
MG/L						
TOTAL NITROGEN(NO3+NO2+TKI	5.5	DRY	6.8	3.66		
MG/L						
TOTAL PHOSPHORUS AS P	0.86	DRY	1.2	2.5		
MG/L						
ORTHO PHOSPHATE	ND	DRY	0.069	1.5		
MG/L						



Groundwater Permit

DISCHARGE MONITORING REPORT

668
1. Permit Number
2. Tax identification Number
2023 APR MONTHLY
3. Sampling Month & Frequency

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Facility Information

1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

4/12/2023

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

KRISTIN PHELAN

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2023 Apr Monthly

☐

All forms for submittal have been completed.

☐

2. This is the last selection.

☐

3. Delete the selected form.



Groundwater Permit
DISCHARGE MONITORING REPORT

668
1. Permit Number
2. Tax identification Number
2023 APR MONTHLY
3. Sampling Month & Frequency

D. Contaminant Analysis Information

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method
Units			Detection limit
BOD	260	ND	3.0
MG/L			
TSS	78	4.7	2.0
MG/L			
TOTAL SOLIDS	580		
MG/L			
AMMONIA-N	43		
MG/L			
NITRATE-N		3.3	0.050
MG/L			
TOTAL NITROGEN(NO3+NO2+TKN)		6.0	0.50
MG/L			
OIL & GREASE		ND	0.50
MG/L			



Groundwater Permit

DISCHARGE MONITORING REPORT

668
1. Permit Number
2. Tax identification Number
2023 QUARTERLY 2
3. Sampling Month & Frequency

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Facility Information

1. Facility name, address:

SOUTH CAPE VILLAGE		
a. Name		
672 FALMOUTH ROAD/RTE. 28		
b. Street Address		
MASHPEE	MA	02649
c. City	d. State	e. Zip Code

2. Contact information:

MYLES OSTROFF	
a. Name of Facility Contact Person	
6174311097	myles@chartweb.com
b. Telephone Number	c. e-mail address

3. Sampling information:

4/12/2023	RI ANALYTICAL
a. Date Sampled (mm/dd/yyyy)	b. Laboratory Name
KRISTIN PHELAN	
c. Analysis Performed By (Name)	

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2023 Quarterly 2
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☐ All forms for submittal have been completed.

2. ☐ This is the last selection.

3. ☐ Delete the selected form.



Groundwater Permit
DISCHARGE MONITORING REPORT

668
1. Permit Number
2. Tax identification Number
2023 QUARTERLY 2
3. Sampling Month & Frequency

D. Contaminant Analysis Information

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method
Units			Detection limit
TOTAL PHOSPHORUS AS P		6.5	0.010
MG/L			
ORTHO PHOSPHATE		5.4	0.020
MG/L			



Groundwater Permit

MONITORING WELL DATA REPORT

668
1. Permit Number
2. Tax identification Number
2023 APR MONTHLY
3. Sampling Month & Frequency

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Facility Information

1. Facility name, address:

SOUTH CAPE VILLAGE		
a. Name		
672 FALMOUTH ROAD/RTE. 28		
b. Street Address		
MASHPEE	MA	02649
c. City	d. State	e. Zip Code

2. Contact information:

MYLES OSTROFF		
a. Name of Facility Contact Person		
6174311097	myles@chartweb.com	
b. Telephone Number	c. e-mail address	

3. Sampling information:

4/10/2023	WHITEWATER
a. Date Sampled (mm/dd/yyyy)	b. Laboratory Name
JAMIE STEWART	
c. Analysis Performed By (Name)	

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2023 Apr Monthly	▼
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☐ All forms for submittal have been completed.

2. ☐ This is the last selection.

3. ☐ Delete the selected form.



Groundwater Permit
MONITORING WELL DATA REPORT

668

1. Permit Number

2. Tax identification Number

2023 APR MONTHLY

3. Sampling Month & Frequency

C. Contaminant Analysis Information

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled
- DRY = Not enough water in well to sample.

<

Parameter/Contaminant	P-1	P-2	P-4	P-6		
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4	Well #: 5	Well #: 6
PH	6.6	DRY	6.5	6.5		
S.U.						
STATIC WATER LEVEL	17.9	DRY	467.8	50		
FEET						
SPECIFIC CONDUCTANCE	874	DRY	233	842		
UMHOS/C						



Groundwater Permit

DAILY LOG SHEET

668
1. Permit Number
2. Tax identification Number
2023 APR DAILY
3. Sampling Month & Frequency

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Facility Information

1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

4/30/2023

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

JAMIE STEWART

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Daily Log Sheet - 2023 Apr Daily

☐

All forms for submittal have been completed.

☐

2. This is the last selection.

☐

3. Delete the selected form.



Groundwater Permit
DAILY LOG SHEET

668
1. Permit Number
2. Tax identification Number
2023 APR DAILY
3. Sampling Month & Frequency

C. Daily Readings/Analysis Information

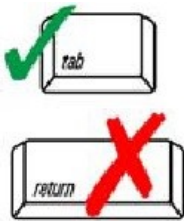
Date	Effluent Flow GPD	Reuse Flow GPD	Irrigation Flow GPD	Turbidity	Influent pH	Effluent pH	Chlorine Residual (mg/l)	UV Intensity (%)
1	10529							
2	10529							
3	8213					7.4		
4	10337					7.4		
5	8598					7.4		
6	10446					7.4		
7	8568					7.3		
8	8567							
9	8568							
10	11048					7.4		
11	5374					7.3		
12	8331					7.3		
13	10649					7.3		
14	9201					7.4		
15	9200							
16	9200							
17	9614					7.3		
18	9193					7.3		
19	8669					7.2		
20	10865					7.4		
21	8590					7.5		
22	8590							
23	8590							
24	10521					7		
25	6435					7.2		
26	8713					7.3		
27	11016					7.3		
28	9285					7.2		
29	9286							
30	9286							
31								



Groundwater Permit

668
1. Permit Number
2. Tax identification Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Any person signing a document under 314 CMR 5.14(1) or (2) shall make the following certification

If you are filing electronic-ally and want to attach additional comments, select the check box.



Facility Information

SOUTH CAPE VILLAGE
a. Name
672 FALMOUTH ROAD/RTE. 28
b. Street Address
MASHPEE MA 02649
c. City d. State e. Zip Code

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

ELIZABETH BELAIR 5/22/2023
a. Signature b. Date (mm/dd/yyyy)

Reporting Package Comments

PUMPING & HAULING:0FACILITY WAS IN FULL COMPLIANCE WITH ALL PERMIT REQUIREMENTS FOR THE MONTH.