



# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

**Meeting of the Mashpee Planning Board**  
**Wednesday, January 3, 2024; 7:00 PM**  
**Mashpee Town Hall - Waquoit Meeting Room**  
**16 Great Neck Road North, Mashpee, MA 02649**  
**\*Broadcast Live on Local Channel 8\***

**\*Streamed Live on the Town of Mashpee Website: <https://www.mashpeeema.gov/channel-8>\***

### Call Meeting to Order

- Pledge of Allegiance

### Approval of Minutes

- Review of Meeting Minutes from December 20, 2023

### Public Comment

### New Business

- Review and Sign Written Decision for the Ockway Highlands Special Permit Modification Approved on December 20, 2023
- Continue Review and Discussion of Draft Housing Production Plan

### Old Business

- Continue review and discussion of updated draft Raze and Replace Bylaw
- Continue review of draft implementation table of the Local Comprehensive Plan Update

### Board Engineer Report

- Project Reviews and Inspections

### Chairwoman's Report

- Water Quality Issues

### Town Planner Report

- Harbor Management Planning Committee Update
- Status of LCP Draft Chapters

### Board Member Committee Reports

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

### Correspondence

- November 2023 Discharge Monitoring Report for South Cape Village – N = 1.4
- 33 Sturgis Lane MassDEP Waterways License Application No. 23-WW-PRE-0073-APP
- Town of Barnstable
- Town of Falmouth Notices
- Town of Sandwich Notices

MASHPEE TOWN CLERK  
DEC 29 '23 PM 10:47



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Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK  
DEC 29 '23 AM 10:47



# *Town of Mashpee*

## *Planning Board*

*16 Great Neck Road North  
Mashpee, Massachusetts 02649*

### **Mashpee Planning Board**

#### **Minutes of Meeting**

**Wednesday, December 20, 2023 at 7:00PM  
Mashpee Town Hall - Waquoit Meeting Room  
16 Great Neck Road North  
Mashpee, Ma 02649**

#### **Broadcast Live on Local Channel 8**

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

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

**<https://www.mashpeema.gov/channel-8>**

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

**Also Present:** Evan Lehrer – Town Planner, Ed Pesce – Consulting Engineer, Jacques Morin – Ockway Highlands, LLC

#### **CALL TO ORDER**

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

#### **APPROVAL OF MEETING MINUTES – December 06, 2023**

Mr. Lehrer noted a change to Mr. Balzarini's motion on page 7, to reflect the acceptance of the applicant's withdrawal without prejudice.

Mr. Oakley also clarified on page 3, he wanted to know what the site looked like prior to it being a cranberry bog. All corrections made.

#### **MOTION:**

**Ms. Waygan made a motion to approve the meeting minutes as amended. Seconded by Mr. Richardson. All in favor.**

#### **PUBLIC COMMENT**

None.

#### **PUBLIC HEARINGS**

**7:10P.M.**

**Applicant:**

Ockway Highlands, LLC

**Location:**

Map 104; Parcels 20, 14, 48



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**Request:** Applicant is requesting that the required sidewalk as show on the approved subdivision plan referenced in Condition #1 of the recorded decision be removed as a requirement.

Jacques Morin, the Applicant and Developer of Ockway Highlands, LLC is present this evening. When he acquired the 15 lot subdivision he was familiar with conditions of the special permit, and when he began roads, the construction of the sidewalk was noted on the special permit. Knowing it would be going in at the end, he did not give it much thought. This didn't seem to be a sidewalk that would serve in the normal purpose of a sidewalk. He was told at the time it would have to be a modification request. Homeowners were expressing to the developer that as the applicant he would have to make that application. He presented the Planning Board with the application for the modification of the sidewalk removal where that requirement would not be part of that special permit. Blue Castle Drive had no other residential areas to connect sidewalks to. He noted the closest residential subdivisions being over 2 miles away. Residents have expressed a preference for no sidewalk.

Ms. Faulkner read some submissions of comments by the neighbors. One party is in agreement as there are no safety benefits as it is a low traffic area. Another showed support by saying there is ample space for walking. One property owner noted it would only add to future maintenance needs and costs.

At this time Ms. Faulkner would like to go onto the second hearing and roll in testimony.

### **MOTION:**

**Ms. Waygan made a motion to open the second public hearing and to roll in testimony of the first open public hearing. Seconded by Mr. Richardson. All in favor.**

**7:15P.M.**

**Applicant:** Ockway Highlands, LLC  
**Location:** Map 104; Parcels 20, 14, 48  
**Request:** Applicant is seeking approval of a modification to a Definitive Subdivision Plan of land approved on June 4, 2014 and recorded in Barnstable County Registry of Deeds Plan Book 654 Page 21. The applicant requests a further waiver from the requirement to install sidewalks at least 4' in width on at least one side of a street in accordance with the Mashpee Rules and Regulations Governing the Subdivision of Land.

Ms. Faulkner noted this modification request was submitted in writing in October. The letter also requests a waiver of fees. Applicant would only pay \$230.00 filing fee.





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### **MOTION:**

**Mr. Richardson made a motion to waive the application fee for the applicant. Seconded by Mr. Balzarini. All in favor.**

### **PUBLIC COMMENT**

**Mike Ronhock-** He commented that Blue Castle Drive is not a real good road. The one section with houses built is in good shape, but the end towards Great Neck South and other end are not improved upon. Eventually someone will have to maintain those roads. The Board should consider, as far as sidewalks, it doesn't matter if residents want or don't want them, they're already paid for. If the Town of Mashpee takes over that road it will be town owned. He suggests that money allocated for sidewalks be escrowed for maintenance of the road.

**Tom McNabb-** He would like to request a re-look at the portion of Blue Castle Drive that is unpaved. 40% of abutters to Blue Castle have been tagged as homeowners to takeover. That is 40% occupancy taking care of 60% of unpaved road. He told them they would have a conversation.

Ms. Faulkner asked about the pricing of sidewalks then vs. now.

Mr. Lehrer clarified that sidewalks are secured by the developer. If one were to decide to eliminate, the funds can't be repurposed. Funds are returned to the developer by the bank. If the sidewalk is waived money cannot be held for any other purpose.

Ms. Waygan stated it would need to be in the zoning bylaw. If a developer is required to provide market rate affordable units, on site, off site, or cash payment, but its already in zoning.

Mr. Lehrer reiterated if the Board decides to waive this requirement, it does not have authority to reallocate funds. Construction costs would no longer be the obligation of the developer.

Mr. Morin does not know of one homeowner that was not represented by an attorney. The fact that the special permit is within purchase and sale agreement covenants and in the deed, everyone was represented on a purchase. There was nothing to hide in terms of requirements. It noted the requirements of the homeowners to become a member of and share costs of maintenance. Everyone in the subdivision has paid dues upon signing. Covenants were recorded, signed, and initialed on every page. Mr. Morin, as the developer, at some point has to back out and turn over the properties.

Ms. Waygan asked how the site looks currently.



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Mr. Balzarini can visibly see the pile going down, it looks good.

Mr. Pesce stated a lot of time was spent paving and working on drainage in September, October, and November. In some driveways it is not 100% but that is being worked out. Repairs were made for the routine maintenance requirement and the edge of the road was restored. Swales were reestablished, pot holes were filled, and broken edges of pavement and gravel were mended. This site has been tremendously improved, everything that was asked of, Mr. Morin delivered. The developer wants to be done with his involvement. Mr. Pesce is asking for an as built plan before acknowledging complete.

Ms. Waygan asked about an as built plan being a condition of the modification.

Mr. Morin stated the engineer that originally performed a complete subdivision plan no longer has a relationship with his company. Mr. Pesce would like all bounds on ground. It would be difficult and timely for a new engineer to try and recreate and assume certain structures. He would ask the Board consider some indication of the finality of all the bounds that are in place and an engineer can easily indicate that on a plan. He continued with surface locations of all edge of pavement and mailbox kiosks, catch basins, and drain holes.

Mr. Richardson stated if they want to get rid of the sidewalks let's do that.

Mr. Lehrer would like to close the public hearing then vote on waiver request.

### **MOTION:**

**Mr. Richardson made a motion to close the 7:10P.M. Public Hearing requesting removal of requirement related to special permit modification. Seconded by Mr. Balzarini. All in favor.**

Mr. Pesce noted this is unanimous support from the neighborhood. The only last item needed for Mr. Morin to walk away is the as built plan. Mr. Morin is in agreement.

### **MOTION:**

**Ms. Waygan made a motion to close the 7:15P.M. Public Hearing related to the definitive subdivision. Seconded Mr. Balzarini. All in favor.**

### **MOTION:**

**Ms. Waygan made a motion to require applicant provide an as built plan to the best of ability showing property bounds, edge of pavement, mailboxes, drainage holes, telephone, and catch basins. Seconded by Mr. Richardson. All in favor.**



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Mr. Lehrer will prepare a decision and provide it at next meeting for signature so it complies with the 90 days to file.

### **MOTION:**

**Mr. Richardson made a motion to modify the special permit decision for elimination of sidewalk with some conditions. Seconded by Mr. Balzarini. All in favor.**

### **7:30P.M.**

<b>Applicant:</b>	Southworth Mashpee Properties LLC
<b>Location:</b>	275 Quinaquisset Avenue (Map 69
<b>Request:</b>	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 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 plant that serves the entire Willowbend project.

Jack McElhinney, Attorney representing Southworth wrote to request the Public Hearing for this evening be continued to January 17, 2024 to allow for attendance by Town Counsel.

### **MOTION:**

**Mr. Richardson made a motion to set a Public Hearing date for January 17, 2024 at 7:10P.M. Seconded by Mr. Balzarini. All in favor.**

Ms. Faulkner noted they are not going into executive session. Therefore, we cannot ask Counsel questions resulting in a decision.

Ms. Waygan commented then he may reject to answer her question. She has read that planning boards can close a public hearing, except they can still consult with Counsel while deliberating and making a decision. She would like to ask. Also, in the past, we have asked people to come forward for modifications for a special permit. We have checked if they were in compliance for all conditions. She would like to ask Town Counsel if that is something we can consider in our decision.

Ms. Faulkner doesn't understand why he's coming, it's going to bleed into some deliberation.



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Mr. Lehrer acknowledged that Town Counsel would appreciate any questions ahead of time, and those that may be conflicting. Send all questions to Town Planner ASAP.

Mr. Hansen is seated on this matter, Mr. Oakley is not seated.

### **NEW BUSINESS**

#### **Discussion of an updated draft of Raze and Replace Bylaw**

There are neighborhood concerns in Popponesset relative to extension of non-conformities, vertical within non-conforming side yard setbacks. This bylaw limits expansion of structural footprints in the floodplain and or Poppy overlay district.

Mr. Lehrer explained preexisting non-conforming structures have dimensional criteria applied to zoning districts. R5 has a unique dimensional criteria, and rules have changed. A structure built in 1985 has a minimum lot size of 20,000s.f., now 40,000s.f., one could maintain certain protections, like grandfathering side setbacks and building heights. A setback at 10ft., if it was 15ft. would be a non-conformity that was granted.

The purpose, intent, and general requirements are the same. There are two pathways, one preexisting non-conforming home, not in floodplain or Poppy, has a set of standards prescribed in this bylaw. Some apply to all residential, then there is the exception to floodplain overlay or Poppy. Outside of the floodplain overlay, this is describing the understood process the BOA has applied. 1A describes structures that do not comply with normal setbacks, you may maintain that non-conformity and add additional area within that, as long as you don't get closer to side yard setback. If you do propose a structure that increases intensity of that non conformity, it is detrimental and will not be authorized. A 1.5 half story house may increase height to 2.5 stories.

Ms. Waygan noted creation of any new non-conformity, she wondered if it should also say and the increasing of any existing non-conformity.

Mr. Lehrer noted 1C delves into coverage, for properties not impacted by floodplain, it is very unlikely, but if you have a lot coverage non-conformity outside of Poppy, you can maintain but you can't increase. An increase in setback or lot coverage is substantially detrimental. Building height is unlikely as a non-conformity. If you have one story you may increase to 2.5. If you have other non-conformities you cannot exceed minimum of district which is 36ft., you are allowed to maintain non-conformity but you cannot increase density. Parameters are more unique and restrictive for floodplain.

Under growth of structural footprints, with vertical extension of nonconformities, for structures not compliant, replacement structure to be adjusted. It can be moved, but replacement may not



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exceed 1,000s.f. structural footprint in totality. A home that was 900s.f. with a shed that was 100s.f. can build a home that is 1,000s.f., inclusive of principal dwelling. An increase of height with a side setback non-conformity allows to extend non-conformity to second floor. If your house is built at 10ft. setback where 15ft. is required, it has to be built at setback line. Any reconstruction of any preexisting dwelling may be authorized as long as preexisting. They are no longer allowing asphalt driveways in Poppy.

Mr. Lehrer proposed exceptions. For example, a reconstructed home with total conformity with exception to lot area. We would allow for a house that is totally conforming for dimensional criteria lot coverage, building height may be approved without a special permit.

Ms. Waygan asked about height in Zone B, why not put that in the first section for all properties? She also noted in 2B, that height restriction can't increase height if it is in a non-conforming setback area, why not have it apply town wide?

Mr. Lehrer noted the impact of growth vertically on an acre or two is unlikely to have a side setback non-conformity, but if they are, the neighbors are much further away. Height protection may apply in Johns Pond area. It could be established by a minimum lot size of 1,500s.f. Older subdivisions would go the minimum lot size route.

Ms. Faulkner asked if this will go to May Town Meeting if ready.

Ms. Waygan asked if the petitioner has seen this. We need to keep going on this and gain his comments by next meeting and then reach out to other regulatory boards for input.

Ms. Faulkner asked if a short version was available. Mr. Lehrer hopes to do an engagement by Town Meeting. He can also provide a one page flyer explaining it. If the moderator allows, it can be put on tables or chairs. She sees people reading those materials before they vote.

Mr. Lehrer does not advise educating people on the floor of Town Meeting.

### **OLD BUSINESS**

Mr. Lehrer will not speak on the HPP tonight, as there is a joint meeting with the Select Board on January 8<sup>th</sup> for deliberation and discussion.

Ms. Faulkner asked to discuss the HPP at the January 3<sup>rd</sup> meeting and consensus was yes. She would like an agenda item to speak on topics for LCP. Ms. Waygan will be speaking on housing and Chair will speak on economic development. She would like to discuss the HPP first.



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### **BOARD ENGINEER REPORT**

Mr. Pesce's last briefing provided details of inspection for the base course paving for Ockway Highlands. November 16<sup>th</sup> he conducted inspections in New Seabury, looking at developments trying to release surety amounts for construction that was going on prior to his engineering involvement. Last week he was sent a number of as built plans for projects from New Seabury Homes, LLC. He is familiar with the cottages phases 3 and 4, but he was not familiar with Fairway Homes, also known as Oceanfront. There were a couple of items requested. The as built drawings for all three properties were missing outlet elbows. Current code is to provide elbow and retrofit for each site. He got through a number of items he will analyze and finalize next week and provide a report next meeting.

### **CHAIRWOMANS REPORT**

None.

### **TOWN PLANNER REPORT**

#### **Harbor Management Planning Committee Update**

No Update.

### **Housing Production Plan**

They met with the Select Board Monday night on draft of HPP. Some takeaways defined were zoning strategies, it was heard loud and clear, modifications to zoning strategies as defined. He sent survey notes from the consultant and community workshops and his thoughts to mitigate issues. They were invited to the Select Board meeting again on January 8<sup>th</sup> to further understand and recognize issues presented.

Ms. Waygan's vision for the HPP would include an annual benchmark defined number of units and how they would get created. The 10% number is 37 units annually. She would like to see different strategies related to those productions. In the old HPP there was a chart.

Mr. Lehrer stated there was a strategic action plan contemplated by the Affordable Housing Trust, absent of zoning changes that is the avenue. Action plan is intended on 5-10 properties, and what needs to occur to bring those projects from idea to occupancy.

### **BOARD MEMBER COMMITTEE REPORTS**

#### **Cape Cod Commission –**

No Report

#### **Charter Review Committee –**

Dec. 11<sup>th</sup> reviewed Article 3 and pressing needs, no clear consensus. Chair John Miller drafted up the community opinion summary on those pieces. Next meet on Jan. 29<sup>th</sup> to finalize survey, 8 questions and release.





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**Community Preservation Committee** – Dec 14<sup>th</sup> meeting was well attended with support for all 3 applications. One is an acquisition of land, they are in a time crunch to get the appraisal in on time. Meet next Jan. 11<sup>th</sup>.

**Design Review –** No Meeting

**Plan Review –** No Meeting

**Environmental Oversight Committee –** No Meeting

**Historic District Commission –** No Meeting

### **ADJOURNMENT**

#### **MOTION:**

**Mr. Balzarini made a motion to adjourn the meeting of the Planning Board at 8:43P.M. Seconded by Mr. Balzarini. All in favor.**

**Next Meeting:** Wednesday, January 3, 2024 @ 7:00P.M.

Respectfully Submitted,

Christine M. MacDonald  
Board Secretary

### **LIST OF DOCUMENTS**

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

- Town of Falmouth Notices
- Town of Sandwich Notices

NEW BUSINESS





# Town of Mashpee

# Planning Board

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Mashpee, MA 02649

**Special Permit Modification #2**  
**BCDM, LLC (Original Applicant)**  
**Ockway Highlands LLC (Owner)**  
**“Ockway Highlands” Cluster Subdivision**  
**Blue Castle Drive / Degress Road**

## **I. Proposal**

This decision concerns an application made by Ockway Highlands LLC (applicant), P.O. Box 1726, Mashpee, MA 02649 to further modify the special permit originally issued to BCDM, LLC, 66 Charles Street, Suite 215, Boston, MA 02114 (precedent in title) authorizing a 15-lot cluster subdivision (hereafter, the “Project”) located across approximately 12.09 acres of land now improved as authorized with 11 new single-family dwellings across the 15 created building lots. Four of the approved subdivision lots with frontage on the new subdivision street Carriage Road have not yet been built upon. The subject properties were shown on Mashpee Assessor’s Map 104 as Lots 14, 20 and 28 (mother parcels) at the time of the subdivision’s approval in 2013.

As submitted, the Project was depicted on a 11-sheet plan set entitled “Proposed Subdivision of Land, “Ockway Highlands” in Mashpee, Massachusetts” prepared by Costa Associates, Inc., issued on June 1, 2013. The original proposal was for 16 lots, which was later reduced to 15 lots, including one lot to be donated for affordable housing. The plan set included the installation of a sidewalk along one portion of Blue Castle Drive. This application requests approval to modify the special permit decision to note that the requirement to install the sidewalk as shown on the approved subdivision plans has been waived in totality and is no longer a required condition of the special permit approval.

## **II. Jurisdiction**

This application was made and this Decision has been issued by the Mashpee Planning Board pursuant to Sections 174-24.C, 174-47, and other provisions of the Mashpee Zoning By-Laws (the “By-Laws”) as they existed on December 20, 2023, the date on which this Special Permit modification decision was approved. Where reference is made to the By-Laws, it shall refer to the provisions thereof as they existed on December 20, 2023. This project is also subject to the applicable provisions of M.G.L. Chapter 40A, Section 9.

This proposal is not subject to review as a mandatory Development of Regional Impact by the Cape Cod Commission.



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### III. Chronology

On December 6, 2023, the Planning Board at a public meeting considered a request by the applicant to treat this modification as "minor" in nature without the requirement to open a public hearing. On December 6, 2023 the Planning Board found that the requested modification may impact abutting land owners and voted to set a public hearing date.

A hearing was opened before the Mashpee Planning Board at the Mashpee Town Hall, 16 Great Neck Road North, Mashpee, Massachusetts on December 20, 2023. Notice was duly given to abutters in accordance with Massachusetts General Law Chapter 40A. Notice was given by publication in the Mashpee Enterprise, a newspaper of general circulation in the town of Mashpee on November 24, 2023 and December 1, 2023.

The proposed modification was reviewed at the December 20, 2023 meeting and the Planning Board voted to make the following findings and approve the modification to the Special Permit subject to the conditions enumerated below. The members of the Board were recorded as voting as follows upon a motion made by Dennis Balzarini and seconded by Mike Richardson: Members Faulkner, Waygan, Richardson, Balzarini, and were recorded as voting in favor of the modification, no members were recorded as voting against.

### IV. Findings

1. Written and verbal testimony were submitted to the record by parties of interest with overwhelming support to grant the modification. The testimony from abutting property owners was that they supported the proposal to remove the required sidewalk and that the proposed modification would not negatively impact them.
2. At a public hearing held on December 20, 2023 pursuant to M.G.L Chapter 41 Section 81T the Planning Board voted unanimously to further waive the requirement to install a sidewalk at least 4' in width on at least one side of a street under its Rules and Regulations Governing the Subdivision of Land.
3. The proposed modification conforms with the requirements of Zoning Bylaw Section 174-24 (C)(9)(d) in that it proposes modifications only to roadway facilities and does not involve any increase in the size of residential or non-residential structures within the project, does not increase the land area occupied by any use within the project and otherwise conforms with the zoning bylaw applicable to the land at the time of the original special permit approval.
4. The project satisfies the requirements of Massachusetts General Law Chapter 40A, in that it complies with the general purposes and intent of the Mashpee Zoning By-Law on the applicable dates.



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5. In conformance with the provisions of Article VI, Section 174-24.C.(2) of the Zoning Bylaw, the Planning Board finds that the proposal will not adversely affect public health or safety, will not cause excessive demand on community facilities, will not significantly decrease surface or ground water quality or air quality, will not have significant adverse impact on wildlife habitat, estuarine systems, traffic flow, traffic safety, waterways, fisheries, public lands or neighboring properties, will not cause excessive levels of noise, vibration, electrical disturbance, radioactivity or glare, will not destroy or disrupt any species listed as rare, endangered or threatened by the Massachusetts Natural Heritage program or any known historic or archaeological site, will not produce amounts of trash, refuse or debris in excess of the town's landfill and waste disposal capacities, will properly dispose of stumps, construction debris, hazardous materials and other wastes, will provide adequate off street parking, will not cause excessive erosion or cause increase runoff into neighboring properties or into any natural river, stream, pond or water body and will not otherwise be detrimental to the town or the area.

## **V. Conditions**

1. Condition #1 of the original special permit decision is now modified to read as follows:

"Construction of the Project shall be done only in accordance with the 11-sheet plan set hereby approved by the Planning Board entitled "Proposed Subdivision of Land, Ockway Highlands, in Mashpee, Massachusetts" prepared by Costa Associates, dated July 15, 2013, revision date May 1, 2014 consisting of the following sheets: 1) Index Sheet, 2) Definitive Subdivision Plan, 3) Grading Plan, 4) Road Profile, Blue Castle (Proposed Improvements), 5) Road Profile, Carriage Road (Proposed), 6) Utility Layout, 7) Drainage Area of Contribution, 8) Drainage Details 1, 9) Drainage Details 2, 10) Utility Details and 11) Existing Road Improvement Plan except for the sidewalk shown on the north side of Blue Castle Drive between the eastern boundary of the Project and Carriage Road noted in Finding #35 of the original special permit decision. The Planning Board further waived this requirement in accordance with Section IX(I) of the Board's Rules and Regulations Governing the Subdivision of Land. The installation of a sidewalk on at least one side of the street as shown in the plans is no longer required.

2. All other conditions of the original special permit remain in full effect and shall be binding not only on the applicant but also on all successors in interest and assigns of the applicant.

## **VI. Expiration, Extension or Modification**

This Special Permit Modification shall lapse only as part of any lapse of the original Special Permit as previously approved. It may be further modified under the terms of Section 174-24.C(9) of the Mashpee Zoning By-Law.



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### Signature and Filing

This Special Permit decision document, which incorporates by reference herein all attachments and plans, has been approved on this \_\_\_\_ day of \_\_\_\_\_, 2024. A copy of same shall be filed with the Town Clerk in accordance with applicable law.

\_\_\_\_\_  
Mashpee Planning Board - Duly Authorized Member

Commonwealth of Massachusetts  
Barnstable, ss

On this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned notary public, personally appeared \_\_\_\_\_, a member of the Mashpee Planning Board, 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

My Commission Expires: \_\_\_\_\_

A copy of this decision and the accompanying plans endorsed by the Planning Board has been duly filed on \_\_\_\_\_ with the Town Clerk of Mashpee.

\_\_\_\_\_  
Town Clerk

Notice of this decision was mailed on \_\_\_\_\_ to the applicant, to the parties in interest designated in Massachusetts General Law, Chapter 40A, Section 11 and all persons at the hearing who requested such notice. Any appeal should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws 20 days after the date of such filing.

I, Deborah Kaye, Town Clerk of the Town of Mashpee, hereby certify that a copy of this decision and the accompanying plans endorsed by the Planning Board were filed with the office of the Town Clerk on \_\_\_\_\_ and that no appeal of that decision was filed within 20 days thereafter.

\_\_\_\_\_  
Town Clerk

Date: \_\_\_\_\_



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Upon expiration of the statutory appeal period with no appeal having been filed, this Special Permit decision has been endorsed by the undersigned members of the Mashpee Planning Board on \_\_\_\_\_ and may be recorded.

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DRAFT



## Mashpee Housing Production Plan Update

# Summary of HPP Interviews

### Background

During July and August 2023, the consultant team held a series of in-person and virtual meetings with nearly 40 community members familiar with the housing needs of Mashpee. The housing committee and planning staff were asked to distribute an interview sign-up form to those who would be interested in participating and asked them to share the opportunity with others. Participants included government officials, local residents, local employers, nonprofit organizations, and developers.

The themes included in this summary represent concerns and viewpoints that the consultant team heard during the interview process. As we progress through the Needs Assessment, we will compare these themes with findings from our data analysis. As such, this summary should not be taken as statements of fact, but rather a summary of impressions, concerns, and visions for the future of housing in Mashpee.

### Housing Cost

- The cost of housing in Mashpee has risen significantly over the past two years. While this is not unique to Mashpee, it is now very difficult for low and middle-income residents to afford housing.
- Property values have appreciated rapidly, with examples given of homes that were once valued at \$300,000 now being priced at \$1.2 million within a span of two years. Many participants stated they would not be able to afford their homes today.
- Many who work in Mashpee cannot afford to live there and must move to other communities off-Cape or find temporary living situations. This poses challenges for employees and business owners alike.

### Housing Availability

- There is a lack of affordable and diverse housing in Mashpee, and rising property values have made it more likely that homes currently on the market are unattainable to lower or moderate-income households.
- There is a shortage of meaningful rental stock, making it challenging for many to enter the housing market without substantial resources for down payments.
- Some participants were concerned about the growth of short-term rentals, and fear that they are keeping housing out of the market for residents.
- Many participants mentioned the lack of natural turnover of housing stock. Seniors are holding on to their homes as they have no options for downsizing.
- Many of the smaller older homes on the waterfront have been knocked down and replaced with much larger more expensive homes. This raze and replace is primarily concentrated in the Popponesset and New Seabury neighborhoods.

## **Demographics**

- There is a significant demand for housing across different demographics, including families, older adults, and young professionals.
- Most participants were concerned about the inability to draw young professionals and families to the area and keep them in Mashpee. Many noted families with children only stay in town while the kids are still in school.
- Others also noted the “graying” of the population as a looming challenge. While families and young people are moving out of Mashpee, the majority of those moving into Town are older, wealthier retirees.
- Several interview attendees described the impacts of wealthy out-of-state residents either moving to the area full-time or purchasing vacation homes on the housing market.

## **Workforce Shortages**

- Many participants specifically noted that those who work in Mashpee’s service industry, hospitals, schools, restaurants, and stores cannot afford to live in town.
- Businesses in Mashpee have had to introduce more limited hours due to the lack of available workers.
- The need for workforce housing was mentioned by nearly all participants.

## **Infrastructure and Water Quality Concerns**

- The lack of wastewater infrastructure has limited the development of new properties and contributed to higher costs for existing ones.
- Many participants stressed that ideal locations for new development would be those that will be sewered and connected to wastewater facilities. Others emphasized consideration for the Town’s flow neutral bylaw and planning for housing in areas downstream and further away from ponds or rivers.
- Participants had strong concerns about the impact of new and existing development on water quality, particularly as Mashpee is currently experiencing significant nitrogen management issues and algae blooms.

## **Zoning and Development Potential**

- Some participants mentioned that the current zoning and regulations have limited the development of different housing types.
- Participants specifically cite density and height restrictions as two regulations that prevent certain types of housing from being created.

- Some encouraged the importance of trading density for open space.
- While some participants stated that there are very few vacant developable lots in Mashpee, they supported the idea of redeveloping underutilized and underdeveloped lots.
- Mashpee Commons was an area of town commonly cited as an ideal location for additional housing. One participant also emphasized consideration for areas where natural attenuation more readily occur and that will not negatively impact the Mashpee River.

### **Strengths of the Community**

- Generally, participants love Mashpee and want to stay in the community.
- Many participants believe that the school system is a major factor for people who want to live in Mashpee. A number of participants described it as the major draw for families.
- Mashpee's location on Cape Cod has made it an attractive tourist destination.





## Mashpee Housing Production Plan Update

# Summary of Community Meeting #1

### Background

In September, the Town of Mashpee Affordable Housing Committee, Planning Department, and Barrett Planning Group invited Mashpee residents to the first community meetings for the Mashpee Housing Production Plan. **Nearly 40 participants joined, mostly in-person on September 19, 2023, with four participants joining virtually on September 21, 2023.**

Each meeting began with a presentation of general project information and early insights on housing needs from data analysis and interviews. Attendees then participated in facilitated group discussions, in which they were asked to respond to a series of questions about housing needs and challenges and opportunities related to housing production in Mashpee.

The themes included in this summary represent concerns and viewpoints that the consultant team heard during these meetings. As we progress through the Needs Assessment, we will compare these themes with findings from our data analysis. As such, this summary should not be taken as statements of fact, but rather a summary of impressions, concerns, and visions for the future of housing in Mashpee.

### Housing Availability and Affordability

- Many participants described the lack of availability and affordability of housing in Mashpee. People are struggling to afford homes in Mashpee, whether due to high house prices, increasing property taxes, income limitations, or other factors. Additionally, a large number of households make too much to qualify for income thresholds for affordable housing, but cannot afford market rates.
- Many expressed concerns about the high and rising cost of living on Cape Cod, particularly for younger generations. Recent college graduates and young professionals often are unable to afford to live on the Cape, and many move away. Others who cannot afford their own homes live with their parents.
- Participants stated that affordability has become out of reach for people who have been here for generations. The Wampanoag Tribe has been uniquely impacted as members move away and cultural traditions are lost as a result.
- Employers cite challenges with staffing
- There is increasing demand for housing due to various factors, such as increased competition from older, wealthier people moving to Mashpee from off Cape.

## Demographic Changes

- Demographics play a crucial role in shaping the community, and participants discussed the changes they have seen in the demographic makeup of Mashpee. Residents have noticed an influx of older, wealthier people, while young professionals, families, and tribal members are being priced out. Participants were concerned the Town will continue to skew older and wealthier and housing become less and less attainable.
- People who grew up on the Cape and in Mashpee are leaving as they cannot compete in the housing market against wealthier newcomers. Additionally, residents have noticed a lot of neighborhood turnover in which homes are being bought up by investors and cash buyers and turned into Airbnb's.
- These changes in the population have implications for housing needs and preferences. Participants noted that retirees seek a particular lifestyle on Cape Cod, potentially resisting changes that may disrupt this vision.
- Additionally, Mashpee may lack the level of attractions and activities to attract families and younger people to the community. Offering recreational attractions and encouraging businesses to stay open later could help draw families with children and younger adults to the community.

## Water Quality and Environmental Considerations

- Environmental concerns were a common theme of discussion. Many highlighted the importance of balancing housing development with environmental priorities, like natural resource protection, preservation of open space, and water quality.
- Mashpee's water quality issues were of critical and ongoing concern to participants. They asserted that maintaining the water quality in Town is not enough — it must be improved.
- The town's ongoing wastewater project was cited as a necessary investment and a critical component in deciding where future development should take place.
- Participants stressed a desire for sustainable and responsible development. Because of this, some expressed concern with broader, blanket zoning changes and instead stressed redevelopment.

## Infrastructure

- As stated above, the current lack of wastewater infrastructure and the impact further development would have on water quality was mentioned by many participants. In addition, participants discussed the effect additional development would have on other Town infrastructure.
- Many brought up concerns about the impact new housing development may have on traffic and road networks. One potential solution for traffic congestion was additional roundabouts.
- Participants also emphasized that affordable housing development should be coupled with improved walkability throughout Mashpee. This includes the creation of sidewalks, bike paths, and alternative transportation options to enhance accessibility and connectivity within the community and allow residents the ability to access businesses, jobs, schools, and commerce.

## Community Engagement and Education

- Participants stressed the importance of community engagement and education. This included the need to inform the community about housing needs in Mashpee, misconceptions surrounding affordable housing, and the benefits of diverse housing options. Proactive engagement and clear communication was noted as a way to build trust and dispel stigma around affordable housing within the community.
- Participants generally felt that there is a consensus within Mashpee that there is a housing crisis and something needs to be done to address it. However, they noted that when residents hear “affordable housing,” many become worried about property values, crime, drug issues, etc. These misconceptions must be clarified with data.
- Many made specific suggestions of data points that would help dispel misunderstandings about affordable housing. These included clear definitions of various housing types, who actually falls within the income threshold for affordable housing, and the gap between incomes and housing costs.
- Participants also recommended engagement and collaboration with the tribal community to discover what their housing needs are and build a relationship between the town and the tribe to better address housing needs for the entire community.

## Quality of Life

- Participants discussed the idea that development should be considerate of the sense of place felt by the Mashpee community, through the design of the physical buildings and access to services. Housing built should not only meet the needs of tenants or new owners, but also provide a quality of life expected by everyone across the entire community.
- The importance of strong property management in ensuring the quality of life for residents was emphasized. Participants also mentioned the need for various services, including job-related skills training, budgeting assistance, and mental health services, to support residents.
- Additionally, affordable housing development should be in the vicinity of schools, services, and grocery stores.
- Those living in affordable housing should be able to fully enjoy their space. Some participants noted that existing affordable units often have very thin walls, causing residents to worry about noise complaints and suggested noise barriers between units to address this.
- Walkability or the need for improved transportation was also cited as an important consideration for both housing and commerce.

## **Diverse Housing Inventory**

- A common thread in these meetings was a call for a diverse housing inventory to meet diverse needs. This included discussions about the need for various housing types, including starter homes, family housing, multi-unit housing, and housing for different income groups.
- Participants stated that moderate single-family homes are no longer being built. As a result, there is a lack of starter homes and smaller units to meet the needs of the community. The Wampanoag Tribe, for example, has identified that 1 and 2 bedroom units are critically needed (as opposed to 3 bedroom units).
- Many also stated a need for additional mixed-use and multi-family housing.
- Moreover, participants emphasized that they do not want to see areas of concentrated poverty and affordable housing. Thus, new development needs to be mixed-income.

## **Development Constraints and Opportunities**

- Participants noted a number of constraints to new housing development and opportunities the Town may have to address them.
- Many felt that the current zoning encourages larger single-family homes. Suggestions included changing zoning to allow for taller buildings, smaller lots, and higher density. Some thought the Town should encourage the creation of more ADUs and incentivize landlords to move away from short term rentals. Others felt that blanket zoning changes would not be received well.
- Participants also mentioned that construction loans are unattainable and costs are so high that only large developers can afford to build. They stated that Mashpee's regulations add to these costs and felt the town should create more partnerships with developers.
- Other participants noted the opportunity for new development to be more "green" by lowering the carbon footprint during design and construction.
- One participant emphasized the importance of the Town's nitrogen management plan, avoiding priority areas for nitrogen removal, and the Town's flow neutral bylaw as considerations for planning where development best makes sense.
- The virtual group in particular also discussed the need for subsidy as a constraint, especially for those who fall out of the lower income brackets which most subsidy sources typically support.

## Raw Notes from Table Groups

### Discussion Questions

In groups, participants were asked to provide feedback on some or all of the questions below.

#### Housing Needs

1. We have heard concern that moving to Mashpee has become unattainable for young professionals and families, and that those on fixed or low incomes struggle to remain in the community. Do you have concerns about the relationship between the housing market and its impact on Mashpee's future demographic profile?
2. Whose housing needs are not being met in Mashpee? What type of housing could best meet these needs? Consider affordability level, housing type, bedroom count, location, rental versus ownership, etc.

#### Opportunities for Building Consensus

3. The 2015 HPP included the following strategy: "Design and implement an outreach program to educate Mashpee residents about the importance of affordable housing." What misconceptions around housing could such an education plan address? What could most people agree on? What other steps would help to bring community together around provision of affordable housing?
4. We have heard nearly universal agreement from stakeholders that both housing and natural resource protection (particularly water quality) are critical concerns. How can Mashpee balance these important and inseparable issues?

#### Challenges and Opportunities

5. Development and redevelopment in Mashpee requires a tradeoff. Where, physically, can Mashpee best support new housing development or redevelopment? (Map will be provided for discussion.)
6. The 2015 Housing Production Plan included the strategy, "Seek opportunities to convert unused properties and lodging accommodations plus seasonal homes to long-term use as affordable year-round housing." Do you see this as a viable strategy for Mashpee? Why or why not?
7. The 2015 HPP included strategies relating to increasing density in appropriate locations. These strategies included creating overlays for multifamily rental housing by special permit in the R3 and R5 districts, creating financial incentives for conversion of existing units to affordable units, and allowing density bonuses in appropriate locations. Do you agree or disagree with any of these strategies?

## Table 1

### Q1

Employees are moving off cape a lot from local retail stores. Covid impacted market a lot. Cape cod becoming long island. Neighborhood turnover is moving to air bnb & cash investors with a lot of \$. Older residents with a lifetime of wealth and people just starting out can't compete.

Historic nature of Cape Cod was blue collar with summer residents. This has changed. People have moved b/c of covid & remote work. Census 2020 will show numbers change. Affordability has become out of reach for people who have been here for generations. Tribe is impacted because they are losing members and cultural traditions.

College students can't afford homes and are living with parents.

Older people sometimes can't keep their homes going so families move to Cape Cod to assist.

### Q2

Town making strides in reaching affordable goal. New Seabury & Willbend are adding. Middle is ignored. Moderate single-family homes are not being developed. 3 br, 2 bath not here. Opportunities from the 80s and 90s when you could build that are not available now. Too many McMansions.

Zoning restricts this and cost is too high for current residents.

Land cost is too high.

Large developers can build but small developers can't build.

Construction loans are unattainable & costs too high. Regulations add to the costs.

Mixed use & multifamily is needed. 3 levels are needed.

Tribe identified 1 & 2 units are critically needed instead of 3 br.

People make too much to qualify for income threshold but can't afford market rate.

Develop equitable housing that's balanced.

Development of more expensive units move us further away from meeting 10%.

People moving to other cheaper states b/c they see Nantucket & MV and don't want their children & grandchildren to deal with tough market.

Development of affordable housing needs to be strategic.

People are looking for rental & home ownership b/c people can't afford the down payment & interest rate too high. People who were renting were pushed out.

Commons rent is high for the market.

We don't want to see concentrated poverty & housing needs to be mixed income.

Commons commitment for housing needs to be met.

Zoning encouraging too large of homes.

Community character is important.

### Q3

What is "affordable housing" & the terms presented tonight?

"A"ffordable vs "a"ffordable needs to be taught.

Equity restrictions should be communicated.

Majority of our wealth in homes.

Affordable housing is meant for elderly, youth, disabled, & veterans.

Mashpee Housing Production Plan  
Community Meeting #1 Summary

Design concepts are more diverse than a box.

Changing demographic is pushing people who grew up here out and do they really care?

New residents need to know how their services will be limited: e.g., Island workforce being flown in.

Older people have experienced living near developments that were unsafe.

To own a home on Cape Cod is a social status & for people who grew up here, it's hard to compete.

Q4

Making good steps to getting sewer installed & town is making necessary investment.

Density & community character must be balanced.

We need to heal the water quality, not maintain it.

Will density be as much of a concern after sewer is in.

We owe good water quality to the next generation.

Q5

Balance is needed in all decisions.

Too many industrial buildings are empty, but businesses are looking. Is it too easy to build a warehouse?

Should this be redeveloped?

Red zone includes water treatment so that should be considered b/c infrastructure is in place and can accommodate new development and redevelopment.

Too hard to redevelop existing buildings b/c it's too expensive.

Stay away from water areas.

Encourage more ADU development.

Landlords should live on site for ADU.

Redevelop Planet Fitness area. Is it Cotuit?

More walkable development.

Incentive ADUs. Low interest financing, subsidies, anything. Would encourage mixed income living.

Q6

Not feasible. If you have a seasonal home, you don't want to rent it year-round. Too easy to make income on seasonal rentals.

Q7

Many homes have been bought for drug recovery use b/c it makes money.

## Table 2

### Q1

- Concerned it will continue to skew older & wealthier- become less and less attainable.
- cash buyers pricing out majority demographic.
- housing issues not necessarily unique
- college educated, young professionals, military can't enter market
- as family make ups change, i.e. divorce or otherwise→ can't stay
- Mashpee schools an asset that makes people want to stay or move here

### Q2

Who is most impacted?

Families- would take anything→ ownership through habitat desirable

-some concerns relative to property ownership vs. rental→ perception and concern that renters have less care for property

-any housing needs to match the general scope, scale & aesthetic of existing neighborhoods

-lack of comfort to even consider seeking an affordable unit

-stigma- "public housing" "projects" even though I qualify, nervous to seek assistance

-concerns with safety- a housing authority member, face to face, calmed her fears about seeking a unit from authority

-strict property management and policies help with perception

-steps for bringing community together

Pride in place. Ensure the products built meet not only needs of tenants or new owners, but also provide a quality of life expected by everyone across the entire community

-people want to participate & give back

Environment vs. housing

-if you ruin the environment, there's no going back

-water quality is a resource that drives the economy

-have wetlands protection, title V

-sewer is a critical need to support affordable housing growth

-can the base JBCC provide housing opportunity to help solve the problem

-would provide more housing in Mashpee Commons



### Table 3

#### Q1

- inaccessible for today's youth to return to Mashpee→ not unique to Mashpee
- fact of life in today's world (compare Mashpee to other communities).
- people at risk of eviction have nowhere to turn.
- no stock available- highly competitive→ not even possible for most unless they have a lot of wealth.

#### Q2

- fixed income, low income
- disabled (need accessible units
- disability payments & other fixed income sources not keeping pace
- housing authority senior housing full
- challenge for people just outside of income limits
- single parent households
- more compact housing, apartments- save land
- any way that way concentrate housing
- unless people have a lot of wealth, they can't move to Mashpee (but also not unique to Mashpee)
- landlords are able to ask for a lot and get it.

#### Q3

- education on housing market- broader community conversation
- things to educate on: if developers can make more money they will
- development feasibility
- incomes necessary for housing
- workforce housing- teacher, police officer, etc. outside of 80% AMI→ impact on local economy

#### Q4

- people don't necessarily agree or disagree on most important issues
- development cannot exacerbate water quality issues. Sewer site selection needs to be cognizant of water quality. (Falmouth Rd- Leclare Village)

#### Q5/6/7

- Mashpee Commons- stagnant?
- Repurposing existing buildings
- Appetite for building up?
- Or out?

## Table 4

### Q1

- challenging to bring & keep young people, young professionals & families
- so many leave and can't return
- over 5000 families on waitlist
- only 6 units
- daily applications
- originally from Mashpee and can no longer afford
- if this trend continues → quality of schools impacted (hiring teachers)
- Disconnect/gap town jobs and who can afford to live and work here
- Police and fire
- Losing services
- social aspect: coming off cape and community takes time away

### Q2

- Family housing missing → owning or renting
- Young professionals\*
- Diverse inventory to meet diverse needs
- People to care for elderly → no staff for elder services\*
- Missing middle: don't qualify for affordable but still can't afford
- Elderly → only 24 units 56 units under tax credit
- Aging and staying in home → not able to maintain
- People can enjoy space! → noise barrier between units → multi-units → making sure to address environ impacts
- Tiny homes? → solve noise issue not use too much land → sewer ← zoning

### Challenge 1

- in vicinity of schools, services, grocery stores
- identify foreclosure prop.
- identify seasonal properties & reach out to owners/neighbors/realtors
- Opportunities #1
- traffic on 209: address concerns, always an issue → maybe start with traffic study
- misconception about who needs affordable housing: working and employed not just waiting for homes
- share for AMI: people don't understand how much avg cost house/rent → show gap between
- agree: housing crisis, there is a need, need to do something → impact town overall
- worried about: property values, drug issues, crime = misconceptions to clarify w/ DATA

### #2

- phases of sewer infrastructure: identify parcels w/in

### Challenge 2

#### Yes

- assessors could help identify
- survey on tax bill?
- incentives to switch from STR
- partner with developers

### Challenge 3

- incentives in commercial district to allow housing
- agree w/ more flexible zoning
- what is implication on environment?
- lower carbon footprints w/in design & construction

### Other:

- Sharing w/ community early to discuss potential parcels
- Engaging w/ schools
- Shrinkage in schools
- Engagement w/ tribal community → what are their needs, own housing dept
- Building relationship & trust ↑↑
- Meeting w/ just tribal community center ↑↑
- Maintaining historical value
- people often not forthcoming about their real issues w/ affordable housing
- mechanisms to retain units
- accountability for implantation
- churches

### Table 5

1. Yes
2. Tribal members, keep in Mashpee
  - everyone who meets 80 AMI +income gap to meet housing ???
  - elderly have to move from home
  - young adults→ missing contractor demands
    - we educate folks & they leave
  - lack of municipal employees b/c they can't afford to live in town
  - disabled adults
  - Types: starter homes→ 1 & 2 bedroom/1.5 baths/1200 SF ranch style
    - :multigenerational homes→ expanding on existing lands/bedroom counts
  - Meet the needs: consider zoning changes (higher density in center)
    - housing product in a walkable community (??? Phase 2)
    - rental & ownership & have limited rules on seasonal rentals

## Opportunities for building issues

1. homeowners need to understand property value will not decrease if its by them  
Educating on total costs of what goes into seasonal rentals  
Bring incentives to flip people from seasonal housing to year round  
Tap \_\_\_\_\_ into \_\_\_\_\_ ??? \_\_\_\_\_ properties  
Hearing from business communities  
AH folks do work!  
Educating on the numbers now  
Show who can afford the rents. Education on FMR  
Have mixed income units  
Explain the variety of resources that help off set rent  
Training & advocats
2. look into the future of the sewer & prioritize the pipes→ active engagement w/ ??? property owners, zoning conversation

### **Group Consensus/Report-Out**

1. Need for balance, mixed income, enviro vs housing, people growing up in Mashpee pushed off Cape
2. Existing stigma around affordable housing, policies considerate to sense of place felt my community reflective of quality of life for tenants & neighbors
3. Any future development or redevelopment cannot impact water quality broad housing needs (not necessary unique)
4. Diverse needs/types misconceptions, people need to enjoy homes→ noise barrier
5. Lack of housing on all fronts, attack w/ diff levels, height restriction, density, considerations for water quality
6. Projects should fit into community. Change zoning in res districts for multi fam/small lots. Town not aggressive/opportunities in getting land. Rentals need ??? clean water! Mashpee Commons few pieces.



## Mashpee Housing Production Plan Update

# Summary of Community Meeting #2

### Background

Mashpee residents were invited to attend a second community meeting for the Mashpee Housing Production Plan on **October 26, 2023**. This meeting was in-person and located at the Mashpee Public Library. **There were eleven people in attendance**, not including members from the Affordable Housing Committee, Town Staff, and consultants from Barrett Planning group. The consulting team designed and ran the meeting while Town staff and the Affordable Housing Committee provided support.

The meeting had two main components: a presentation and open house activity. The presentation began with a brief overview of the required components of a Housing Production Plan and the project background and timeline. Next, the presentation introduced preliminary findings from the Housing Needs Assessment and discussed Mashpee's regulatory framework. Attendees were then invited to participate in the open house activity which included three stations. Each station and the received comments are described below.

### Station 1: Strategies for Housing

Station 1 asked participants to provide their opinions on different strategies to facilitate the creation of affordable housing in Mashpee. These strategies were organized into the broad categories of Regulatory Reform, Policy & Capacity, and Community Resources & Education, and included actions such as create a multifamily "overlay" district to encourage multifamily rental development in certain areas of Town, explore funding mechanisms to support housing opportunities for households earning over 100 percent AMI, and launch a community education program regarding Mashpee's housing needs; include other communities and organizations where possible to encourage regional conversation. For a majority of these strategies, opinions were mixed. Among the least popular strategies were increasing allowed building height in certain areas of Town and setting aside additional CPA funds (beyond the 10 percent required for affordable housing) as standard practice. More popular strategies included developing a strategic plan for the Affordable Housing Trust and creating community education programs around affordable housing.

## REGULATORY REFORM

<p>1 Increase allowed building height in certain areas of Town. (Where?) Note: Allowed building height is generally 35' in all districts. Under OSID, buildings can be up to 45' and in Popponesset Overlay up to 30'.</p> <p>2</p> <p>only in commercial industrial</p> <p>in mixed use areas with form-based structures</p>	<p>Reduce dimensional requirements in certain areas of Town. (Where?) Note: 40,000 sq ft lots are required in all districts except Res D (80,000 sq ft); 150 ft of frontage is required in residential districts and 200 feet of frontage is required in commercial and industrial districts.</p>
<p>3 Require the inclusion of affordable units in all new residential development and redevelopment. Note: current zoning encourages and incentivizes including affordable units in OSID and Cluster Developments only.</p> <p>for deed restricted</p>	<p>Consider reducing parking requirements, particularly for multifamily development (currently 2 spots per dwelling unit)</p>
<p>4 Create a multifamily "overlay" district to encourage multifamily rental development in certain areas of Town. (Where?)</p> <p>5</p> <p>6</p> <p>multifamily cluster subdivision with open space</p> <p>Very few areas!</p>	<p>Other? Use sticky notes.</p> <p>7</p> <p>Consider P-town rental policies implementing \$ for rental cert.</p>

### Key for Handwritten Notes

- |                                                  |                                                                      |
|--------------------------------------------------|----------------------------------------------------------------------|
| 4. Only in commercial industrial                 | 1. Multifamily cluster subdivision with open space                   |
| 5. In mixed use areas with form-based structures | 2. Very few areas!                                                   |
| 6. For deed restricted                           | 3. Consider P-town rental policies! Implementing \$ for rental cert. |
| 7. Only with open space mitigation               |                                                                      |



## POLICY & CAPACITY

Explore feasibility of adding a Housing Coordinator or similar position (which can be supported with CPA funds).

Consider setting a policy to set aside additional CPA funds (beyond the 10% required for affordable housing) as standard practice.

Establish criteria for evaluating properties for residential development or redevelopment.  
*Note: this criteria can be used either for evaluating current town-owned property or when considering an acquisition opportunity.*

Develop a 3-5 year strategic plan for the Affordable Housing Trust.

Explore funding mechanisms to support housing opportunities for households earning over 100% AMI.

Other? Use sticky notes.

### Key for Handwritten Notes

- 10. Redevelop greyfields
- 11. Why so many no's? Explain.
- 8. All affordable housing should be in perpetuity
- 9. AHT meets regularly



## COMMUNITY RESOURCES & EDUCATION

Encourage creation of ADUs by establish a revolving loan fund to provide small forgivable loans to property owners to construct an ADU.

12

ADUs for first time homebuyers

Encourage creation of ADUs by holding educational events to inform property owners of permitting process for ADUs.

16

ADUs - If they are used for year round housing - not to increase housing supply in Mashpee

14

landlord and tenant training

15

introduce shared housing products

Explore feasibility of establishing housing assistance programs such as a first-time homebuyer downpayment program, rental assistance, or assistance with first/last/security, either as Town-sponsored programs or in collaboration with regional partners.

13

AFFORDABLE HOUSING TRUST

Launch a community education program regarding Mashpee's housing needs; include other communities and organizations where possible to encourage regional conversation.

17

people already know spending more \$ on education isn't worth what it could be spent on construction

Other? Use sticky notes.

18

Pass the Housing Bond Bill  
Make Mashpee a Seasonal Community  
Housing for Mashpee residents, not the 40,000 people commuting to the Cape for work.  
Meet housing needs without adding to our water pollution problems and traffic congestion, place housing on Rt 130, downstream from ponds and far from rivers.  
Ensure fair & equitable housing  
Create & preserve housing which serves vulnerable (elderly, poor, disabled)  
Create housing linked with businesses/jobs in Mashpee.  
Ensure environmentally considerate/friendly housing  
Encourage joint ventures with Mashpee Wampanoag tribe to bring displaced tribal citizens back to Mashpee

### Key for Handwritten Notes

14. Affordable housing trust

15. Landlord and tenant training

16. Introduce shared housing products

17. ADUs – If they are used for year round housing – not to increase housing [?] or AirBnB

18. People already know spending more \$ on education isn't worth what it could be spent on construction.

12. Pass the Housing Bond bill

Make Mashpee a seasonal community

Housing for Mashpee residents, not the 40,000 people commuting to the Cape for work.

Meet housing needs without adding to our water pollution problems and traffic congestion, place housing on Rt 130, downstream from ponds and far from rivers

Ensure fair & equitable housing

Create housing linked with businesses/jobs in Mashpee

Ensure environmentally considerate/friendly housing

Encourage joint ventures with Mashpee Wampanoag tribe to bring displaced tribal citizens back to Mashpee

## Station 2: 2015 Housing Production Plan Revisited

The second station gave participants the opportunity to share their thoughts on the four goals and accompanying objectives from the previous Housing Production Plan. The small group of participants largely agreed with each of the goals and objectives and believed them to still be relevant for Mashpee today. One participant believed engaging the community in discussions on affordable housing to bring attention to the issue and attract community support to be no longer relevant, and one participant disagreed with the objective to seek opportunities for mixed-use development. Additionally, many of the objectives were deemed by some to be high priority including “Seek additional opportunities for mixed-use development (commercial/residential) within Mashpee’s commercial center and commercial corridors” and “Seek opportunities to convert existing properties, motels, and seasonal homes to more productive, long-term use as affordable year-round housing.” Some participants provided additional comments such as increased density should only be allowed if in compliance with the Flow Neutral Bylaw or if accompanied by donations of open space.

**For each objective from the 2015 HPP, add a dot sticker in the column that aligns with your opinion. If you agree with an objective, indicate whether it is a high priority in the last column. Please use sticky notes to add additional thoughts. Note: this is a partial list and some objectives have been shortened for brevity or updated to reflect current status.**







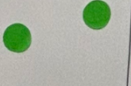


**Goal 1: Promote the development of affordable housing for both rental and purchase that meets the needs of present and future residents of Mashpee.**

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Increase the town's affordable housing stock to ten percent of year-round housing. (Currently, 4.66% of Mashpee's year-round housing meets the state's definition of "affordable" under Chapter 40B.)	●●●●●●●●●●				●
Provide for a balance of affordable rental and ownership units to meet a range of incomes, including low- and moderate- income households.	●●●●●●●●●●				●
Ensure the distribution of affordable housing through mixed income developments and throughout the town's residential neighborhoods.	●●●●●●●●●●				
Identify and begin to address barriers to affordable housing development. (Consider factors under the Town's control – what can Mashpee do to make creating affordable housing easier?)	●●●●●●●●●●				●




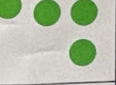

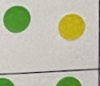

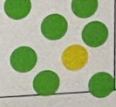



Mashpee Housing Production Plan  
Community Meeting #2 Summary

**Goal 2: Encourage a mix of housing densities, ownership patterns, prices, and building types to serve diverse households consistent with the small town character of the community.**

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Seek additional opportunities for mixed-use development (commercial/residential) within Mashpee's commercial center and commercial corridors.			19	only w/ donations of open space	
Identify areas of town suitable for increased density and multifamily housing, considering infrastructure, wastewater management, and other factors.			20	only w/ donations of open space only in compliance with Plan Neutral Bylaw	
Encourage the development of affordable housing units in all new residential development and redevelopment projects. (Currently the Open Space Incentive Development and Cluster Development bylaws are the only sections in the Town's zoning that incentivizes providing affordable units.)					
Explore zoning incentives for the creation of affordable housing for households that work in the local economy.					

**Goal 3: Provide regulatory and financial incentives that maximize affordability for the most vulnerable segment of Mashpee's population, including but not limited to families in poverty, the very low income, single heads of households, and others with special needs.**

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Continue to identify surplus town-owned property for the development of "friendly" 40B affordable housing.					
Maintain a fund to assist special needs families with the move-in costs (first and last months rent plus security fee) for an affordable rental housing unit.			21	Not much left	
Assure all contributions from the development of housing projects are placed in the Affordable Housing Trust Fund.				22	
Seek opportunities to convert existing properties, motels, and seasonal homes to more productive, long-term use as affordable year-round housing.					

**Key for Handwritten Notes**

21. Only w/ donations of open space

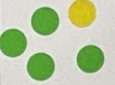
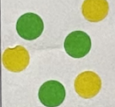



19. Not much left

22. Only w/ donations of open space

20. PWS Mortgage assistance

Only in compliance with flow neutral bylaw

**Goal 4: Pursue joint ventures with the development community and collaborations with local and regional agencies who are resources for information, public financing and technical assistance.**

OBJECTIVE	AGREE	DISAGREE	NO LONGER RELEVANT	NEED MORE INFO	IF AGREE: HIGH PRIORITY
Establish a plan framework and design guidelines for the development of future "friendly" 40B projects.					
Work with regional agencies, private entities, and the Mashpee Wampanoag Tribe to develop cooperative arrangements for affordable or mixed income housing projects.					
Engage the community in discussions on affordable housing to bring attention to the issue and attract community support.					

### Station 3: Housing Types

Station 3 asked participants to give their opinions on different types of housing: single-family clustered cottages, accessory dwelling units, two-family homes, mixed commercial and residential use ("top of the shop"), townhouses and small multifamily, and larger multifamily. In addition to whether they liked the style of housing and why, participants were asked to share the areas of Mashpee they would like to see these housing types. The majority of participants did not have time to respond to this station, and only five comments were received. Three participants were most interested in seeing additional mixed use, "top of the shop" style housing due to the access to services and utilization of existing infrastructure this type of housing would allow for. A third participant did not want to see more of this type of housing because it would increase retail which the Town cannot maintain. Additionally, this participant did not want to see any larger multifamily complexes because "elderly town meeting voters and aging board members" do not allow these projects to pass through town meetings. This participant was in favor of accessory dwelling units and two-family homes as they would fit into the current look of the Town and could provide needed housing for single and two-person renters. They also stated that townhouses and small multifamily homes could work near Town center and in North Mashpee, though other residents typically push back against clustering.



## Housing Types

Single family clustered cottages  
(Some duplexes may be included in images)



Accessory dwelling units



Two-family homes



Mixed comm/res use  
("Top of the shop")



Townhouses and small multifamily



Larger multifamily



## Responses

### Response 1:

- 5,6,7
- 8,9,10
- 11
- 14,16
- 21

### Response 2

Against: 11, 12, 13

- Commons are a good example of how this has worked in town however any more would increase retail which the town can't maintain at this moment, we need homes not retail space
- 20-23: large complexes are known to be too big on Cape. I'd rather support projects that are likely to pass through the elderly town meeting voters and aging board members
- \*Also from town meeting its clear ADUs are good but only if the owner can rent how and when they want so why put renters through that

Mashpee Housing Production Plan  
Community Meeting #2 Summary

In favor: 5,6,7,8,9,10,14-19

- People are afraid and will argue over ugly size for any apartment that looks like 20-23! "Capecod charm" matters to the aging population
- 5,6,7,8,9,10: easily blends with current town vibe or look. Also can house the smaller population of single/two person renters.
- 14-19: location could work near town center/North Mashpee. The problem would be clustering which towns people seem to not like

**Response 3**

- Highly recommend 11 and 12 mixed use "top of the shop"
- By definition infrastructure, roads, sewer, etc already in place

**Response 4**

- 11-12 good options as they provide good utilization and access to many services

**Response 5**

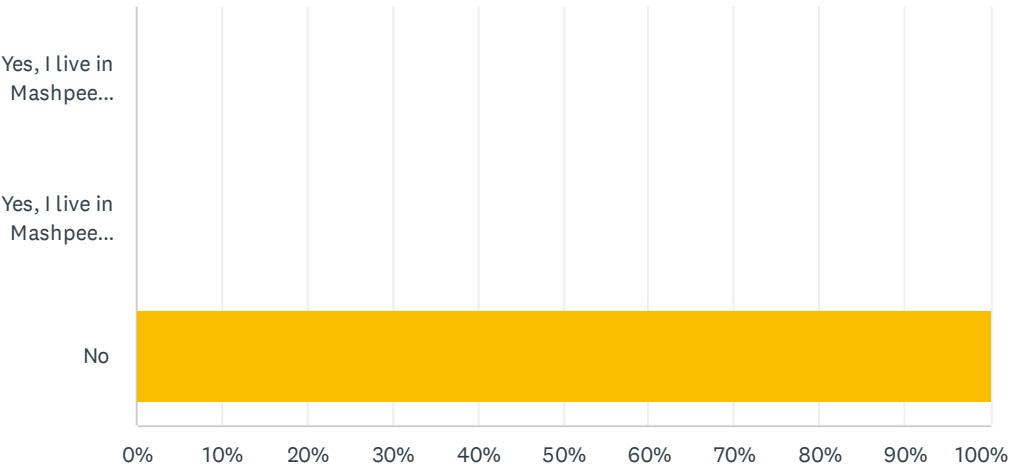
What I liked:

1. Superior architecture  
Two stories
2. Superior architecture; likes of open space  
Superior site
4. Central walkway
9. Nice massing of units
- 11, 12, 13. Like top of the shop
19. Superior architecture
- 20, 21, 23. Ugly
22. Very nice architecture
- 17, 18, 19
- 5, 6, 7 - What about tiny living neighborhoods
- 8 - could help with multigenerational
- 11 - renovate some strip shop areas and accommodate living space

Large multifamily like the new Hanover Bldgs in Hanover near Hnv Mall

Q1 Do you currently live in Mashpee, either seasonally or year-round?

Answered: 43    Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes, I live in Mashpee year-round		0.00%	0
Yes, I live in Mashpee seasonally		0.00%	0
No		100.00%	43
TOTAL			43

Q2 How long have you lived in Mashpee?

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Less than one year	0.00%	0
1-5 years	0.00%	0
6-10 years	0.00%	0
11-20 years	0.00%	0
21-30 years	0.00%	0
31+ years	0.00%	0
TOTAL		0



Q3 In which voting precinct do you live? See the map below and scroll down to select your answer.

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Precinct 1	0.00%	0
Precinct 2	0.00%	0
Precinct 3	0.00%	0
Precinct 4	0.00%	0
Precinct 5	0.00%	0
I'm not sure	0.00%	0
TOTAL		0

Q4 Do you rent or own your home in Mashpee?

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Rent	0.00%	0
Own, and my mortgage is paid off	0.00%	0
Own, and I am still paying my mortgage	0.00%	0
TOTAL		0

Q5 What type of home do you live in?

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Single family (detached)	0.00%	0
Townhouse or condo	0.00%	0
Duplex/2-unit building	0.00%	0
Apartment in multi-family building	0.00%	0
Accessory dwelling unit (aka, "in-law apartment")	0.00%	0
Mobile home	0.00%	0
Group home	0.00%	0
I am currently unhoused	0.00%	0
TOTAL		0

Q6 How likely are you to move out of Mashpee in the next five years?

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Very likely	0.00%	0
Moderately likely	0.00%	0
Slightly likely	0.00%	0
Not at all likely	0.00%	0
TOTAL		0

**Q7 You've indicated that it is very likely or moderately likely that you will move out of Mashpee in the next five years. Which of the following factors do you believe most influence your likelihood of moving out of Mashpee? Select up to five.**

Answered: 0   Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Housing/living costs have become too high	0.00%	0
Home no longer meets my or my household's needs	0.00%	0
Prefer or need accessible housing	0.00%	0
Concerns about development changing the town's character	0.00%	0
Concerns about sea level rise	0.00%	0
Water quality concerns	0.00%	0
Increased presence of short-term rentals	0.00%	0
Employment opportunities	0.00%	0
School choice	0.00%	0
Seeking additional community services/local amenities	0.00%	0
Would like to live in different climate (weather)	0.00%	0
Children finished school	0.00%	0
None of the above	0.00%	0
Total Respondents: 0		

Q8 How important is it to you to stay in Mashpee (either in your current home or not) as you age?

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Very important	0.00%	0
Moderately important	0.00%	0
Slightly important	0.00%	0
Not important	0.00%	0
TOTAL		0

**Q9 You've indicated that it is very important or moderately important to stay in Mashpee as you age. What factors need to change/improve to enable you to stay in the community as you age? Select up to five.**

Answered: 0   Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
None; I do not foresee any challenges that would limit my ability to remain in Mashpee.	0.00%	0
Affordability of housing costs	0.00%	0
Accessibility improvements to home (e.g., installation of ramps, grab bars, first floor bedroom or bath)	0.00%	0
More transit options (e.g., buses, ride shares/taxis)	0.00%	0
Expanded community services (e.g., health and wellness services/programs)	0.00%	0
Availability of "lifestyle housing" (i.e., designed for active older adults, including single-family and/or multi-family with social or recreational amenities such as clubhouses)	0.00%	0
Availability of "service-enriched housing" (i.e., offers a set of services intended to meet residents' evolving needs) or expanded home-based services	0.00%	0
Availability of housing in walkable neighborhood	0.00%	0
Improved water quality	0.00%	0
None of the above	0.00%	0
Total Respondents: 0		

Q10 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	0.00%	0
Unsure	0.00%	0
TOTAL		0



Q11 How many bedrooms would your household need in order to live in a rental home in Mashpee?

Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Studio	0.00%	0
1-bedroom	0.00%	0
2-bedroom	0.00%	0
3-bedroom	0.00%	0
4-bedroom	0.00%	0
More than 4 bedrooms	0.00%	0
TOTAL		0

Q12 How likely is it that you will buy a new or different home in Mashpee within the next five years?

Answered: 0   Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Very likely	0.00%	0
Slightly likely	0.00%	0
Not at all likely	0.00%	0
Unsure	0.00%	0
TOTAL		0

**Q13** You've indicated that buying a new or different home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influence this decision? Check all that apply.

Answered: 0   Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	0.00%	0
I plan on moving out of Mashpee	0.00%	0
Lack of available housing in my price range (location, size, quality, etc.)	0.00%	0
I do not qualify to buy a home	0.00%	0
Extent and/or proximity of employment opportunities	0.00%	0
School options	0.00%	0
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	0.00%	0
Proximity to family and/or friends	0.00%	0
None of the above	0.00%	0
Total Respondents: 0		

Q14 You've indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

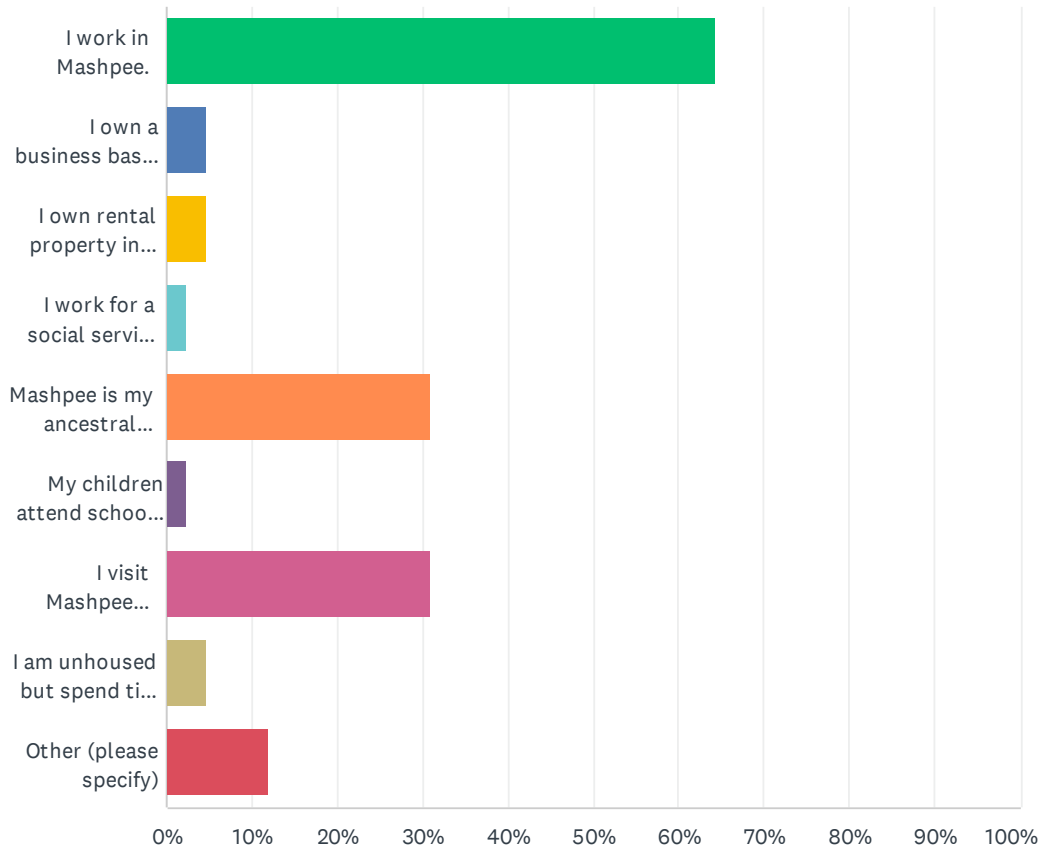
Answered: 0    Skipped: 43

 No matching responses.

ANSWER CHOICES	RESPONSES	
Second home or investment property	0.00%	0
Primary residence	0.00%	0
TOTAL		0

## Q15 What is your connection to Mashpee? Check all that apply.

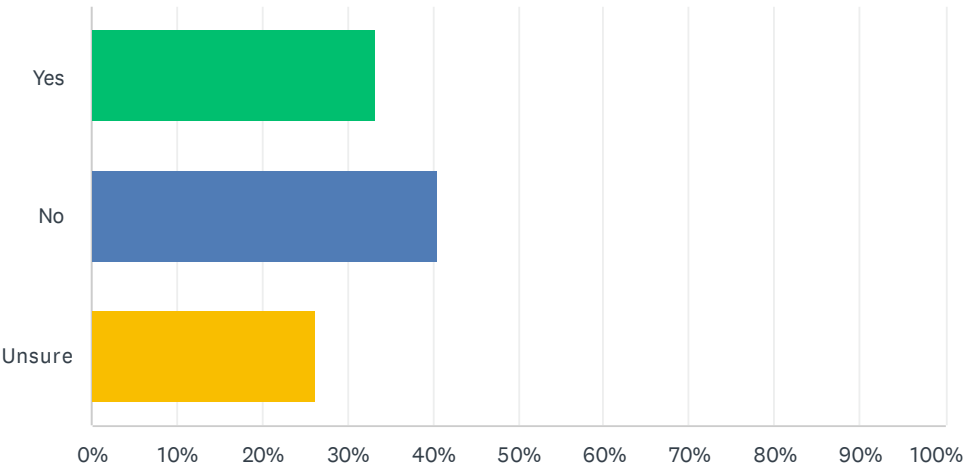
Answered: 42 Skipped: 1



ANSWER CHOICES	RESPONSES	
I work in Mashpee.	64.29%	27
I own a business based in Mashpee.	4.76%	2
I own rental property in Mashpee.	4.76%	2
I work for a social service provider or other agency assisting Mashpee residents.	2.38%	1
Mashpee is my ancestral homeland.	30.95%	13
My children attend school in Mashpee.	2.38%	1
I visit Mashpee frequently.	30.95%	13
I am unhoused but spend time in Mashpee or previously lived in Mashpee.	4.76%	2
Other (please specify)	11.90%	5
Total Respondents: 42		

Q16 Are you considering moving to Mashpee or do you want to move to Mashpee within the next five years?

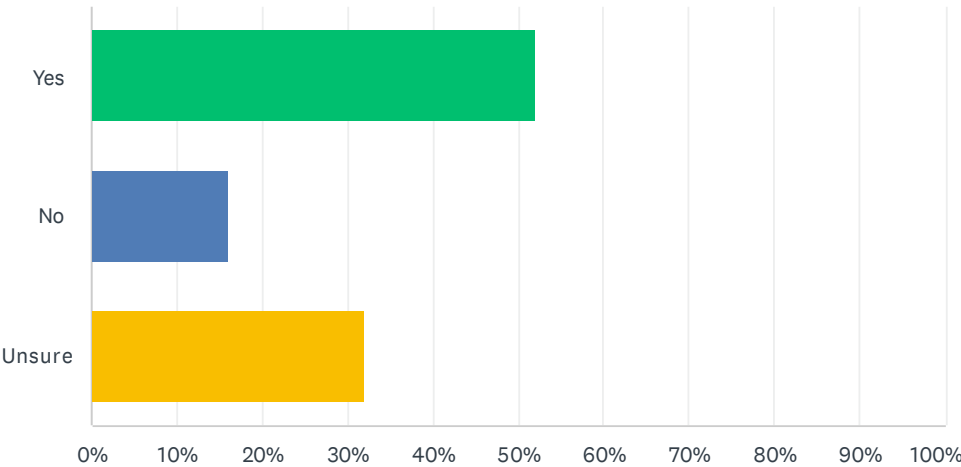
Answered: 42 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		33.33%	14
No		40.48%	17
Unsure		26.19%	11
TOTAL			42

Q17 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

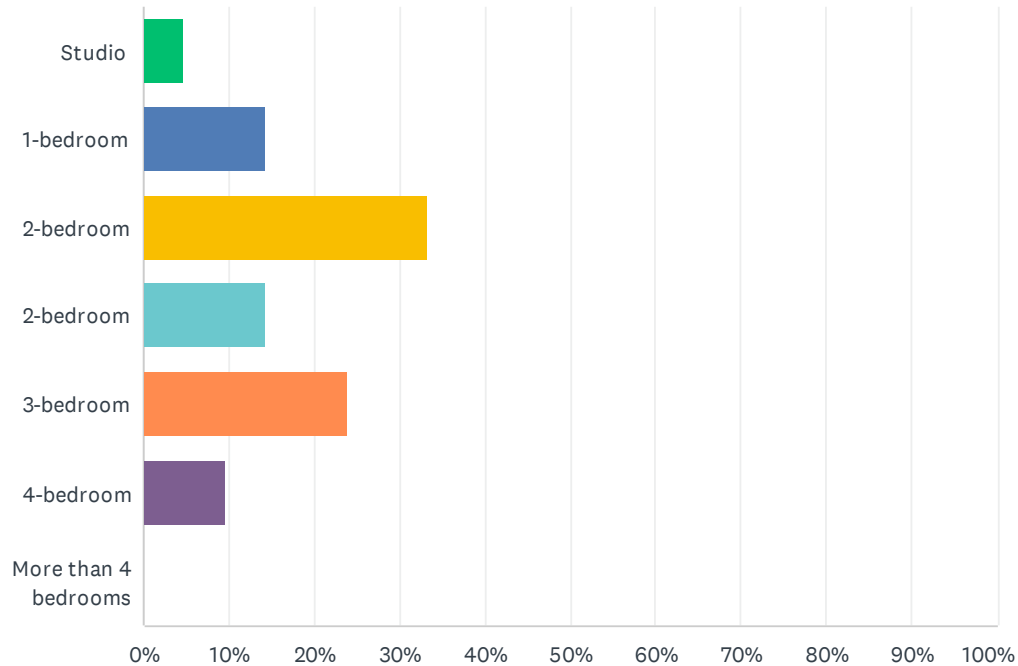
Answered: 25    Skipped: 18



ANSWER CHOICES		RESPONSES	
Yes		52.00%	13
No		16.00%	4
Unsure		32.00%	8
TOTAL			25

## Q18 How many bedrooms would your household need to live in a rental home in Mashpee?

Answered: 21 Skipped: 22

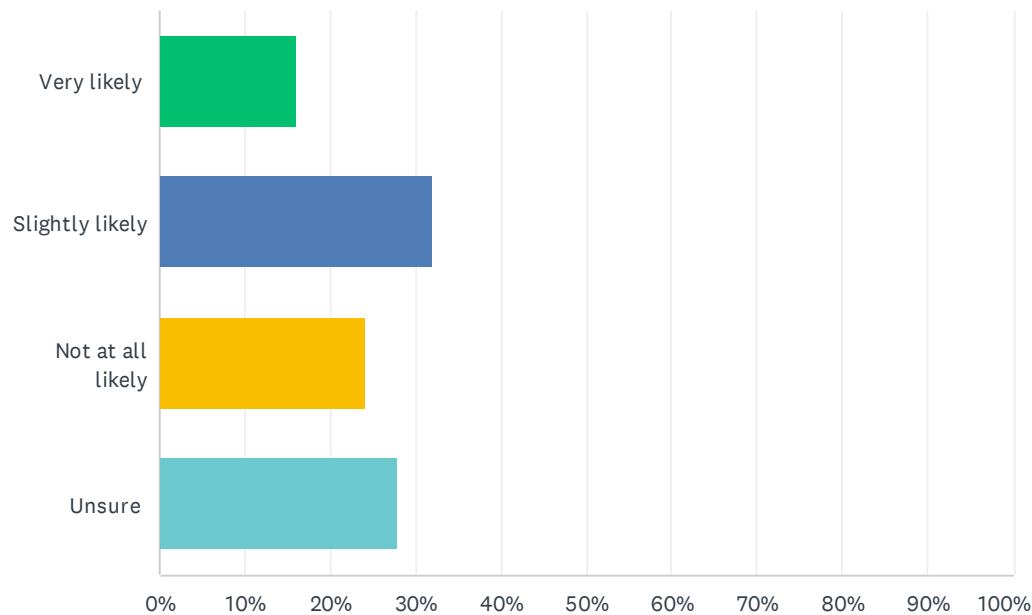


ANSWER CHOICES	RESPONSES	
Studio	4.76%	1
1-bedroom	14.29%	3
2-bedroom	33.33%	7
2-bedroom	14.29%	3
3-bedroom	23.81%	5
4-bedroom	9.52%	2
More than 4 bedrooms	0.00%	0
<b>TOTAL</b>		<b>21</b>



Q19 How likely is it that you will buy a home in Mashpee within the next five years?

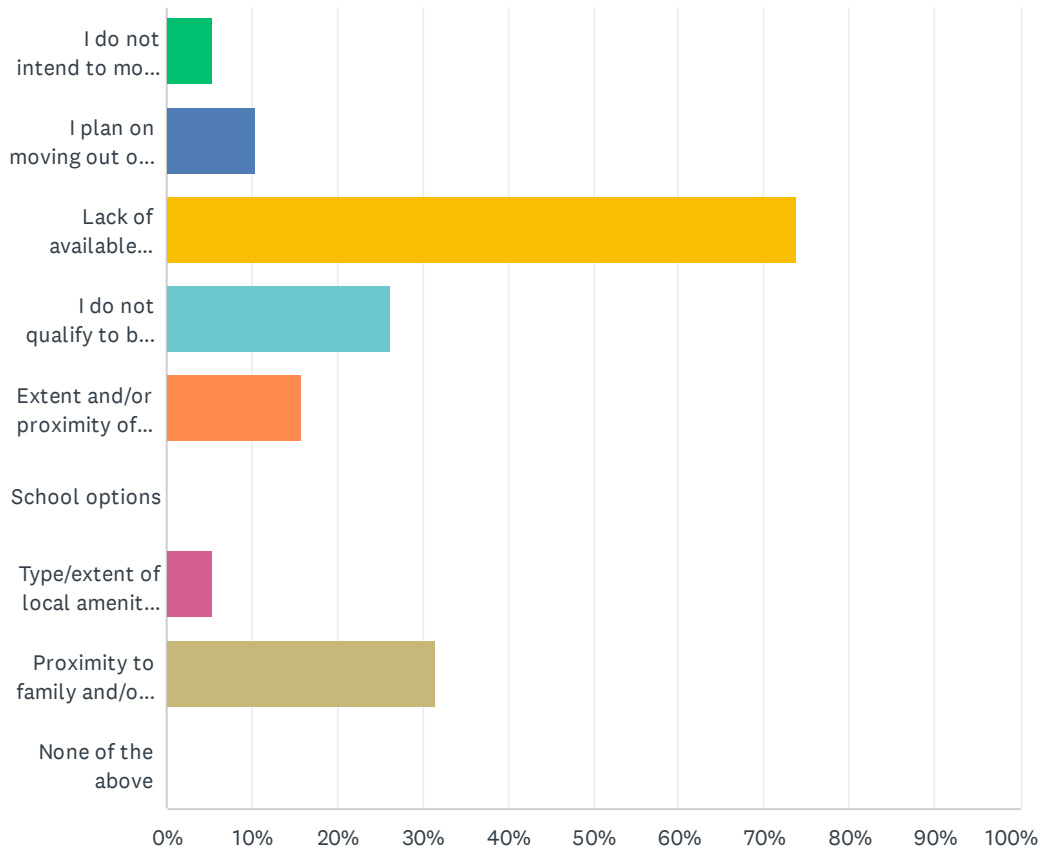
Answered: 25    Skipped: 18



ANSWER CHOICES	RESPONSES	
Very likely	16.00%	4
Slightly likely	32.00%	8
Not at all likely	24.00%	6
Unsure	28.00%	7
TOTAL		25

**Q20 You've indicated that buying a home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influences this decision? Check all that apply**

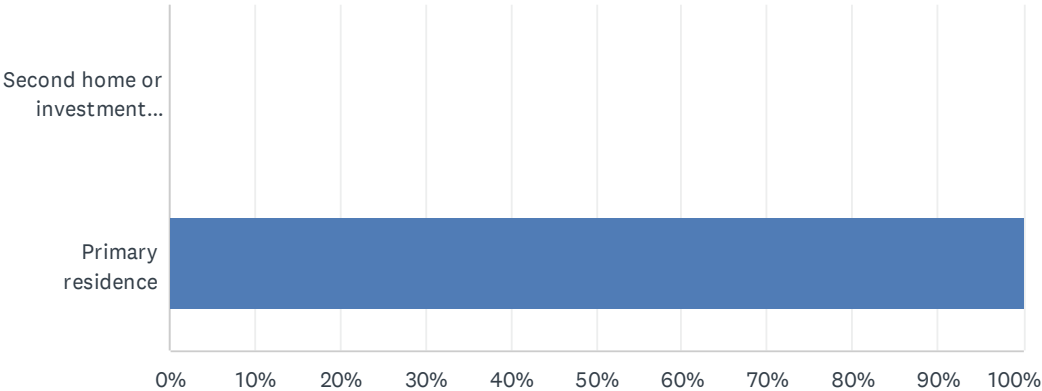
Answered: 19 Skipped: 24



ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	5.26%	1
I plan on moving out of the area	10.53%	2
Lack of available housing in my price range (location, size, quality, etc.)	73.68%	14
I do not qualify to buy a home	26.32%	5
Extent and/or proximity of employment opportunities	15.79%	3
School options	0.00%	0
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	5.26%	1
Proximity to family and/or friends	31.58%	6
None of the above	0.00%	0
Total Respondents: 19		

Q21 You’ve indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

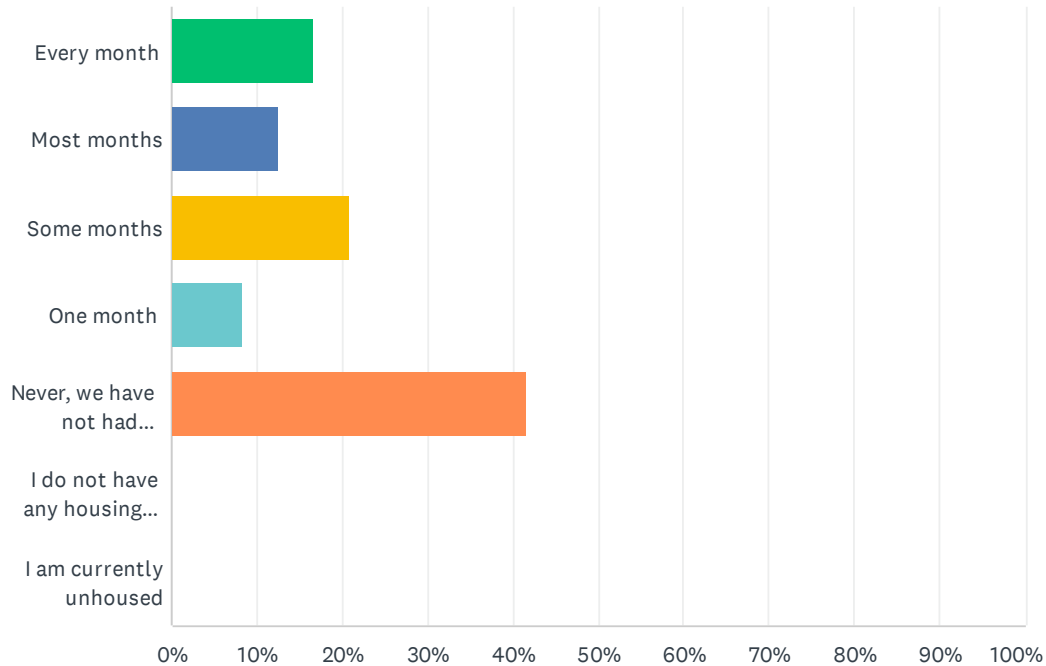
Answered: 4    Skipped: 39



ANSWER CHOICES	RESPONSES	
Second home or investment property	0.00%	0
Primary residence	100.00%	4
TOTAL		4

## Q22 How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?

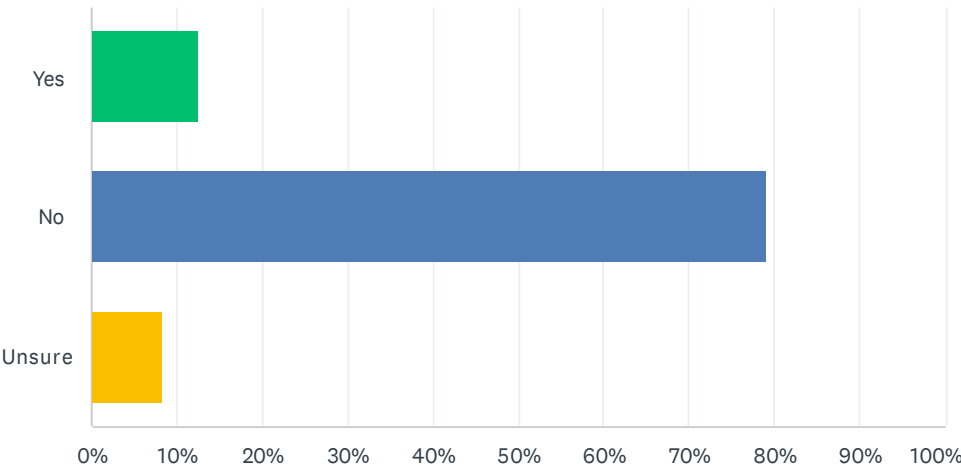
Answered: 24 Skipped: 19



ANSWER CHOICES	RESPONSES	
Every month	16.67%	4
Most months	12.50%	3
Some months	20.83%	5
One month	8.33%	2
Never, we have not had problems paying for housing costs	41.67%	10
I do not have any housing costs	0.00%	0
I am currently unhoused	0.00%	0
<b>TOTAL</b>		<b>24</b>

Q23 The median sales price for a single-family home in Mashpee was \$675,000 in 2022. If you were to buy today, would you be able to afford to purchase a home in Mashpee at this price?

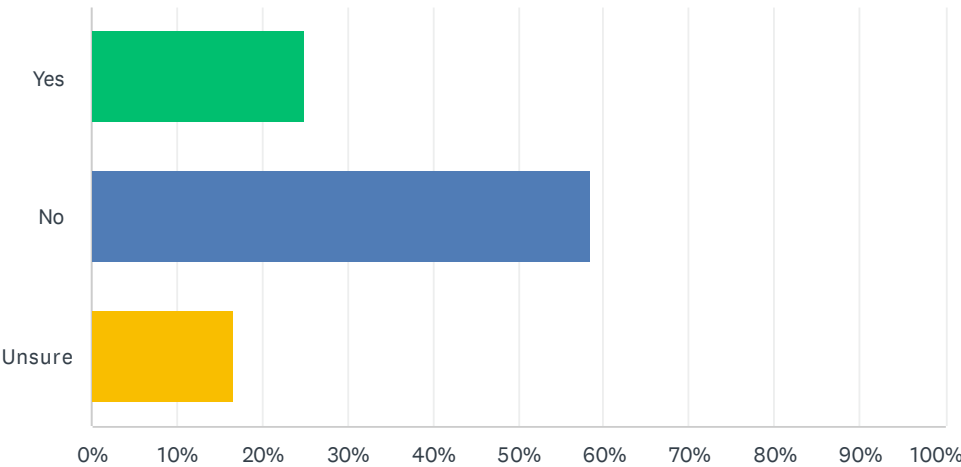
Answered: 24    Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes	12.50%	3
No	79.17%	19
Unsure	8.33%	2
TOTAL		24

Q24 According to the U.S. Department of Housing and Urban Development (HUD), the 2023 “fair market rents” for Barnstable’s metropolitan statistical area (MSA) are as follows: 1-bedroom: \$1,553 2-bedroom: \$2,044 3-bedroom: \$2,501 4-bedroom: \$2,781 If you needed to seek rental housing today based on your household size, would you be able to afford rent at these prices?

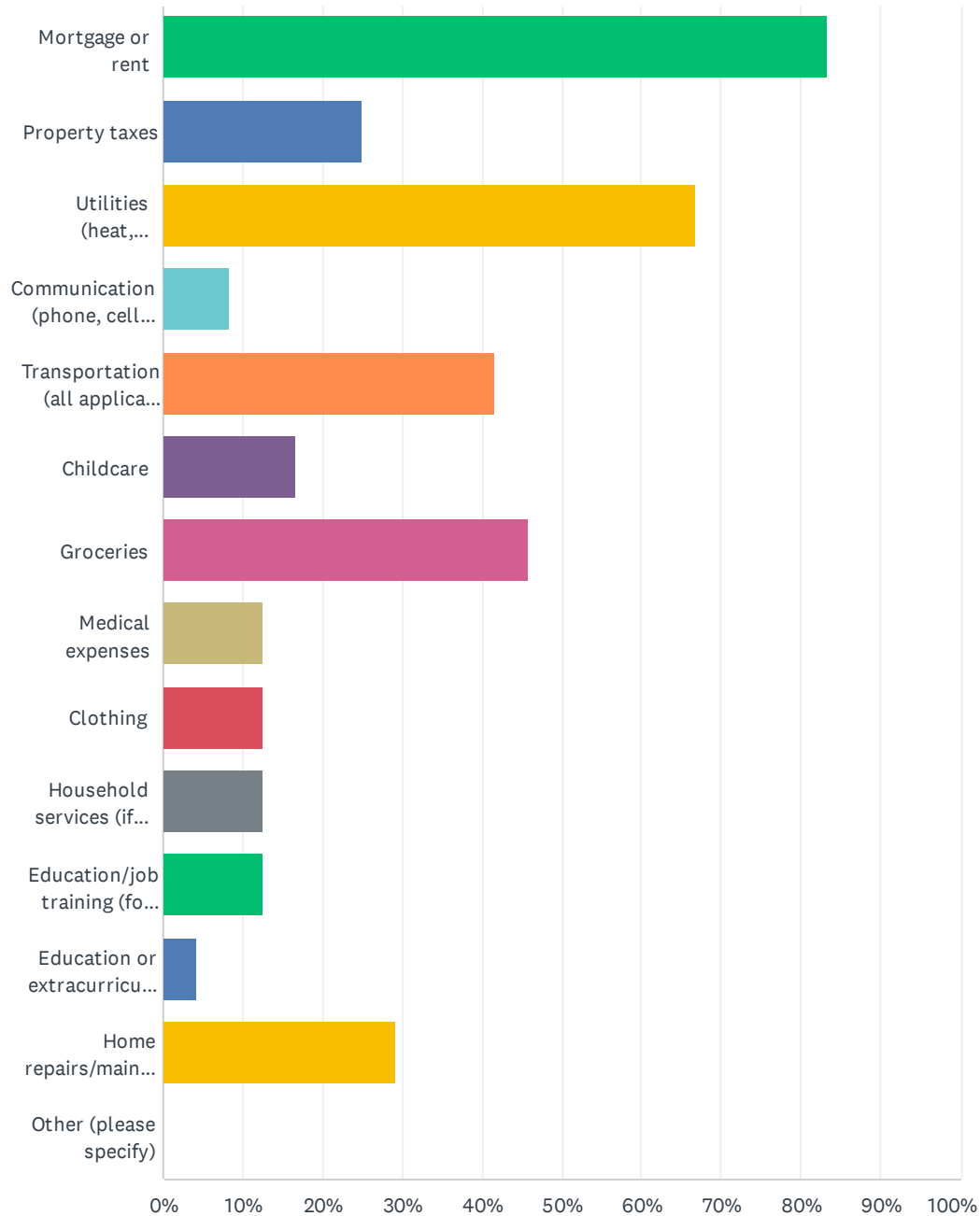
Answered: 24 Skipped: 19



ANSWER CHOICES		RESPONSES	
Yes		25.00%	6
No		58.33%	14
Unsure		16.67%	4
TOTAL			24

## Q25 What are the most burdensome expenses in your household's operating budget? Select up to five.

Answered: 24 Skipped: 19



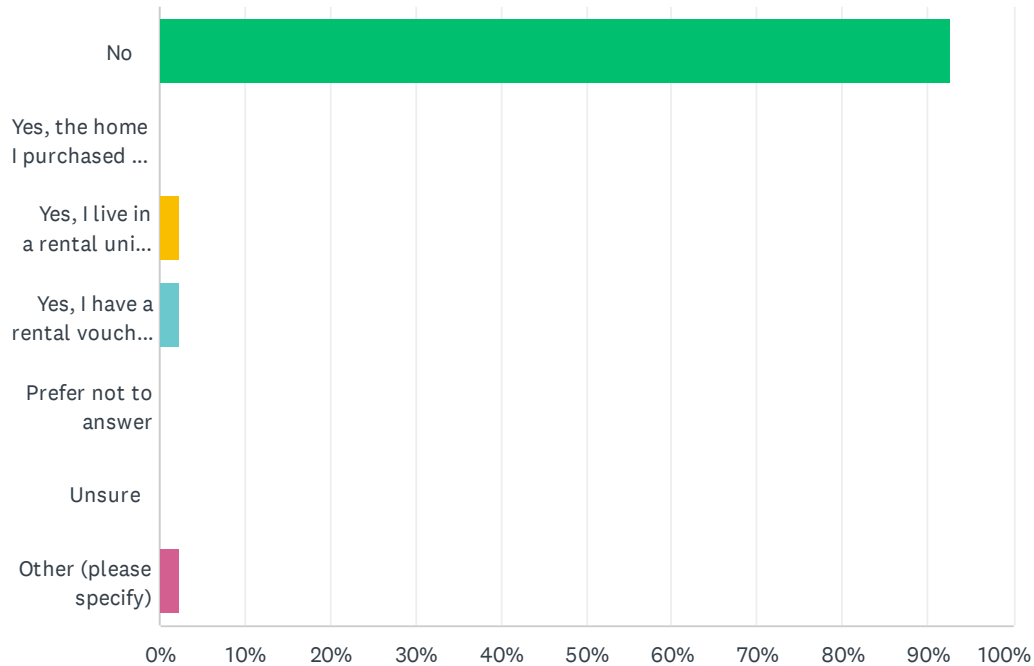
# Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Mortgage or rent	83.33%	20
Property taxes	25.00%	6
Utilities (heat, electricity, water)	66.67%	16
Communication (phone, cell, Internet, etc.)	8.33%	2
Transportation (all applicable costs - car payment, insurance, gas, ride sharing, etc.)	41.67%	10
Childcare	16.67%	4
Groceries	45.83%	11
Medical expenses	12.50%	3
Clothing	12.50%	3
Household services (if such services are necessary due to limitation; e.g., lawn care, housekeeping food shopping, snow plowing, etc.)	12.50%	3
Education/job training (for adult householder[s], including student loan payments)	12.50%	3
Education or extracurricular activities not including childcare (for school-aged child[ren])	4.17%	1
Home repairs/maintenance	29.17%	7
Other (please specify)	0.00%	0
Total Respondents: 24		



## Q26 Do you live in a housing unit with income restrictions? (I.e., was/is your housing limited to households up to a specified income threshold?)

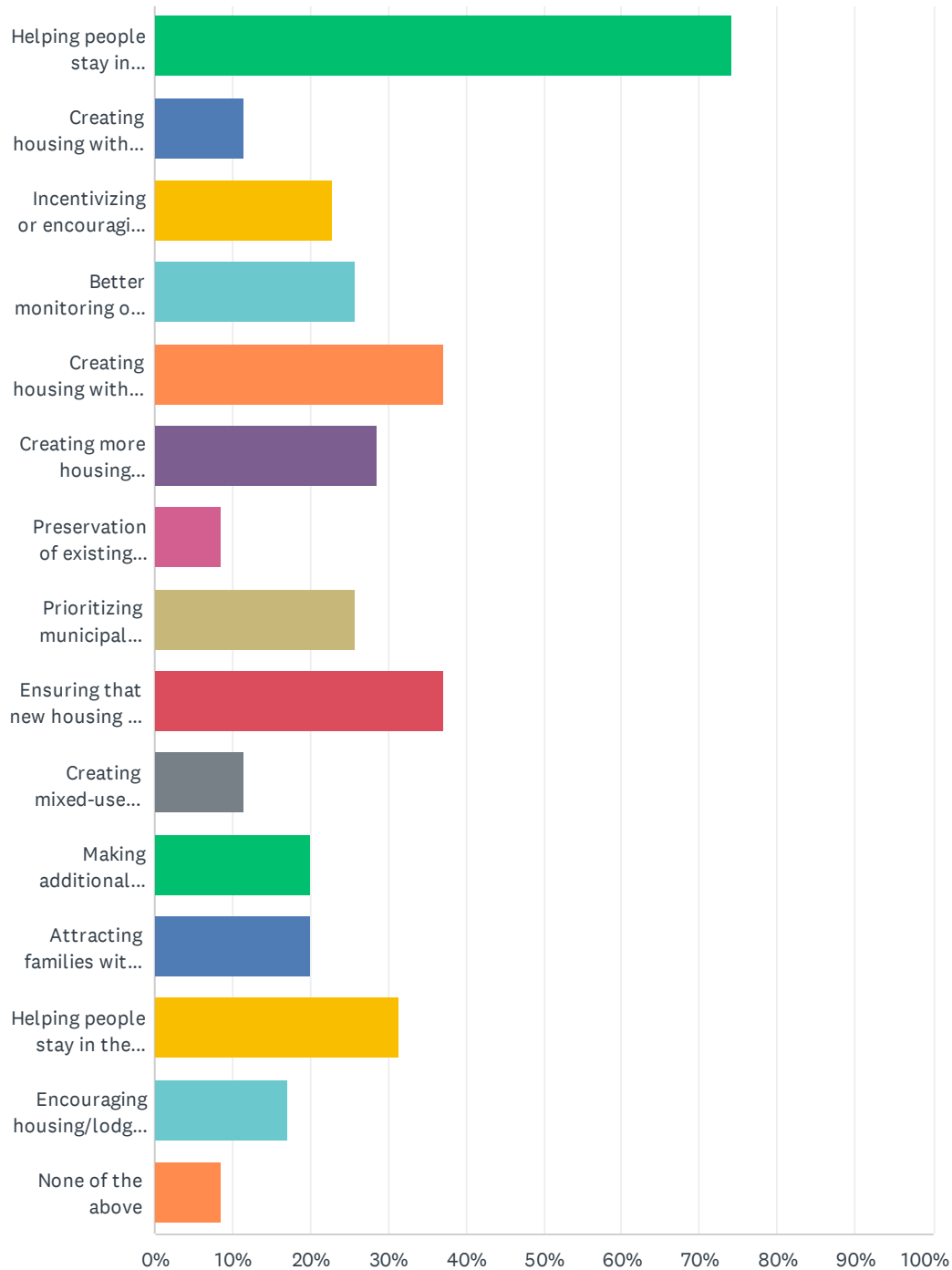
Answered: 41 Skipped: 2



ANSWER CHOICES	RESPONSES	
No	92.68%	38
Yes, the home I purchased was restricted to households up to a certain income level at the time of purchase.	0.00%	0
Yes, I live in a rental unit that is restricted to households up to a certain income level.	2.44%	1
Yes, I have a rental voucher or other rental assistance based on my income.	2.44%	1
Prefer not to answer	0.00%	0
Unsure	0.00%	0
Other (please specify)	2.44%	1
Total Respondents: 41		

## Q27 Which of the following housing initiatives are important to you? Please check up to five.

Answered: 35 Skipped: 8

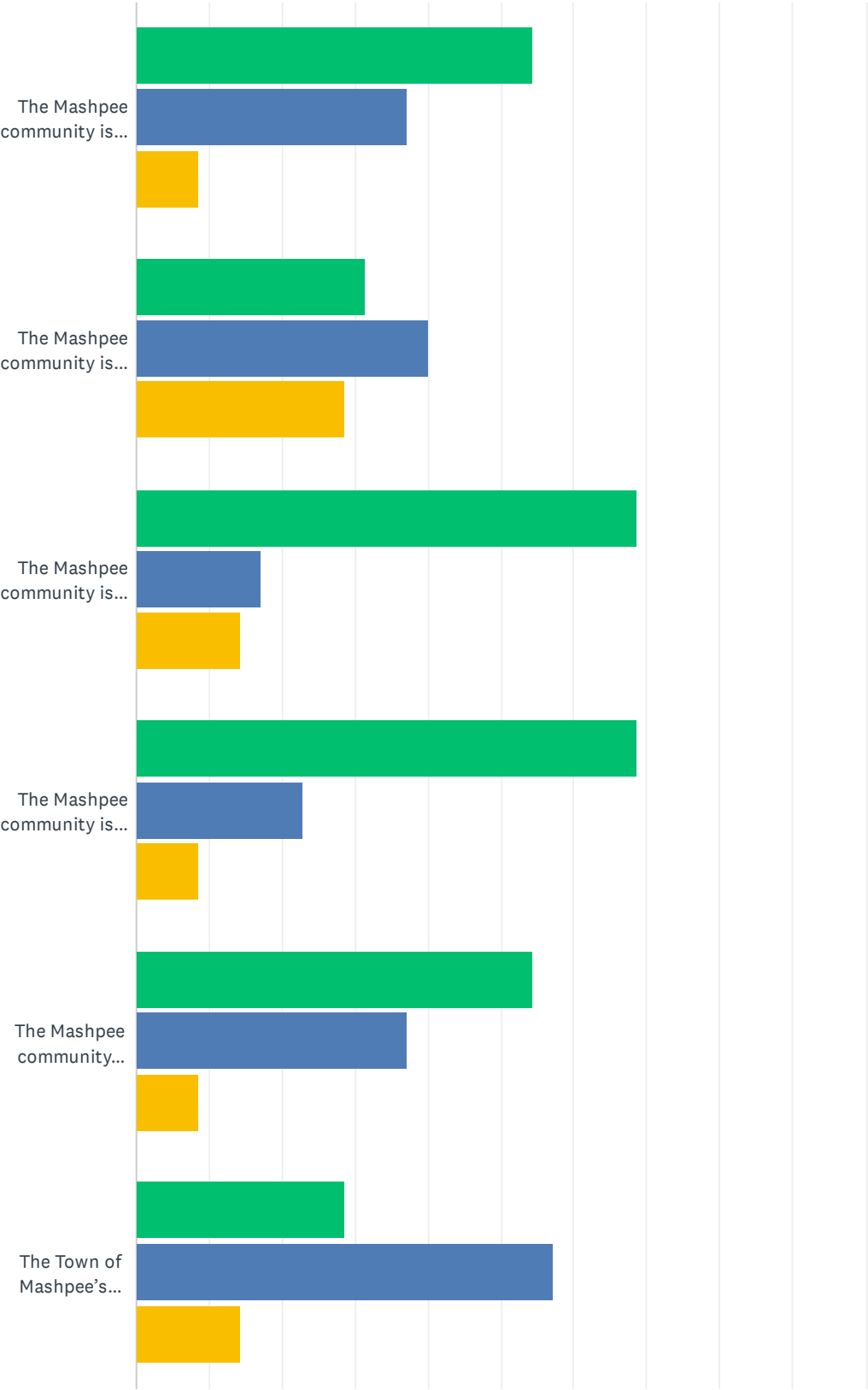


## Mashpee Housing Production Plan Survey

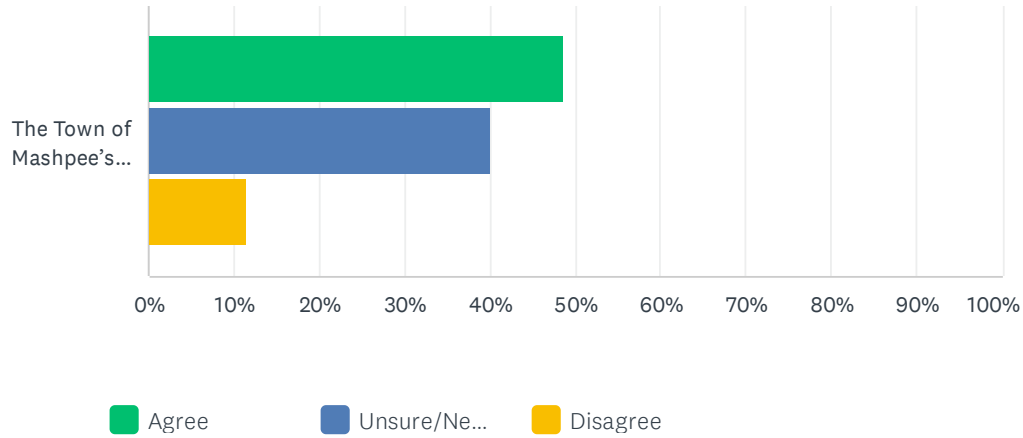
ANSWER CHOICES	RESPONSES	
Helping people stay in year-round housing that is affordable to them	74.29%	26
Creating housing with convenient access to amenities	11.43%	4
Incentivizing or encouraging year-round housing	22.86%	8
Better monitoring or managing the impact of short term rentals on the community	25.71%	9
Creating housing with a mix of price ranges	37.14%	13
Creating more housing options/choices	28.57%	10
Preservation of existing housing	8.57%	3
Prioritizing municipal communication with the Mashpee Wampanoag Tribe regarding affordable housing opportunities	25.71%	9
Ensuring that new housing is sustainably built (e.g., environmentally responsible, protects water supply, energy efficient, and resource-efficient design and materials)	37.14%	13
Creating mixed-use development with retail on the ground level and residential space on upper floors	11.43%	4
Making additional funds available to improve public housing	20.00%	7
Attracting families with children	20.00%	7
Helping people stay in the community as they age	31.43%	11
Encouraging housing/lodging for seasonal employees	17.14%	6
None of the above	8.57%	3
Total Respondents: 35		

Q28 Please check off the box in each column that indicates your thoughts about each statement.

Answered: 35    Skipped: 8



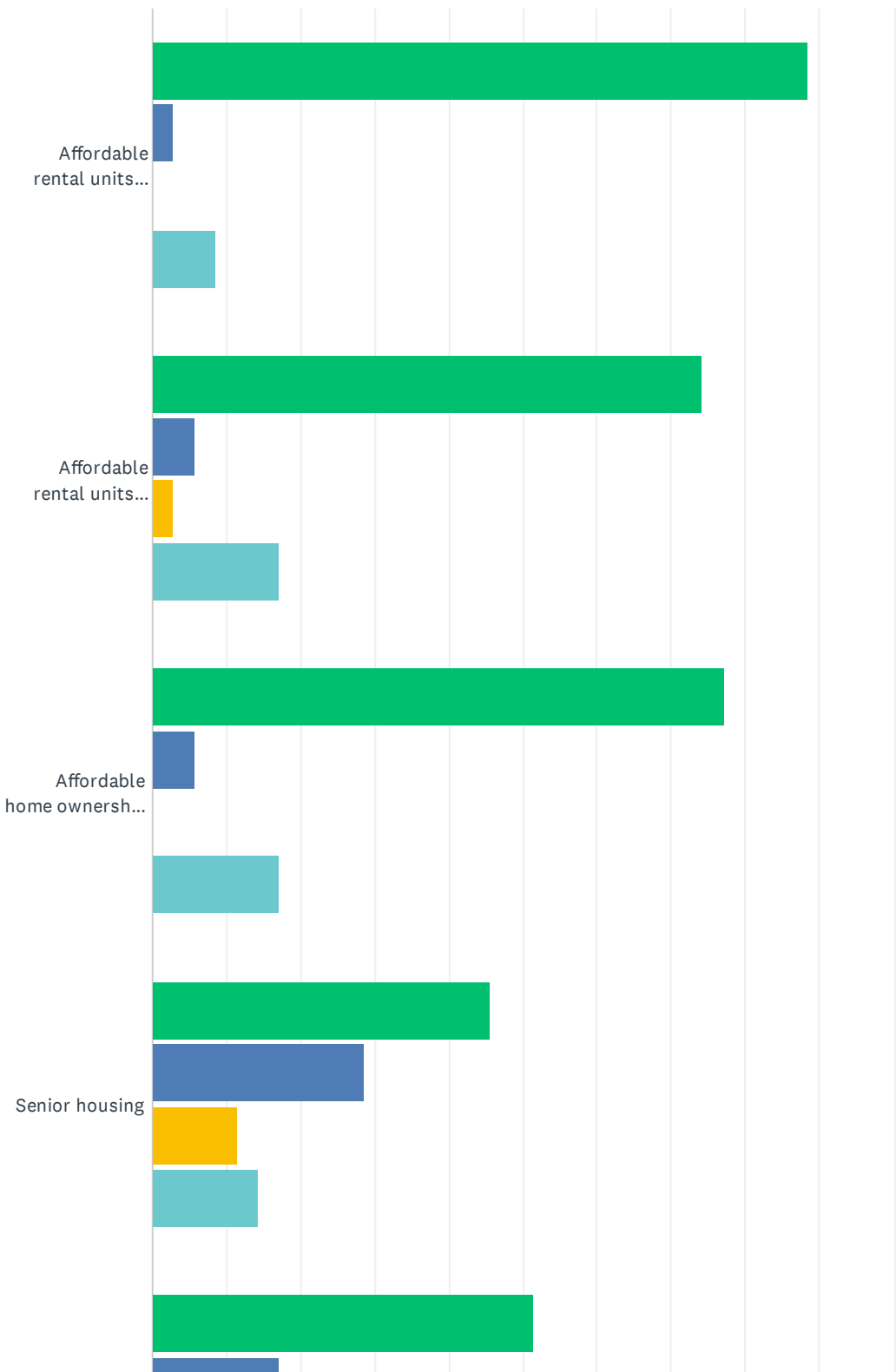
## Mashpee Housing Production Plan Survey



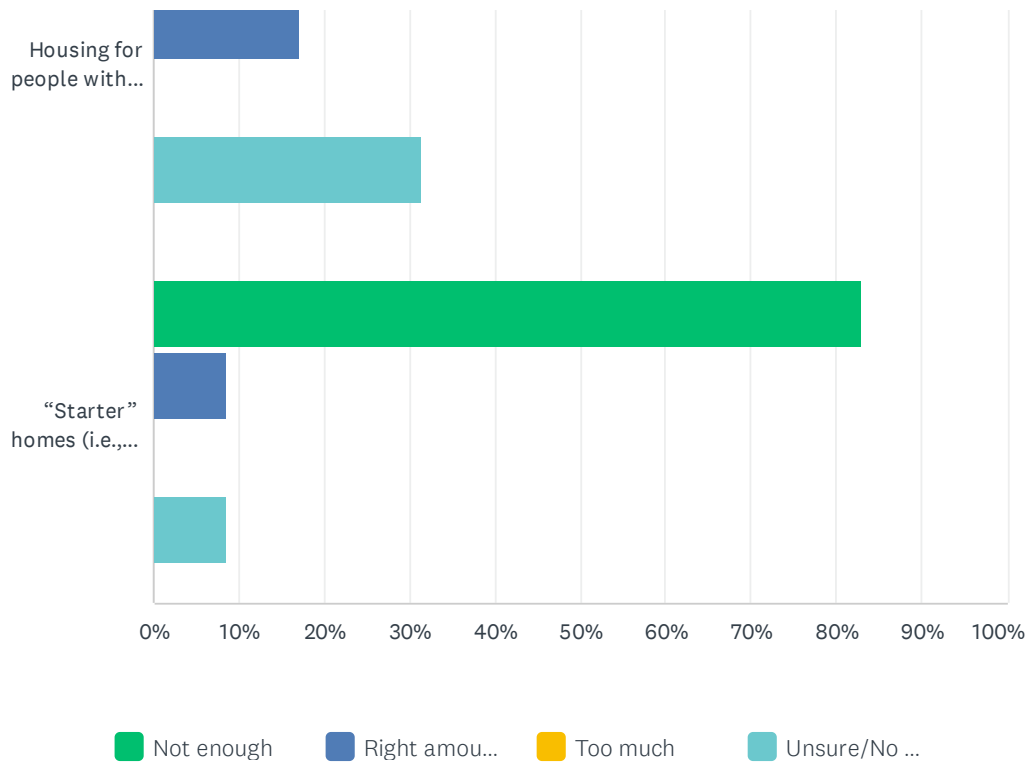
	AGREE	UNSURE/NEUTRAL	DISAGREE	TOTAL	WEIGHTED AVERAGE
The Mashpee community is welcoming to people all of races, ethnicities, and cultural backgrounds.	54.29% 19	37.14% 13	8.57% 3	35	1.54
The Mashpee community is welcoming to people of all socioeconomic backgrounds.	31.43% 11	40.00% 14	28.57% 10	35	1.97
The Mashpee community is welcoming to families with children.	68.57% 24	17.14% 6	14.29% 5	35	1.46
The Mashpee community is welcoming to older adults.	68.57% 24	22.86% 8	8.57% 3	35	1.40
The Mashpee community prioritizes natural resource protection and environmental stewardship.	54.29% 19	37.14% 13	8.57% 3	35	1.54
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to social equity.	28.57% 10	57.14% 20	14.29% 5	35	1.86
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to natural resource protection and environmental stewardship.	48.57% 17	40.00% 14	11.43% 4	35	1.63

Q29 Do you think Mashpee has too much, too little, or just the right amount of the following specialized categories of housing? Please check off the box in each column that indicates your answer.

Answered: 35    Skipped: 8



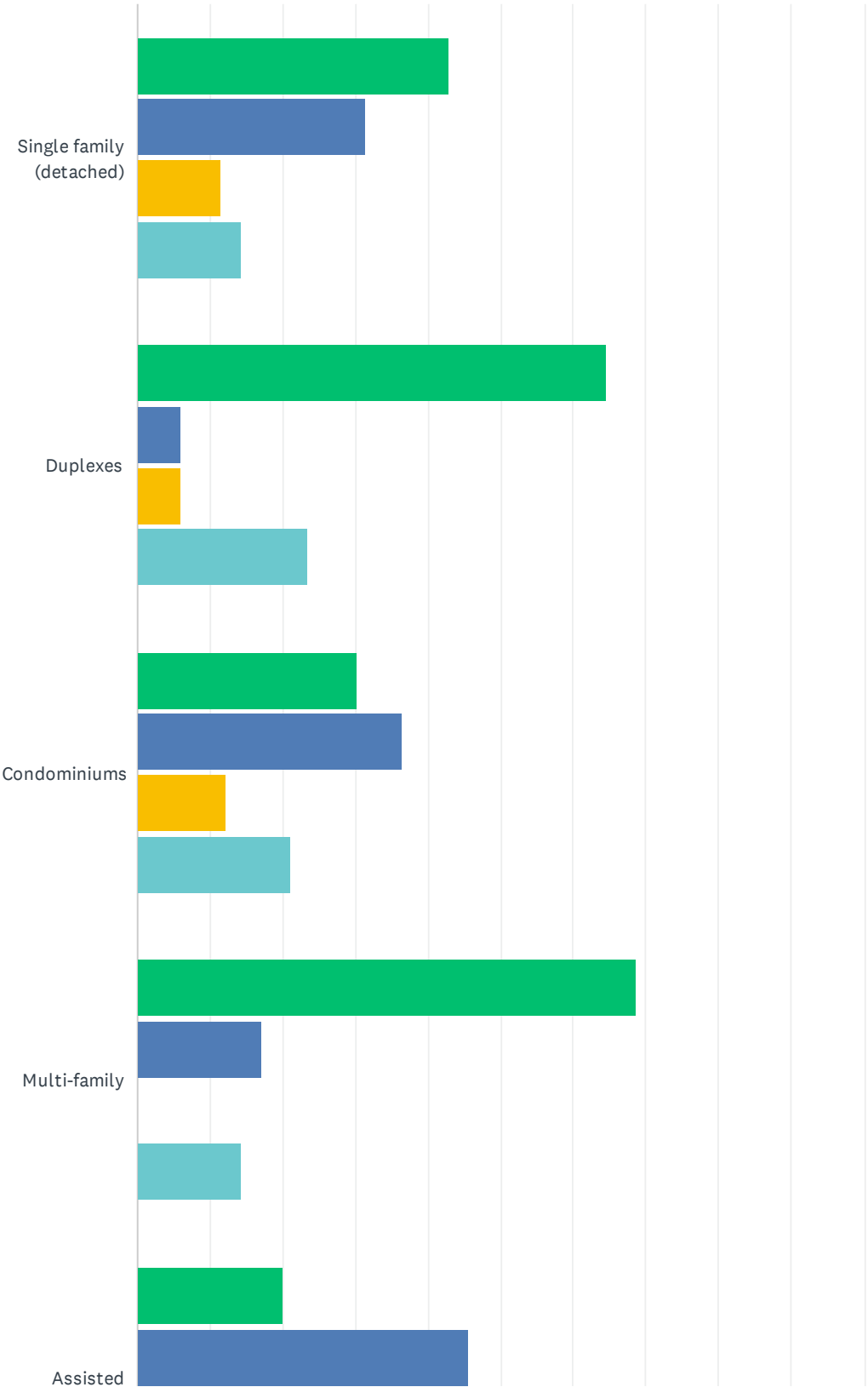
## Mashpee Housing Production Plan Survey



	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Affordable rental units for individuals or smaller households (1-4 people)	88.57% 31	2.86% 1	0.00% 0	8.57% 3	35
Affordable rental units for larger households (5+ people)	74.29% 26	5.71% 2	2.86% 1	17.14% 6	35
Affordable home ownership opportunities	77.14% 27	5.71% 2	0.00% 0	17.14% 6	35
Senior housing	45.71% 16	28.57% 10	11.43% 4	14.29% 5	35
Housing for people with disabilities	51.43% 18	17.14% 6	0.00% 0	31.43% 11	35
“Starter” homes (i.e., typically a smaller home someone can afford to buy as their first home)	82.86% 29	8.57% 3	0.00% 0	8.57% 3	35

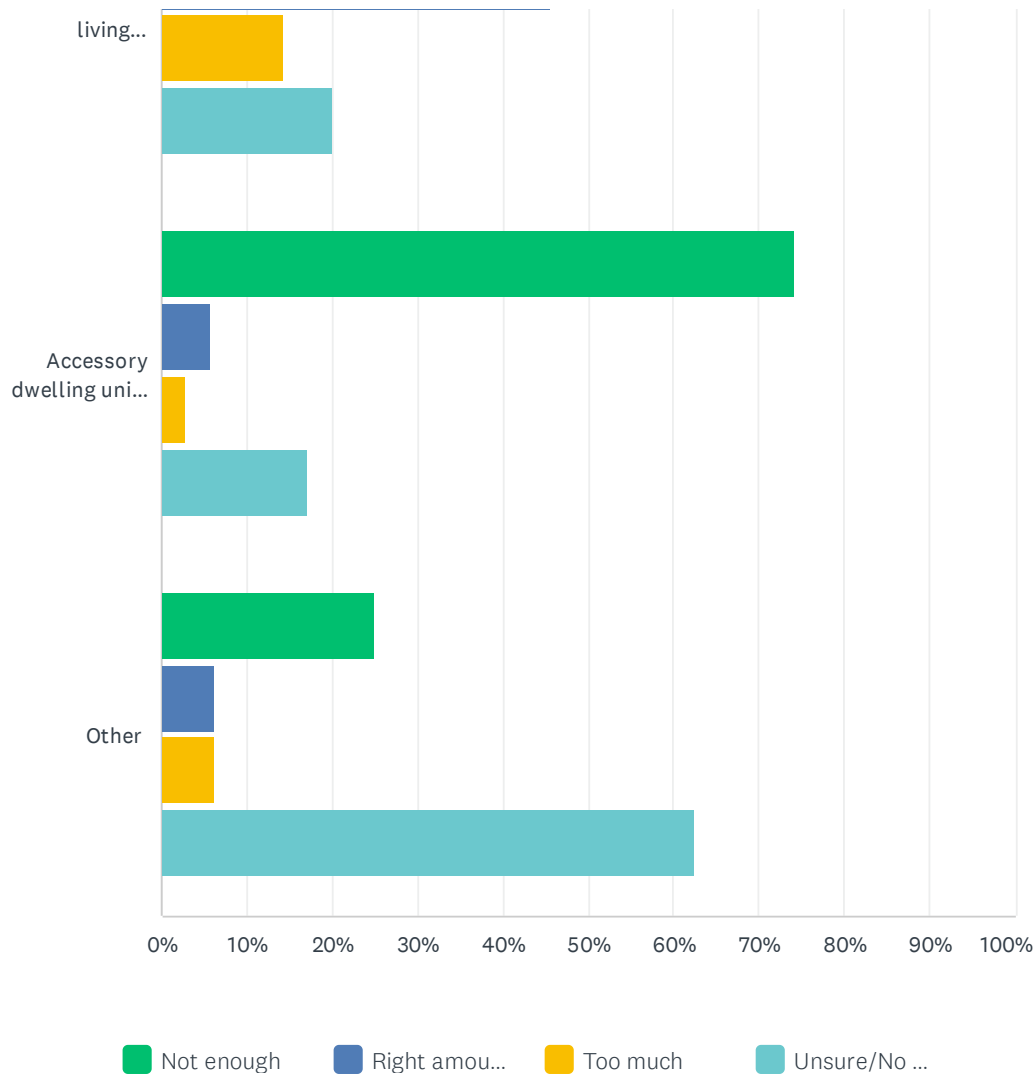
Q30 Do you think Mashpee has too much, too little, or just the right amount of the following types of housing?

Answered: 35    Skipped: 8





## Mashpee Housing Production Plan Survey



	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Single family (detached)	42.86% 15	31.43% 11	11.43% 4	14.29% 5	35
Duplexes	64.71% 22	5.88% 2	5.88% 2	23.53% 8	34
Condominiums	30.30% 10	36.36% 12	12.12% 4	21.21% 7	33
Multi-family	68.57% 24	17.14% 6	0.00% 0	14.29% 5	35
Assisted living facilities	20.00% 7	45.71% 16	14.29% 5	20.00% 7	35
Accessory dwelling units (smaller dwelling unit within or adjacent to single-family house)	74.29% 26	5.71% 2	2.86% 1	17.14% 6	35
Other	25.00% 4	6.25% 1	6.25% 1	62.50% 10	16

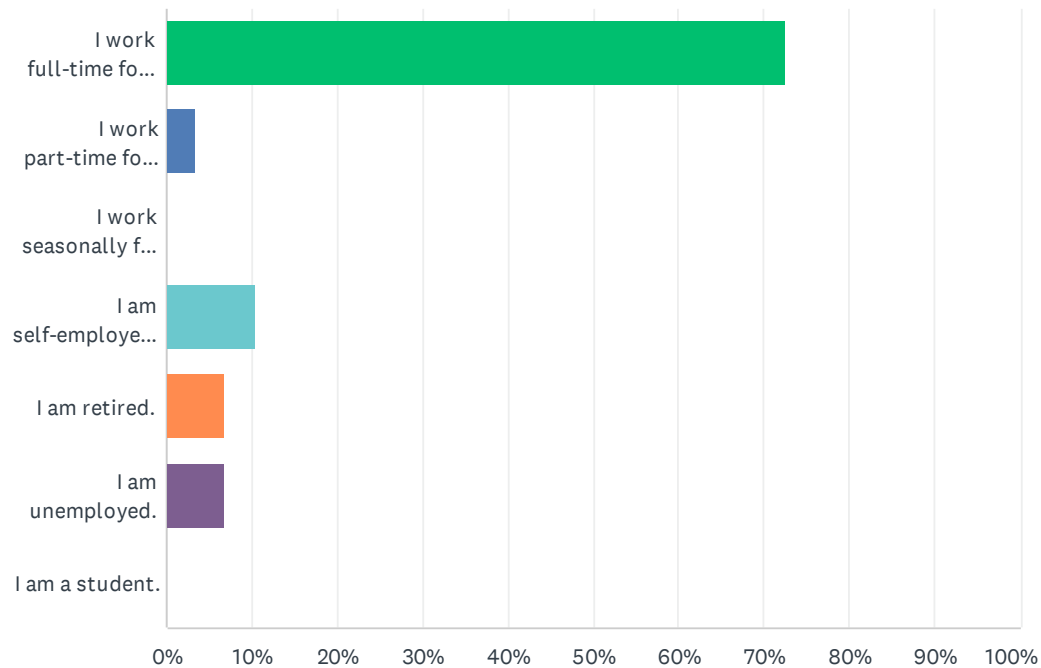
Q31 What are the top five most significant barriers to affordable housing in Mashpee? Please keep your answers to short phrases.

Answered: 31    Skipped: 12

ANSWER CHOICES	RESPONSES	
Barrier #1	100.00%	31
Barrier #2	90.32%	28
Barrier #3	61.29%	19
Barrier #4	54.84%	17
Barrier #5	38.71%	12

Q32 What describes your current employment status?

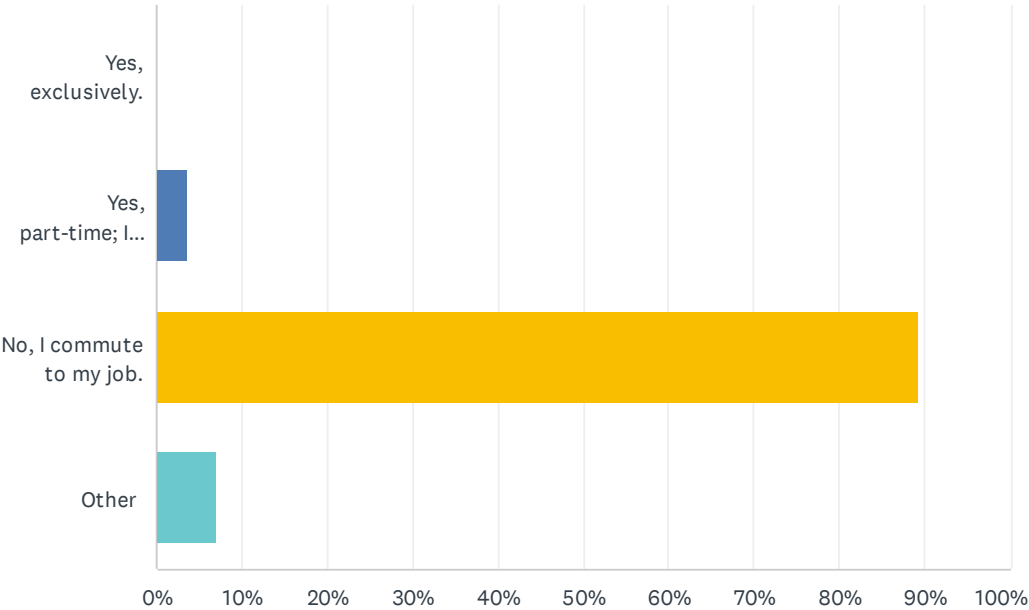
Answered: 29    Skipped: 14



ANSWER CHOICES	RESPONSES	
I work full-time for an employer.	72.41%	21
I work part-time for an employer.	3.45%	1
I work seasonally for an employer.	0.00%	0
I am self-employed/own my own business.	10.34%	3
I am retired.	6.90%	2
I am unemployed.	6.90%	2
I am a student.	0.00%	0
TOTAL		29

Q33 Do you work remotely/from home?

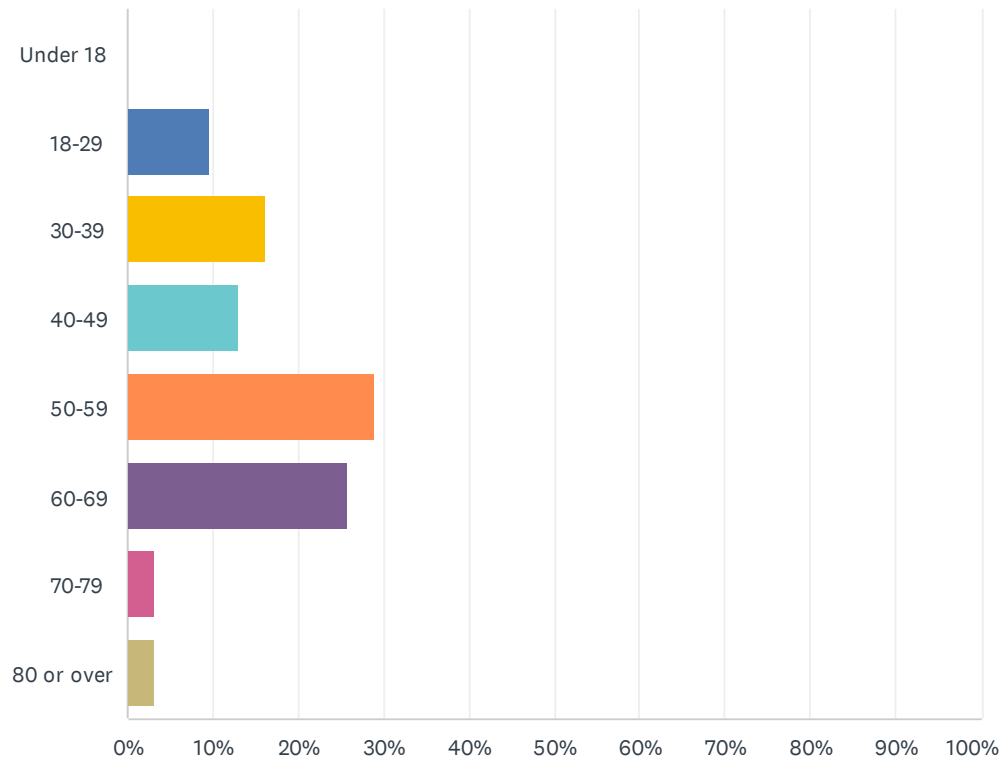
Answered: 28    Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes, exclusively.	0.00%	0
Yes, part-time; I have a hybrid work schedule.	3.57%	1
No, I commute to my job.	89.29%	25
Other	7.14%	2
TOTAL		28

Q34 What is your age?

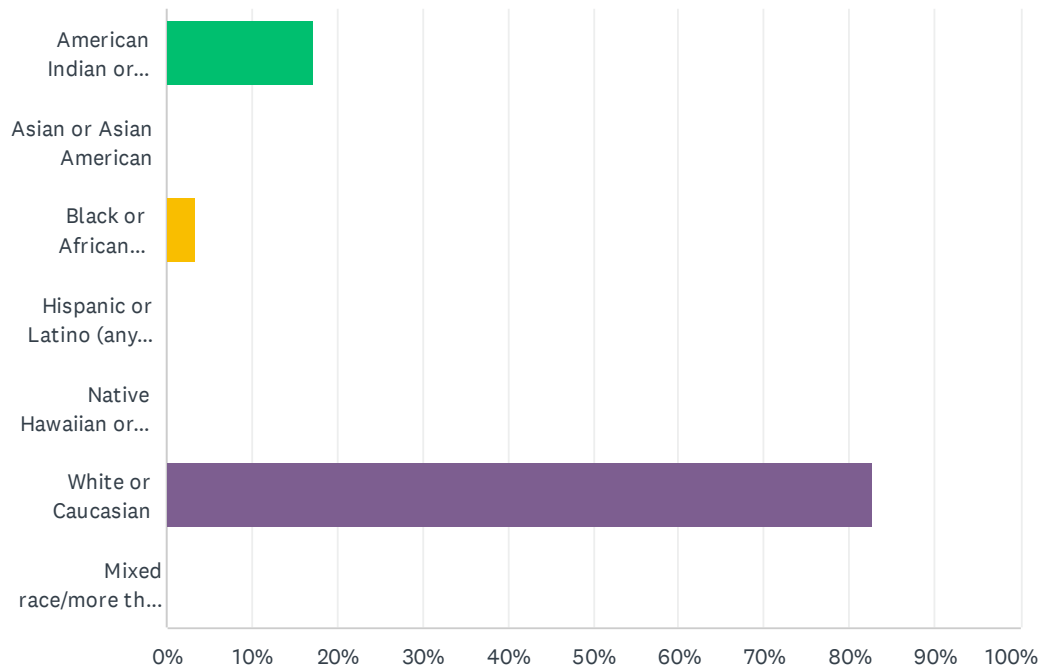
Answered: 31    Skipped: 12



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	9.68%	3
30-39	16.13%	5
40-49	12.90%	4
50-59	29.03%	9
60-69	25.81%	8
70-79	3.23%	1
80 or over	3.23%	1
TOTAL		31

Q35 Which of the following racial or ethnic categories best describes you?  
Check all that apply.

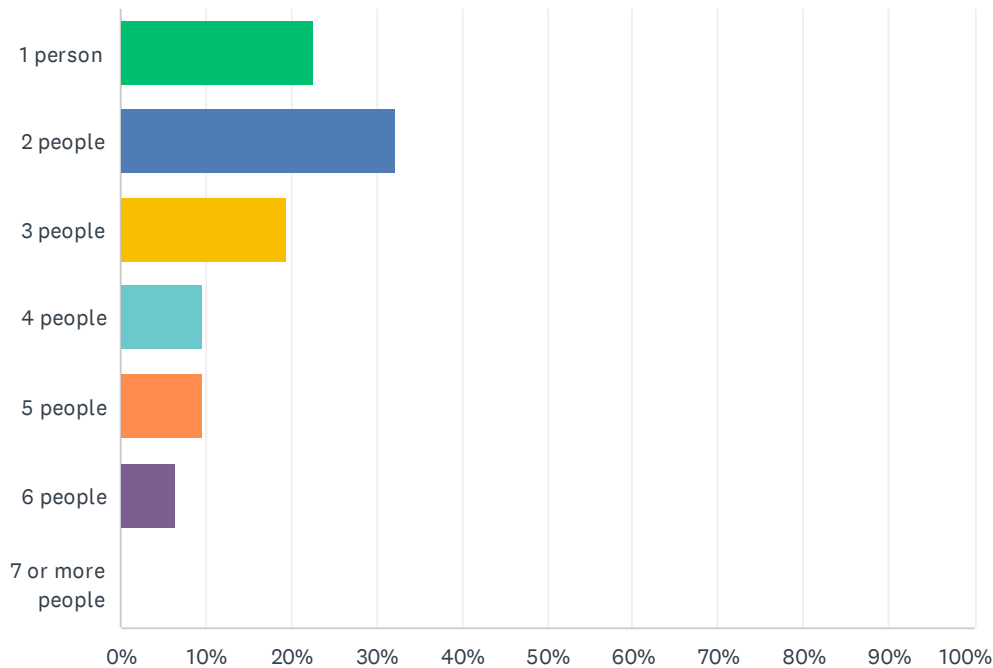
Answered: 29    Skipped: 14



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	17.24%	5
Asian or Asian American	0.00%	0
Black or African American	3.45%	1
Hispanic or Latino (any race)	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
White or Caucasian	82.76%	24
Mixed race/more than one race	0.00%	0
Total Respondents: 29		

Q36 How many people (including yourself) live in your household?

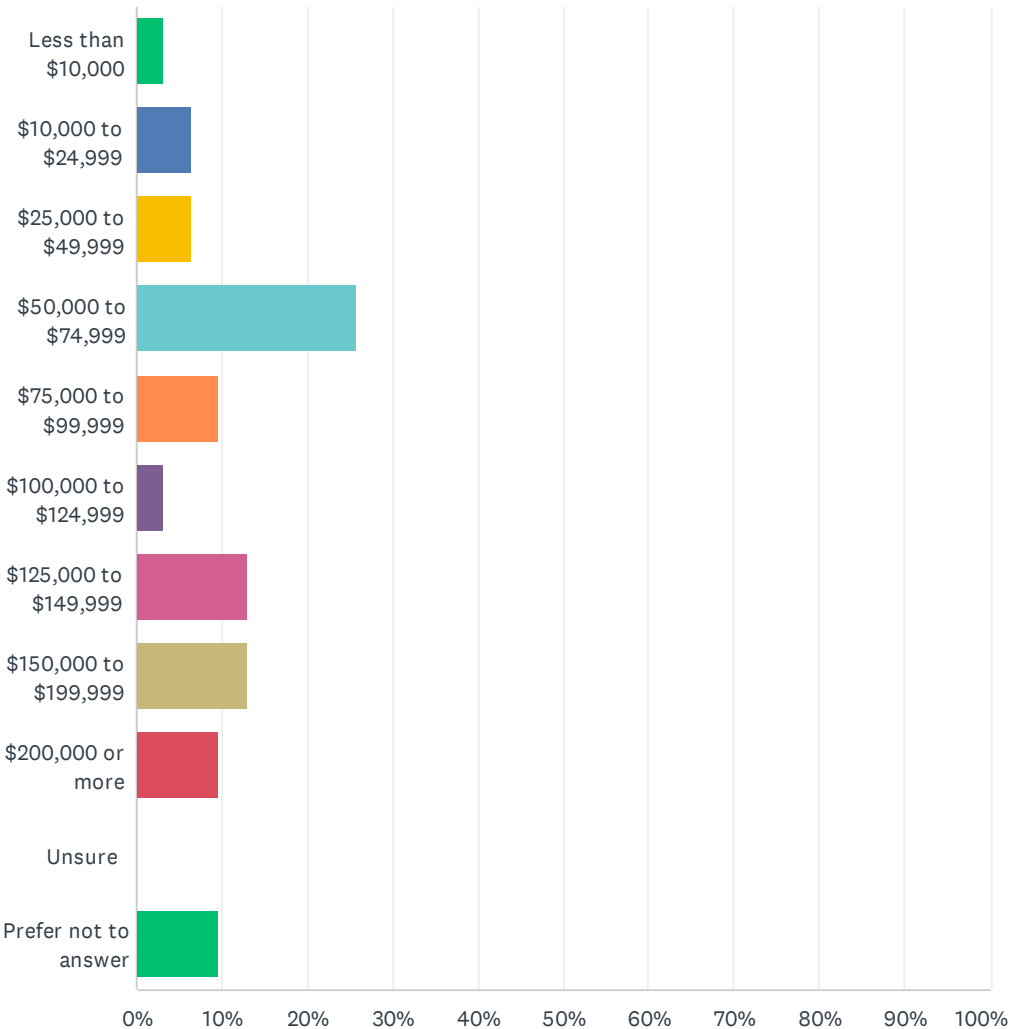
Answered: 31    Skipped: 12



ANSWER CHOICES	RESPONSES	
1 person	22.58%	7
2 people	32.26%	10
3 people	19.35%	6
4 people	9.68%	3
5 people	9.68%	3
6 people	6.45%	2
7 or more people	0.00%	0
TOTAL		31

Q37 What is your gross (pre-tax) annual household income?

Answered: 31    Skipped: 12



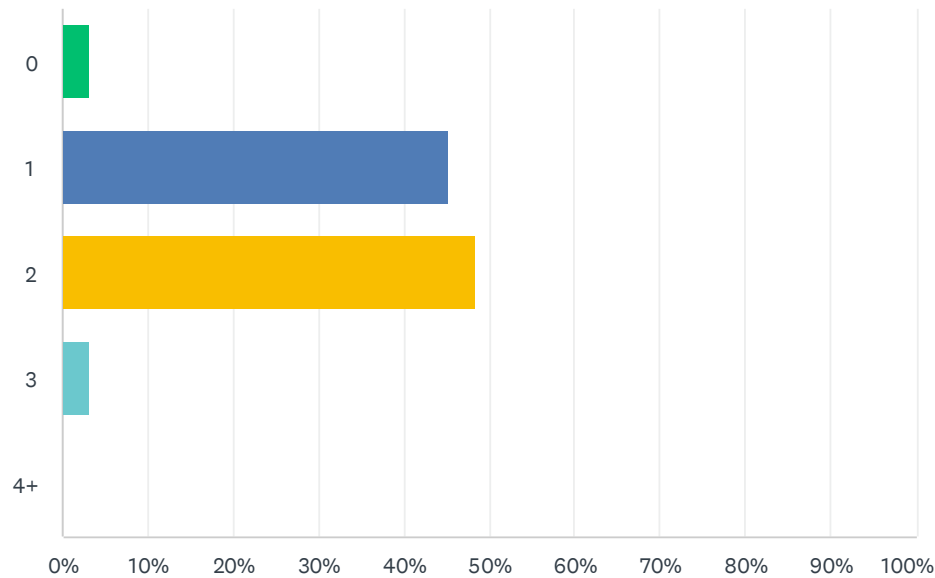


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Less than \$10,000	3.23%	1
\$10,000 to \$24,999	6.45%	2
\$25,000 to \$49,999	6.45%	2
\$50,000 to \$74,999	25.81%	8
\$75,000 to \$99,999	9.68%	3
\$100,000 to \$124,999	3.23%	1
\$125,000 to \$149,999	12.90%	4
\$150,000 to \$199,999	12.90%	4
\$200,000 or more	9.68%	3
Unsure	0.00%	0
Prefer not to answer	9.68%	3
TOTAL		31

Q38 How many income earners are in your household?

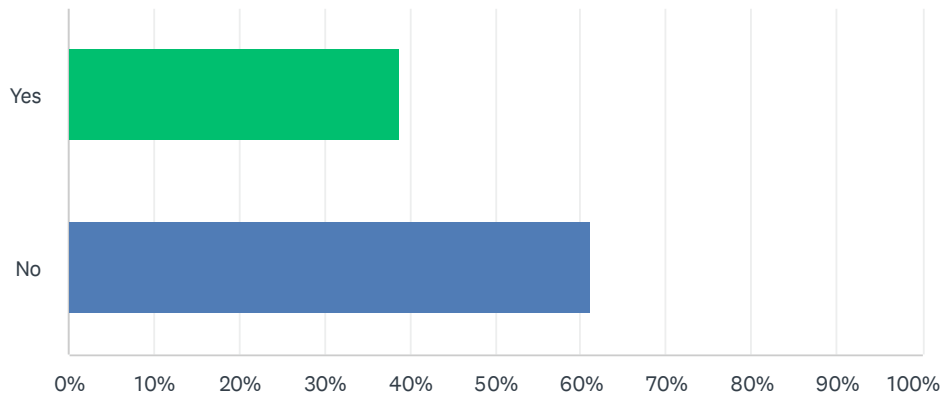
Answered: 31    Skipped: 12



ANSWER CHOICES		RESPONSES	
0		3.23%	1
1		45.16%	14
2		48.39%	15
3		3.23%	1
4+		0.00%	0
TOTAL			31

Q39 Do you have children under 18 who reside in your household for more than 3 months/year?

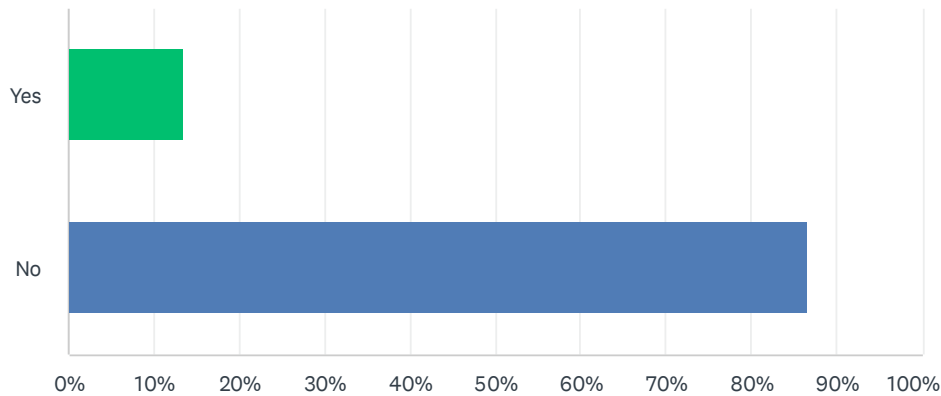
Answered: 31    Skipped: 12



ANSWER CHOICES		RESPONSES	
Yes		38.71%	12
No		61.29%	19
TOTAL			31

Q40 Do you have adult children of your own who reside in your household for more than 3 months/year?

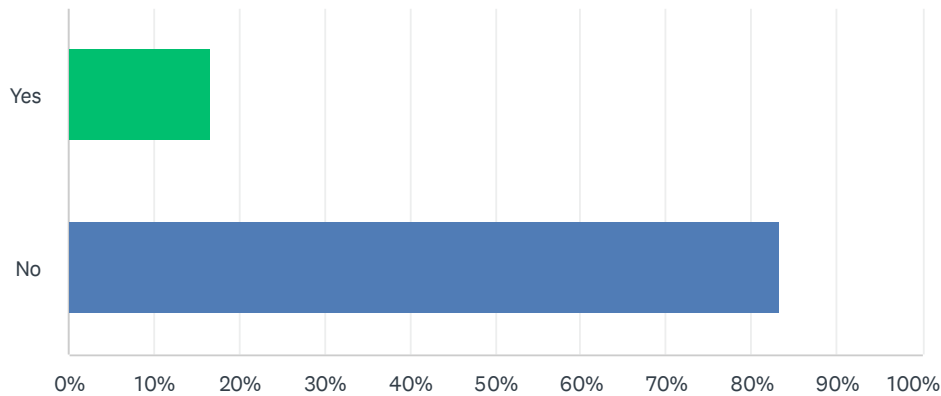
Answered: 30    Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	13.33%	4
No	86.67%	26
TOTAL		30

Q41 Is your household a multigenerational household – i.e., children, parents, and grandparents living together, or some similar arrangement?

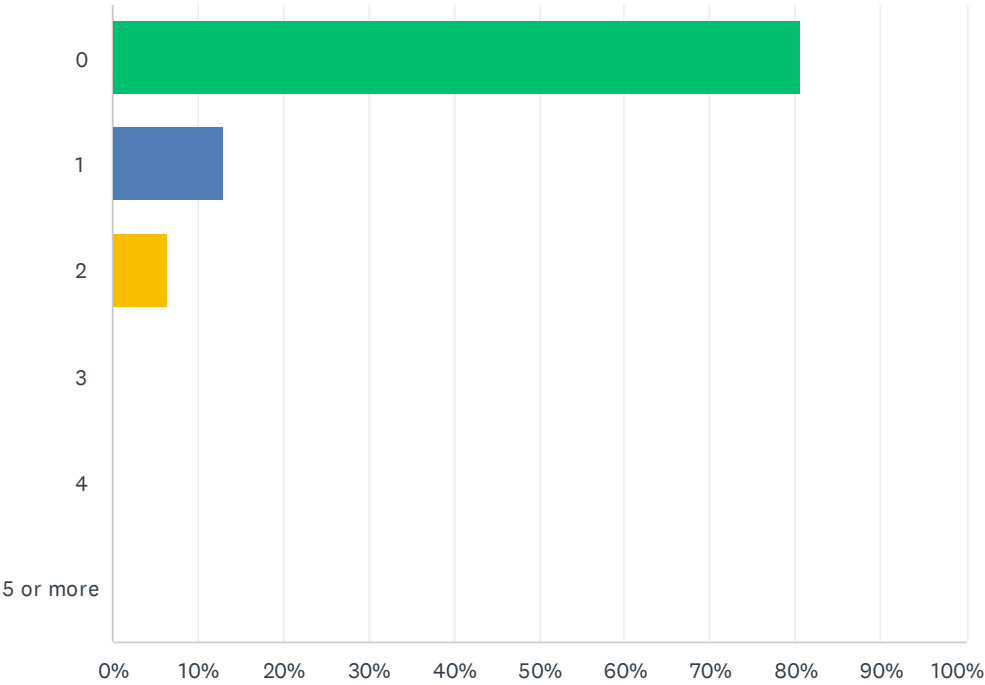
Answered: 30    Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	16.67%	5
No	83.33%	25
TOTAL		30

Q42 How many members of your household are 65 or older, including yourself?

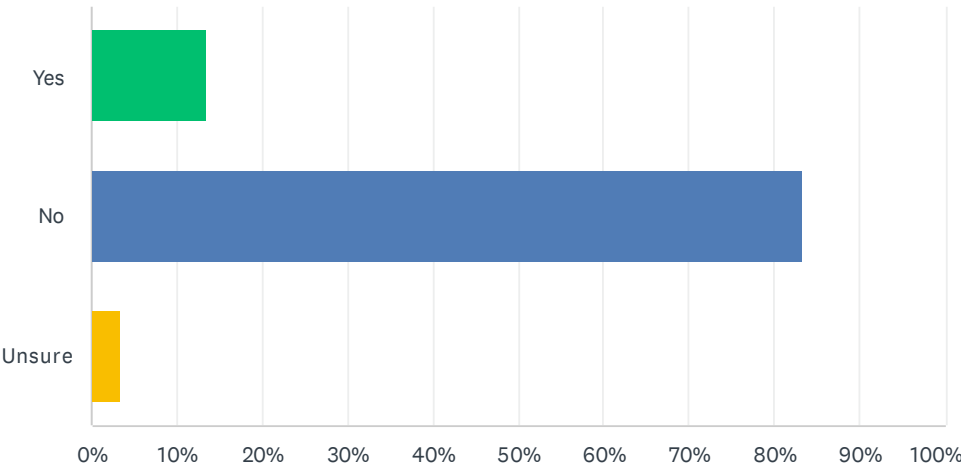
Answered: 31    Skipped: 12



ANSWER CHOICES	RESPONSES	
0	80.65%	25
1	12.90%	4
2	6.45%	2
3	0.00%	0
4	0.00%	0
5 or more	0.00%	0
TOTAL		31

Q43 Does anyone in your household have a disability (any physical or mental impairment that substantially limits one or more major life activity)?

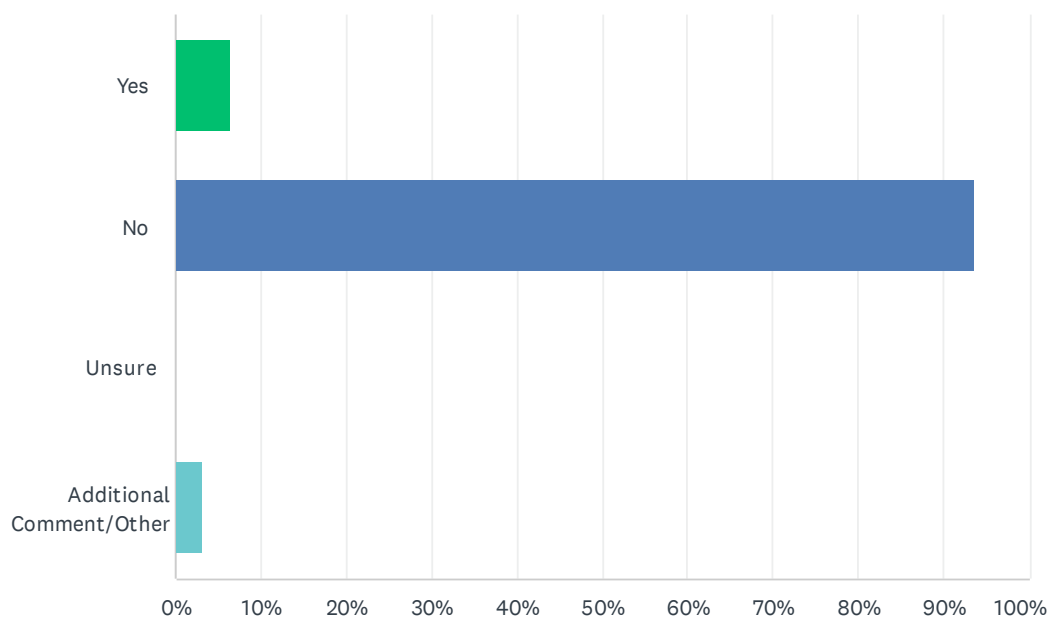
Answered: 30    Skipped: 13



ANSWER CHOICES		RESPONSES	
Yes		13.33%	4
No		83.33%	25
Unsure		3.33%	1
TOTAL			30

Q44 Do you or any member(s) of your household receive support services through an outside organization to assist with home or life activities? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) If yes, please feel free to identify your support organizations or agencies in the "Additional Comment/Other" field below.

Answered: 31    Skipped: 12

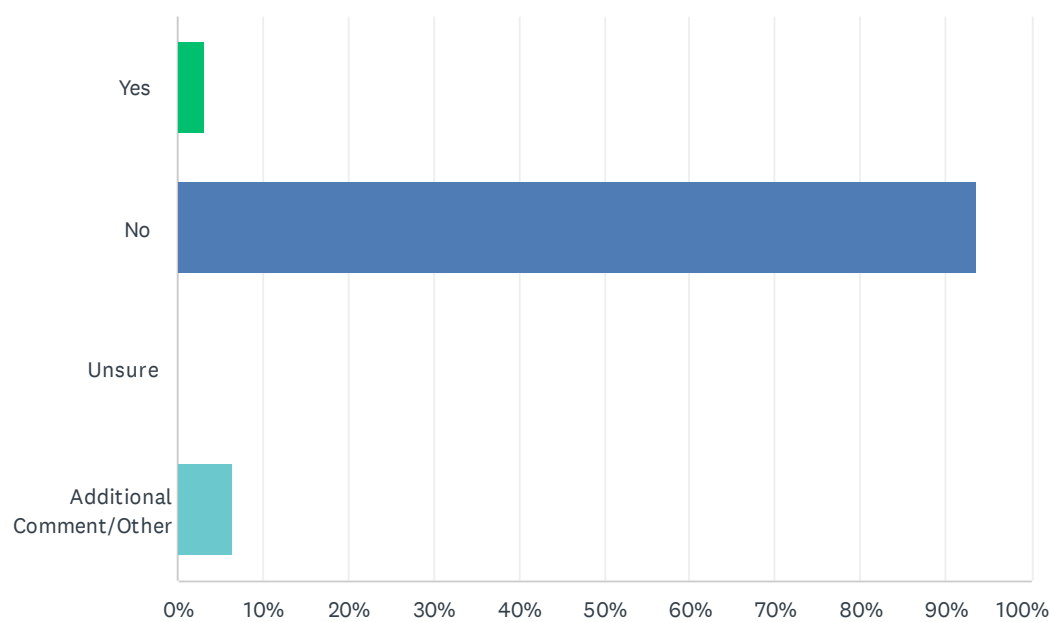


ANSWER CHOICES	RESPONSES	
Yes	6.45%	2
No	93.55%	29
Unsure	0.00%	0
Additional Comment/Other	3.23%	1
Total Respondents: 31		



Q45 Do you or any member(s) of your household require support services that you/they are unable to afford or access for some other reason? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) Please feel free to explain your answer in the "Additional Comment/Other" field below.

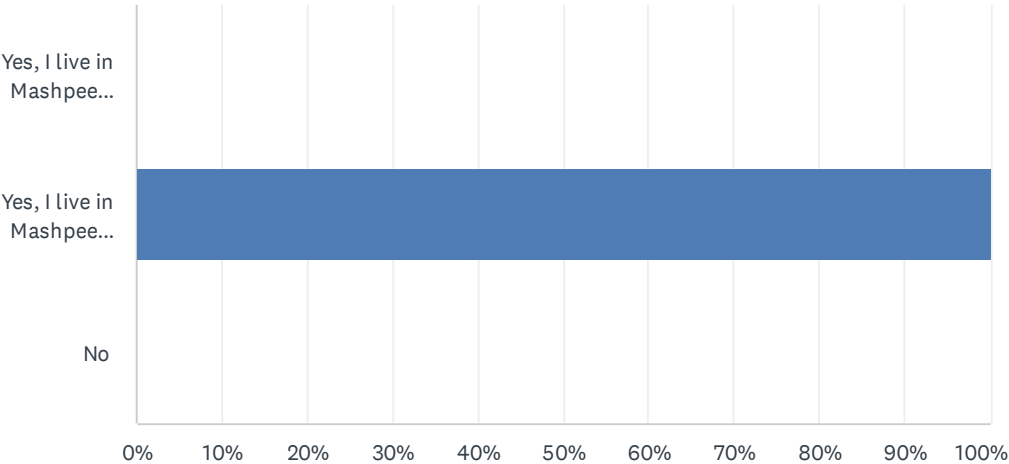
Answered: 31    Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	3.23%	1
No	93.55%	29
Unsure	0.00%	0
Additional Comment/Other	6.45%	2
Total Respondents: 31		

Q1 Do you currently live in Mashpee, either seasonally or year-round?

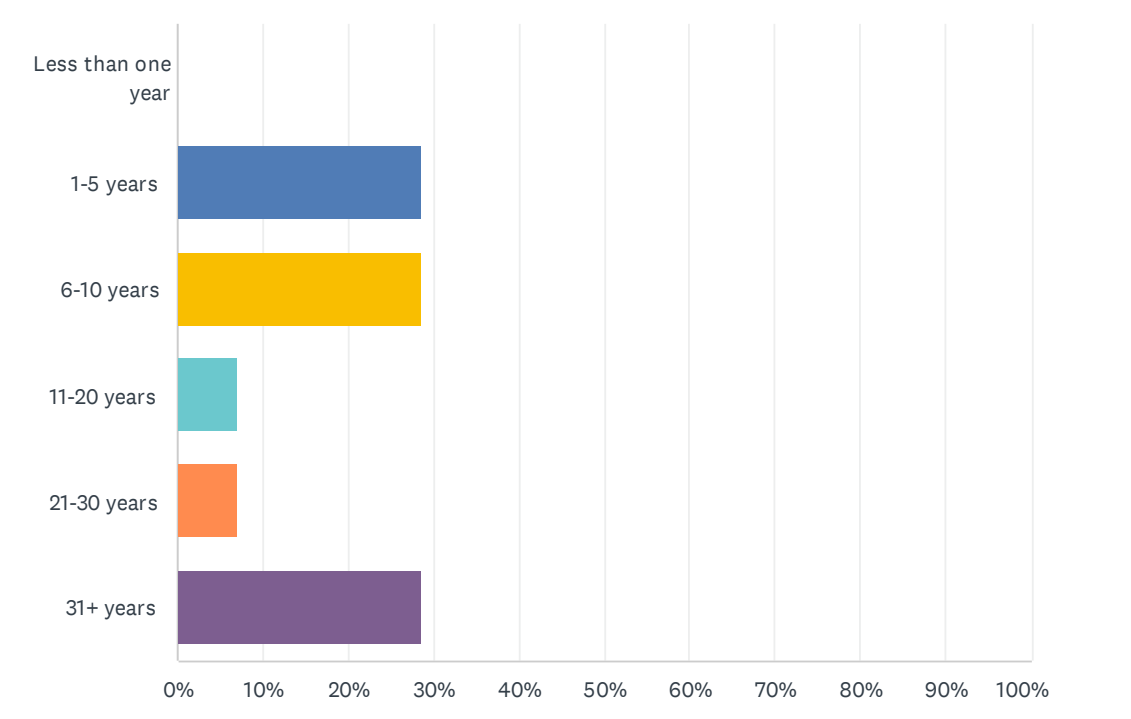
Answered: 17    Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes, I live in Mashpee year-round		0.00%	0
Yes, I live in Mashpee seasonally		100.00%	17
No		0.00%	0
TOTAL			17

Q2 How long have you lived in Mashpee?

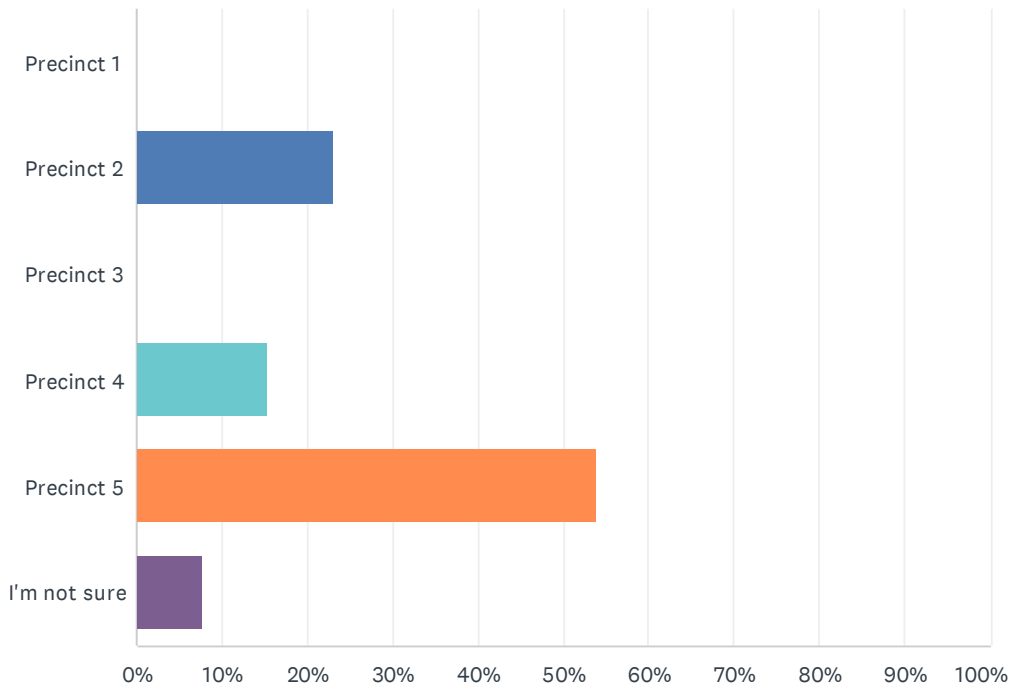
Answered: 14    Skipped: 3



ANSWER CHOICES	RESPONSES	
Less than one year	0.00%	0
1-5 years	28.57%	4
6-10 years	28.57%	4
11-20 years	7.14%	1
21-30 years	7.14%	1
31+ years	28.57%	4
TOTAL		14

Q3 In which voting precinct do you live? See the map below and scroll down to select your answer.

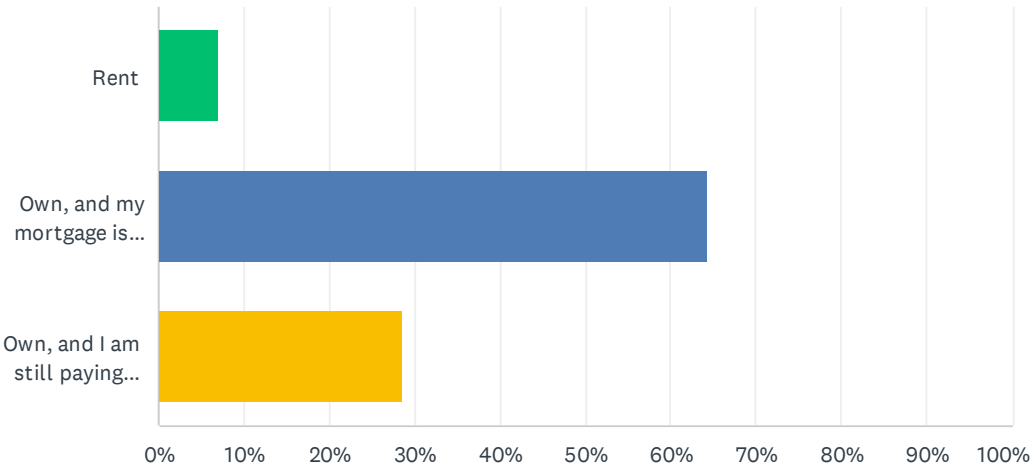
Answered: 13    Skipped: 4



ANSWER CHOICES	RESPONSES	
Precinct 1	0.00%	0
Precinct 2	23.08%	3
Precinct 3	0.00%	0
Precinct 4	15.38%	2
Precinct 5	53.85%	7
I'm not sure	7.69%	1
TOTAL		13

Q4 Do you rent or own your home in Mashpee?

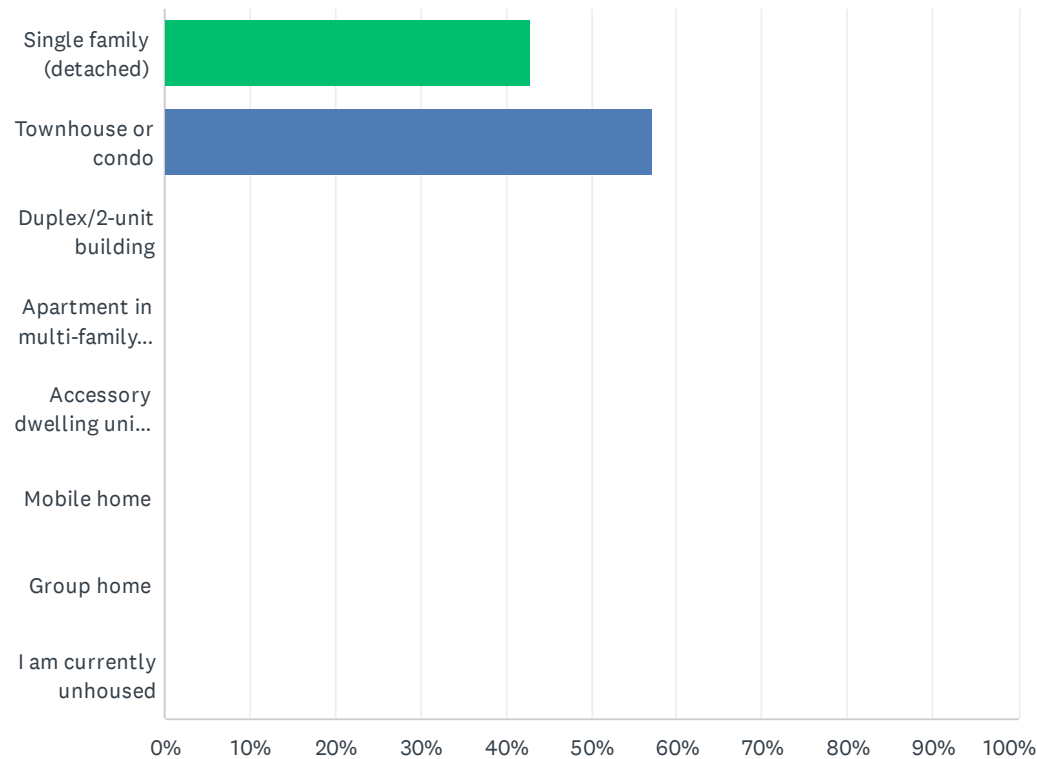
Answered: 14    Skipped: 3



ANSWER CHOICES	RESPONSES	
Rent	7.14%	1
Own, and my mortgage is paid off	64.29%	9
Own, and I am still paying my mortgage	28.57%	4
TOTAL		14

Q5 What type of home do you live in?

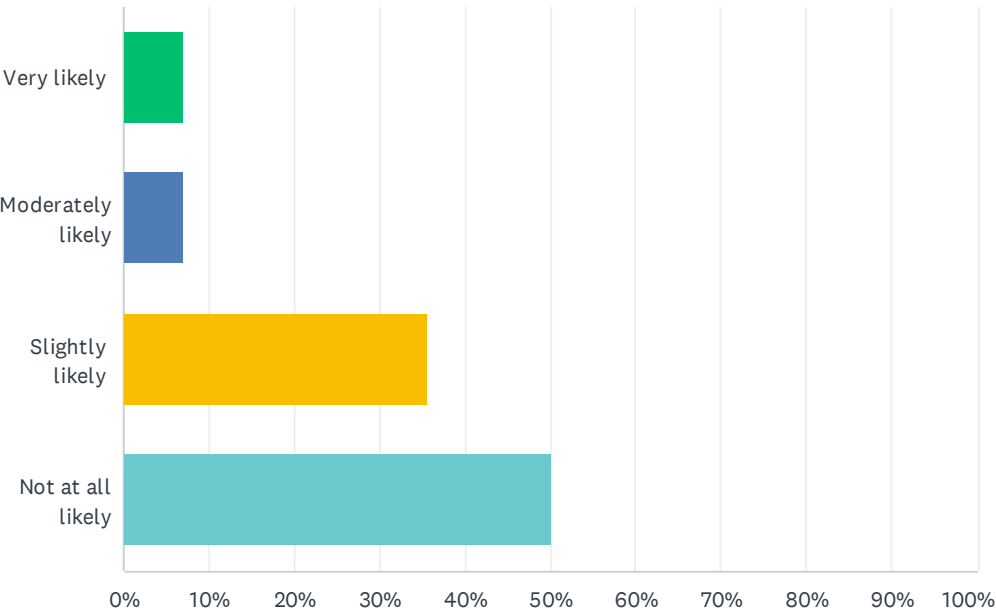
Answered: 14    Skipped: 3



ANSWER CHOICES	RESPONSES	
Single family (detached)	42.86%	6
Townhouse or condo	57.14%	8
Duplex/2-unit building	0.00%	0
Apartment in multi-family building	0.00%	0
Accessory dwelling unit (aka, "in-law apartment")	0.00%	0
Mobile home	0.00%	0
Group home	0.00%	0
I am currently unhoused	0.00%	0
TOTAL		14

Q6 How likely are you to move out of Mashpee in the next five years?

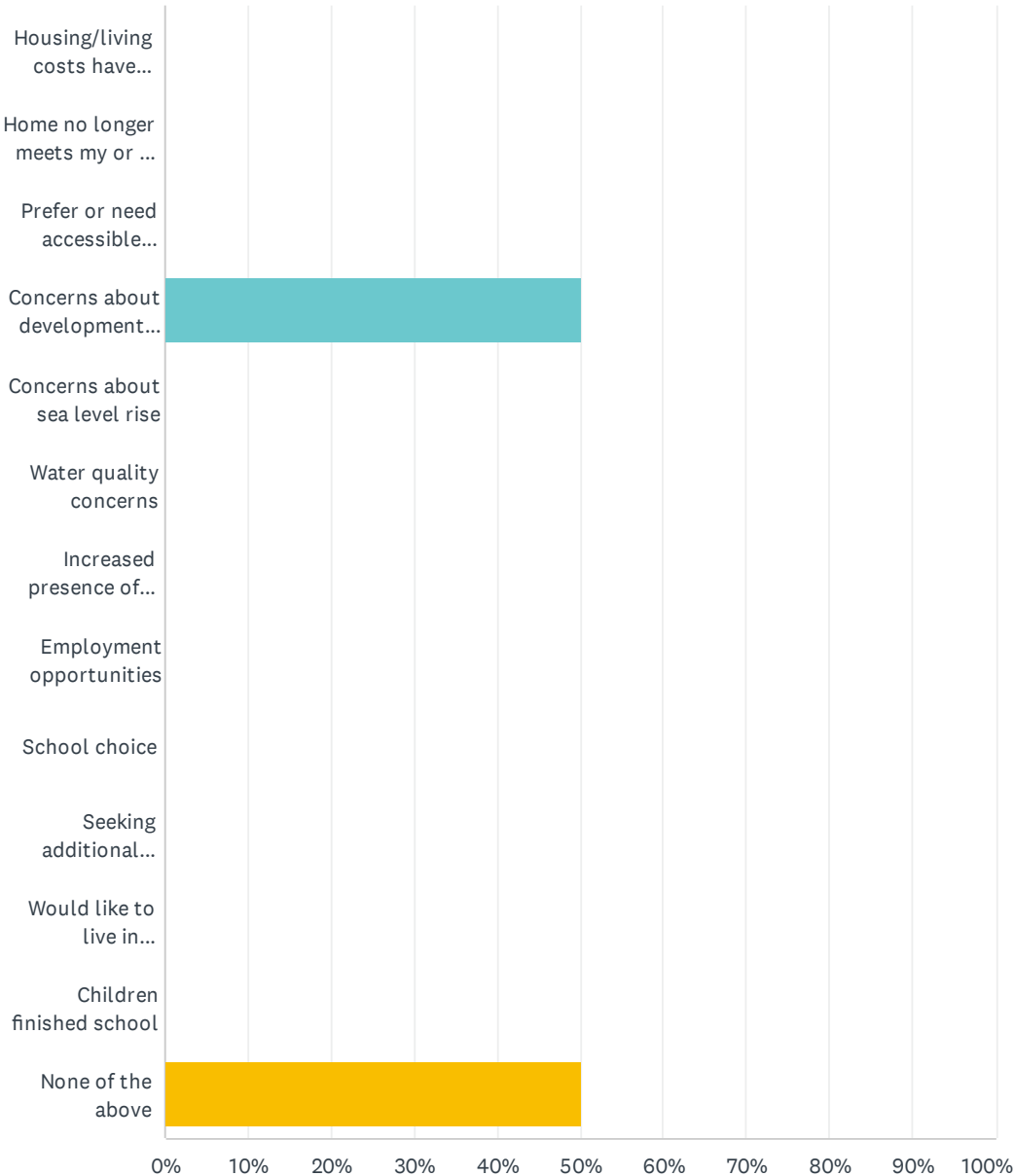
Answered: 14    Skipped: 3



ANSWER CHOICES	RESPONSES	
Very likely	7.14%	1
Moderately likely	7.14%	1
Slightly likely	35.71%	5
Not at all likely	50.00%	7
TOTAL		14

Q7 You've indicated that it is very likely or moderately likely that you will move out of Mashpee in the next five years. Which of the following factors do you believe most influence your likelihood of moving out of Mashpee? Select up to five.

Answered: 2    Skipped: 15



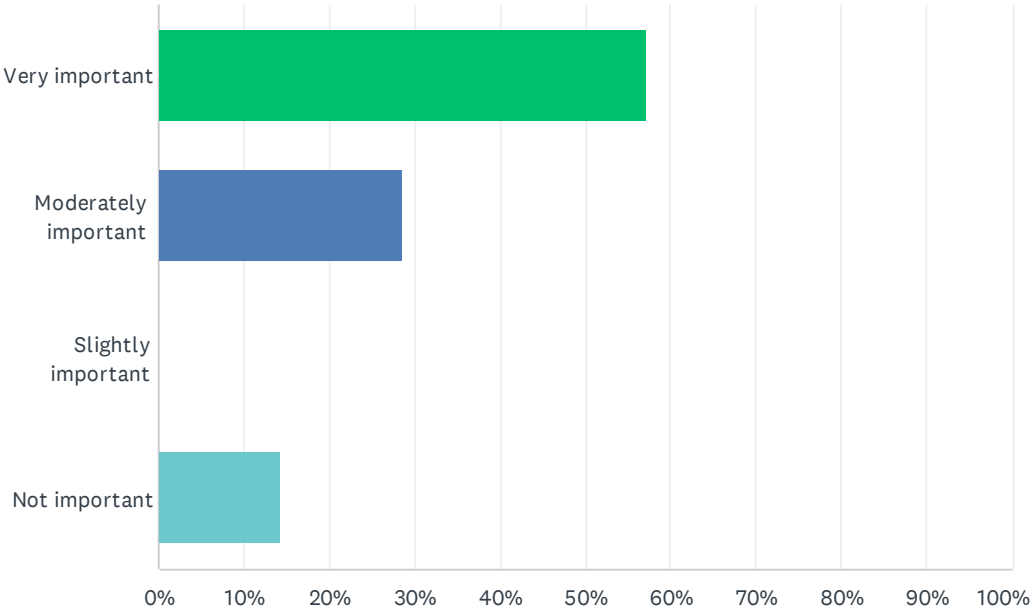


# Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Housing/living costs have become too high	0.00%	0
Home no longer meets my or my household's needs	0.00%	0
Prefer or need accessible housing	0.00%	0
Concerns about development changing the town's character	50.00%	1
Concerns about sea level rise	0.00%	0
Water quality concerns	0.00%	0
Increased presence of short-term rentals	0.00%	0
Employment opportunities	0.00%	0
School choice	0.00%	0
Seeking additional community services/local amenities	0.00%	0
Would like to live in different climate (weather)	0.00%	0
Children finished school	0.00%	0
None of the above	50.00%	1
Total Respondents: 2		

Q8 How important is it to you to stay in Mashpee (either in your current home or not) as you age?

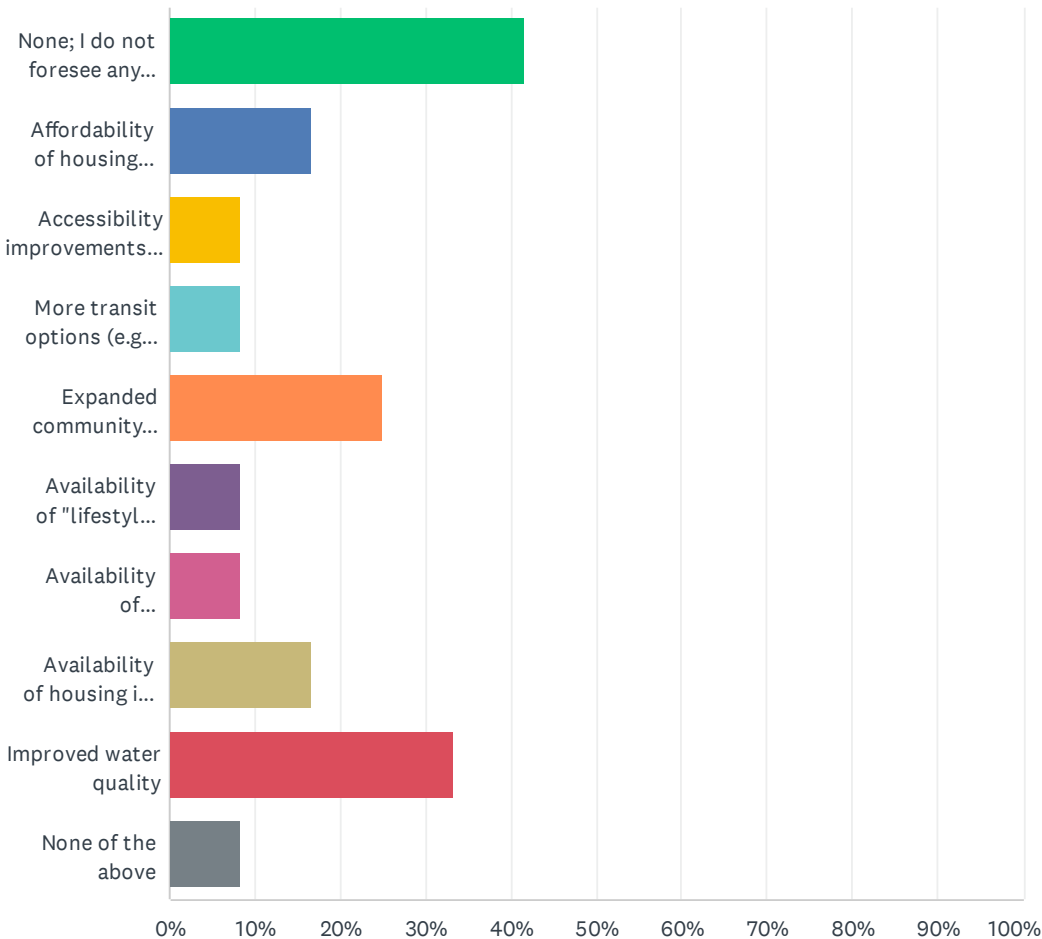
Answered: 14 Skipped: 3



ANSWER CHOICES		RESPONSES	
Very important		57.14%	8
Moderately important		28.57%	4
Slightly important		0.00%	0
Not important		14.29%	2
TOTAL			14

Q9 You've indicated that it is very important or moderately important to stay in Mashpee as you age. What factors need to change/improve to enable you to stay in the community as you age? Select up to five.

Answered: 12    Skipped: 5

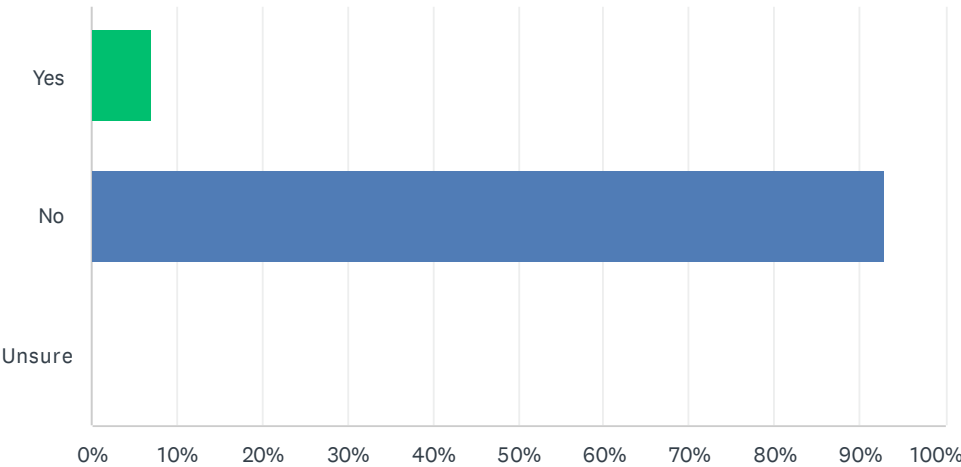


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
None; I do not foresee any challenges that would limit my ability to remain in Mashpee.	41.67%	5
Affordability of housing costs	16.67%	2
Accessibility improvements to home (e.g., installation of ramps, grab bars, first floor bedroom or bath)	8.33%	1
More transit options (e.g., buses, ride shares/taxis)	8.33%	1
Expanded community services (e.g., health and wellness services/programs)	25.00%	3
Availability of "lifestyle housing" (i.e., designed for active older adults, including single-family and/or multi-family with social or recreational amenities such as clubhouses)	8.33%	1
Availability of "service-enriched housing" (i.e., offers a set of services intended to meet residents' evolving needs) or expanded home-based services	8.33%	1
Availability of housing in walkable neighborhood	16.67%	2
Improved water quality	33.33%	4
None of the above	8.33%	1
Total Respondents: 12		

Q10 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

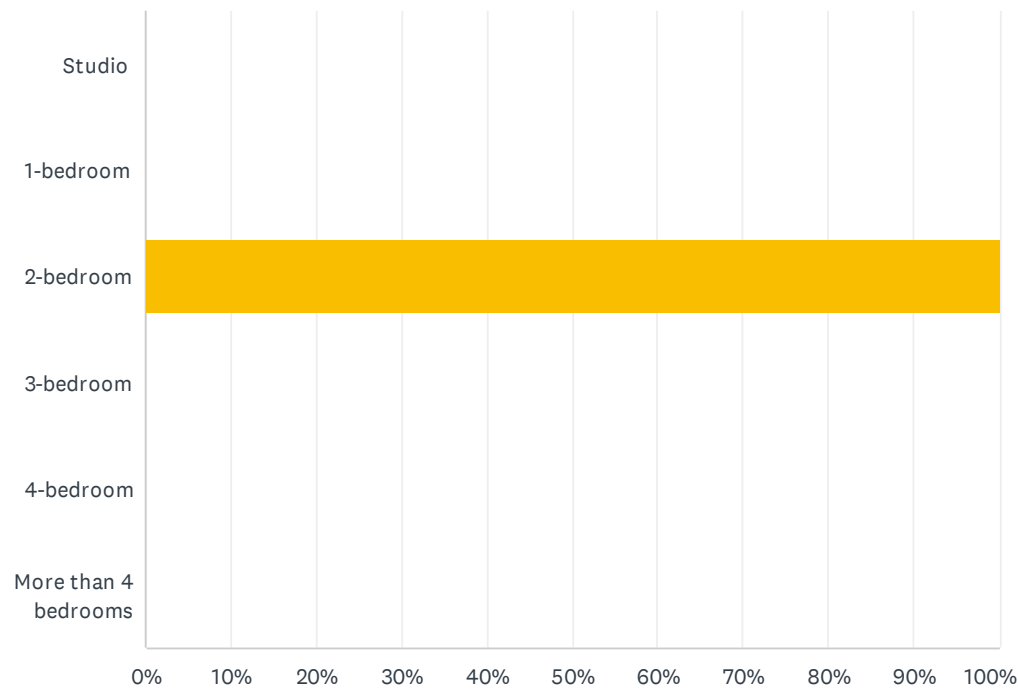
Answered: 14 Skipped: 3



ANSWER CHOICES		RESPONSES	
Yes		7.14%	1
No		92.86%	13
Unsure		0.00%	0
TOTAL			14

Q11 How many bedrooms would your household need in order to live in a rental home in Mashpee?

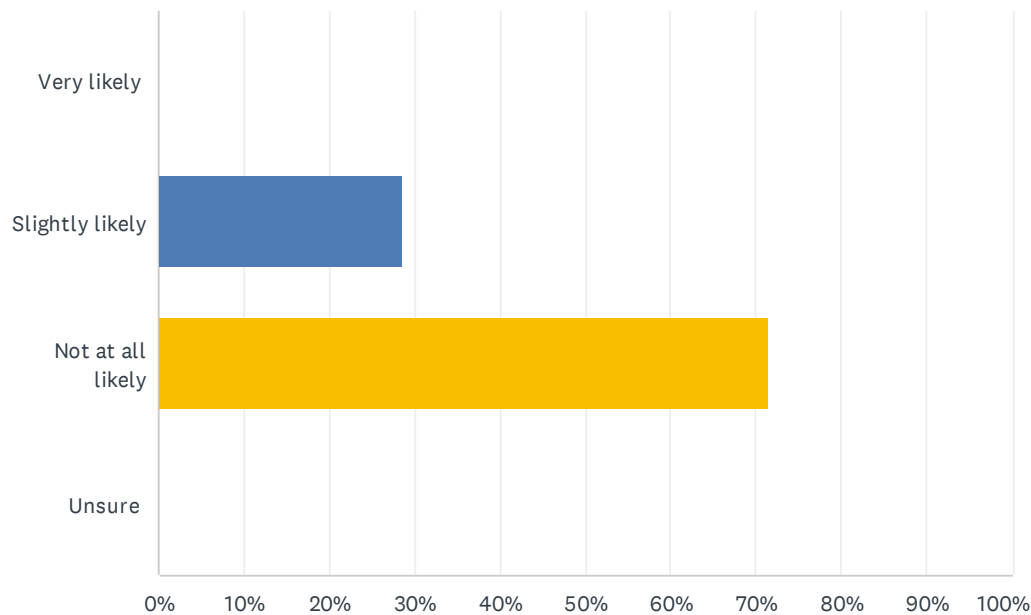
Answered: 1    Skipped: 16



ANSWER CHOICES	RESPONSES	
Studio	0.00%	0
1-bedroom	0.00%	0
2-bedroom	100.00%	1
3-bedroom	0.00%	0
4-bedroom	0.00%	0
More than 4 bedrooms	0.00%	0
TOTAL		1

Q12 How likely is it that you will buy a new or different home in Mashpee within the next five years?

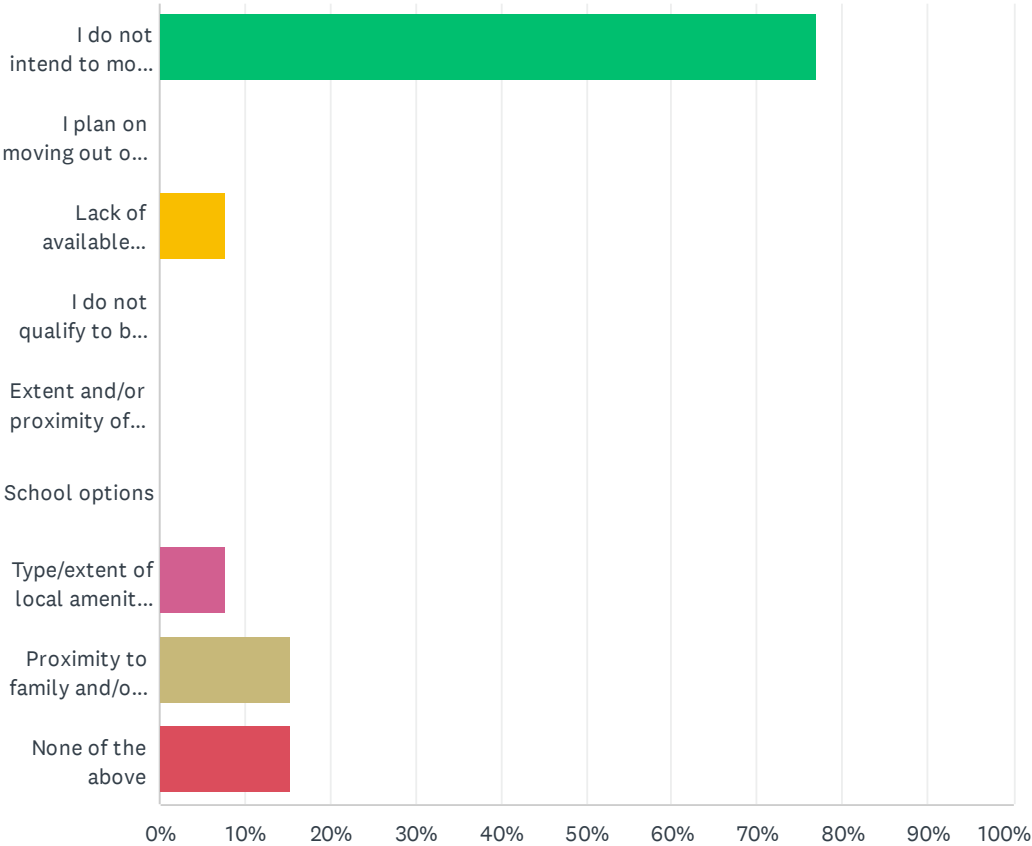
Answered: 14    Skipped: 3



ANSWER CHOICES	RESPONSES	
Very likely	0.00%	0
Slightly likely	28.57%	4
Not at all likely	71.43%	10
Unsure	0.00%	0
TOTAL		14

Q13 You've indicated that buying a new or different home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influence this decision? Check all that apply.

Answered: 13    Skipped: 4





## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	76.92%	10
I plan on moving out of Mashpee	0.00%	0
Lack of available housing in my price range (location, size, quality, etc.)	7.69%	1
I do not qualify to buy a home	0.00%	0
Extent and/or proximity of employment opportunities	0.00%	0
School options	0.00%	0
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	7.69%	1
Proximity to family and/or friends	15.38%	2
None of the above	15.38%	2
Total Respondents: 13		

Q14 You've indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

Answered: 0    Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
Second home or investment property	0.00%	0
Primary residence	0.00%	0
TOTAL		0

Q15 What is your connection to Mashpee? Check all that apply.

Answered: 0    Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
I work in Mashpee.	0.00%	0
I own a business based in Mashpee.	0.00%	0
I own rental property in Mashpee.	0.00%	0
I work for a social service provider or other agency assisting Mashpee residents.	0.00%	0
Mashpee is my ancestral homeland.	0.00%	0
My children attend school in Mashpee.	0.00%	0
I visit Mashpee frequently.	0.00%	0
I am unhoused but spend time in Mashpee or previously lived in Mashpee.	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 0		

Q16 Are you considering moving to Mashpee or do you want to move to Mashpee within the next five years?

Answered: 0    Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	0.00%	0
Unsure	0.00%	0
TOTAL		0

Q17 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

Answered: 0    Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	0.00%	0
Unsure	0.00%	0
TOTAL		0

Q18 How many bedrooms would your household need to live in a rental home in Mashpee?

Answered: 0    Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
Studio	0.00%	0
1-bedroom	0.00%	0
2-bedroom	0.00%	0
2-bedroom	0.00%	0
3-bedroom	0.00%	0
4-bedroom	0.00%	0
More than 4 bedrooms	0.00%	0
TOTAL		0

Q19 How likely is it that you will buy a home in Mashpee within the next five years?

Answered: 0    Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
Very likely	0.00%	0
Slightly likely	0.00%	0
Not at all likely	0.00%	0
Unsure	0.00%	0
TOTAL		0

**Q20** You've indicated that buying a home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influences this decision? Check all that apply

Answered: 0   Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	0.00%	0
I plan on moving out of the area	0.00%	0
Lack of available housing in my price range (location, size, quality, etc.)	0.00%	0
I do not qualify to buy a home	0.00%	0
Extent and/or proximity of employment opportunities	0.00%	0
School options	0.00%	0
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	0.00%	0
Proximity to family and/or friends	0.00%	0
None of the above	0.00%	0
Total Respondents: 0		



Q21 You’ve indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

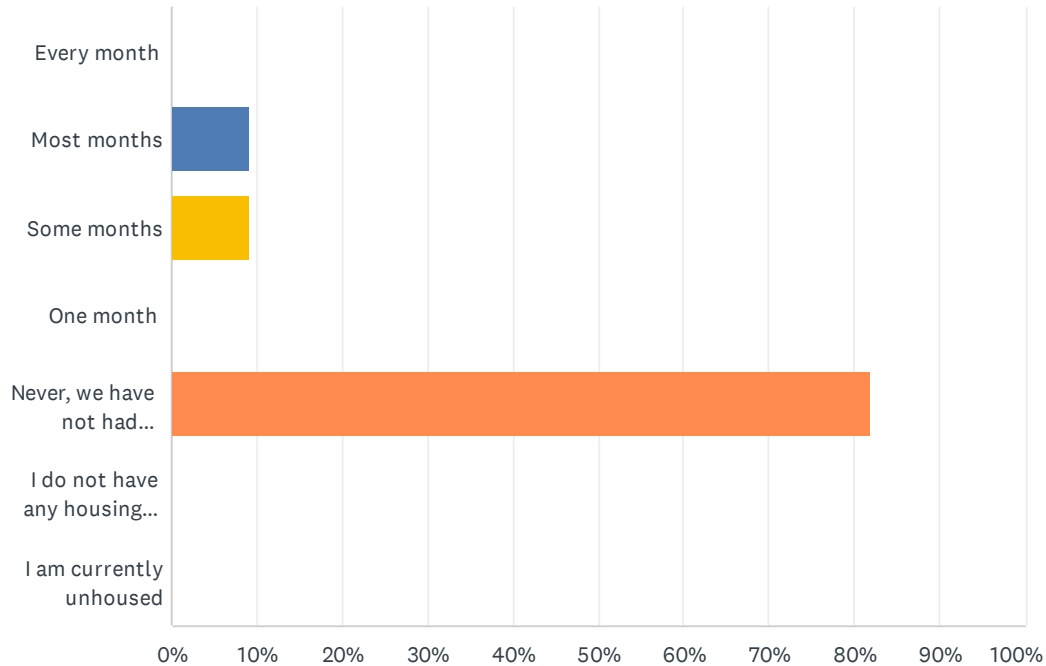
Answered: 0    Skipped: 17

 No matching responses.

ANSWER CHOICES	RESPONSES	
Second home or investment property	0.00%	0
Primary residence	0.00%	0
TOTAL		0

## Q22 How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?

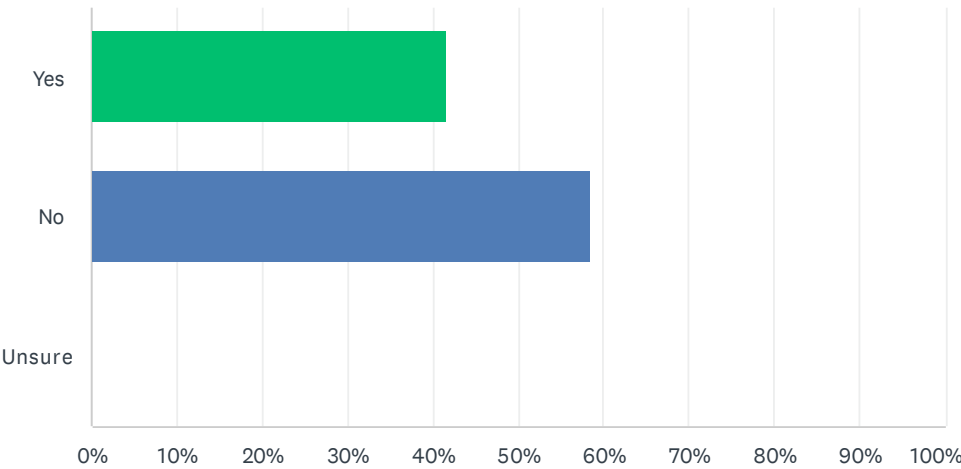
Answered: 11 Skipped: 6



ANSWER CHOICES	RESPONSES	
Every month	0.00%	0
Most months	9.09%	1
Some months	9.09%	1
One month	0.00%	0
Never, we have not had problems paying for housing costs	81.82%	9
I do not have any housing costs	0.00%	0
I am currently unhoused	0.00%	0
<b>TOTAL</b>		<b>11</b>

Q23 The median sales price for a single-family home in Mashpee was \$675,000 in 2022. If you were to buy today, would you be able to afford to purchase a home in Mashpee at this price?

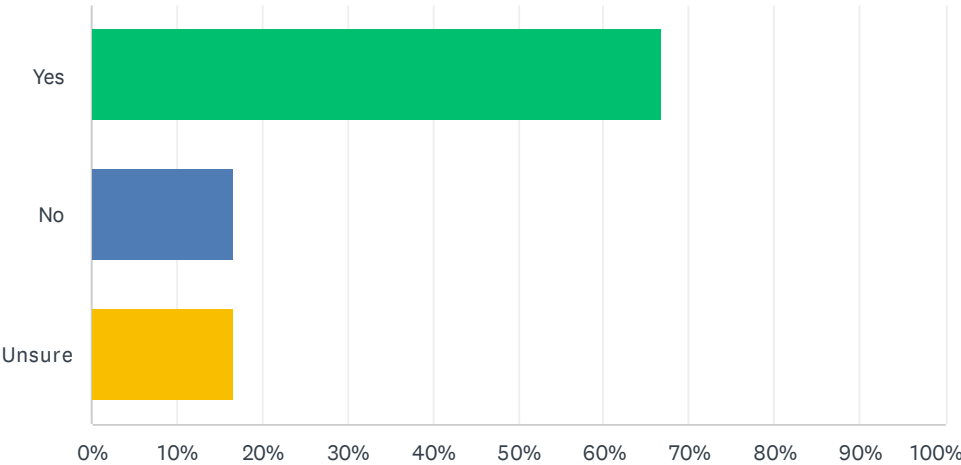
Answered: 12    Skipped: 5



ANSWER CHOICES		RESPONSES	
Yes		41.67%	5
No		58.33%	7
Unsure		0.00%	0
TOTAL			12

Q24 According to the U.S. Department of Housing and Urban Development (HUD), the 2023 “fair market rents” for Barnstable’s metropolitan statistical area (MSA) are as follows: 1-bedroom: \$1,553-2-bedroom: \$2,0443-bedroom: \$2,5014-bedroom: \$2,781 If you needed to seek rental housing today based on your household size, would you be able to afford rent at these prices?

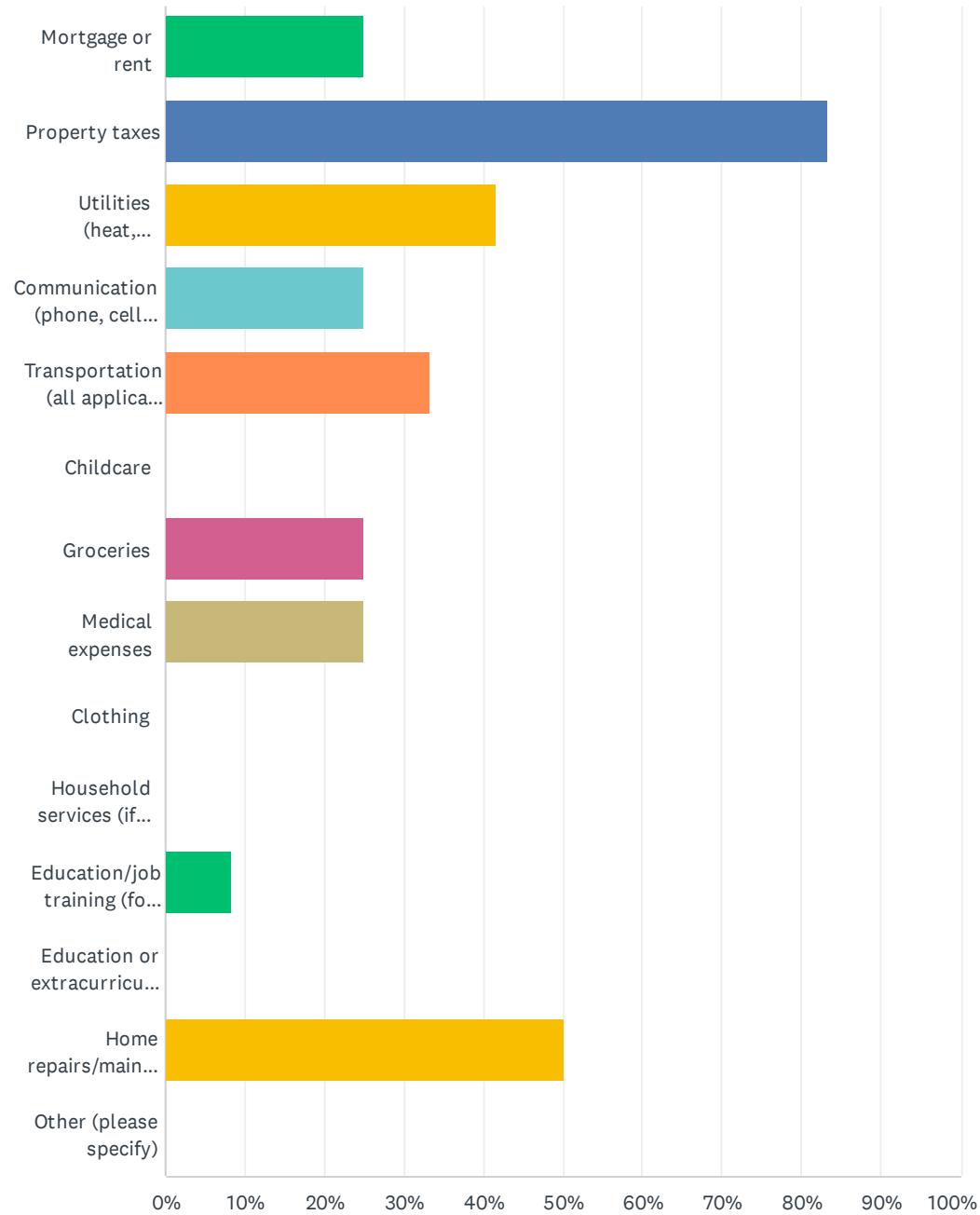
Answered: 12 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	66.67%	8
No	16.67%	2
Unsure	16.67%	2
TOTAL		12

Q25 What are the most burdensome expenses in your household's operating budget? Select up to five.

Answered: 12 Skipped: 5

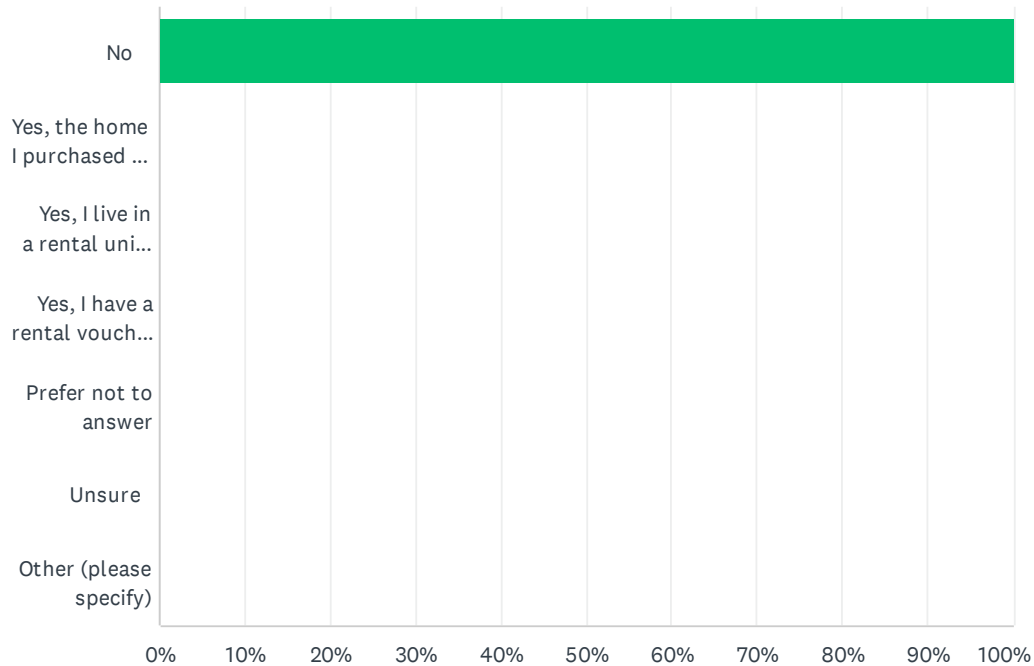


# Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Mortgage or rent	25.00%	3
Property taxes	83.33%	10
Utilities (heat, electricity, water)	41.67%	5
Communication (phone, cell, Internet, etc.)	25.00%	3
Transportation (all applicable costs - car payment, insurance, gas, ride sharing, etc.)	33.33%	4
Childcare	0.00%	0
Groceries	25.00%	3
Medical expenses	25.00%	3
Clothing	0.00%	0
Household services (if such services are necessary due to limitation; e.g., lawn care, housekeeping food shopping, snow plowing, etc.)	0.00%	0
Education/job training (for adult householder[s], including student loan payments)	8.33%	1
Education or extracurricular activities not including childcare (for school-aged child[ren])	0.00%	0
Home repairs/maintenance	50.00%	6
Other (please specify)	0.00%	0
Total Respondents: 12		

## Q26 Do you live in a housing unit with income restrictions? (I.e., was/is your housing limited to households up to a specified income threshold?)

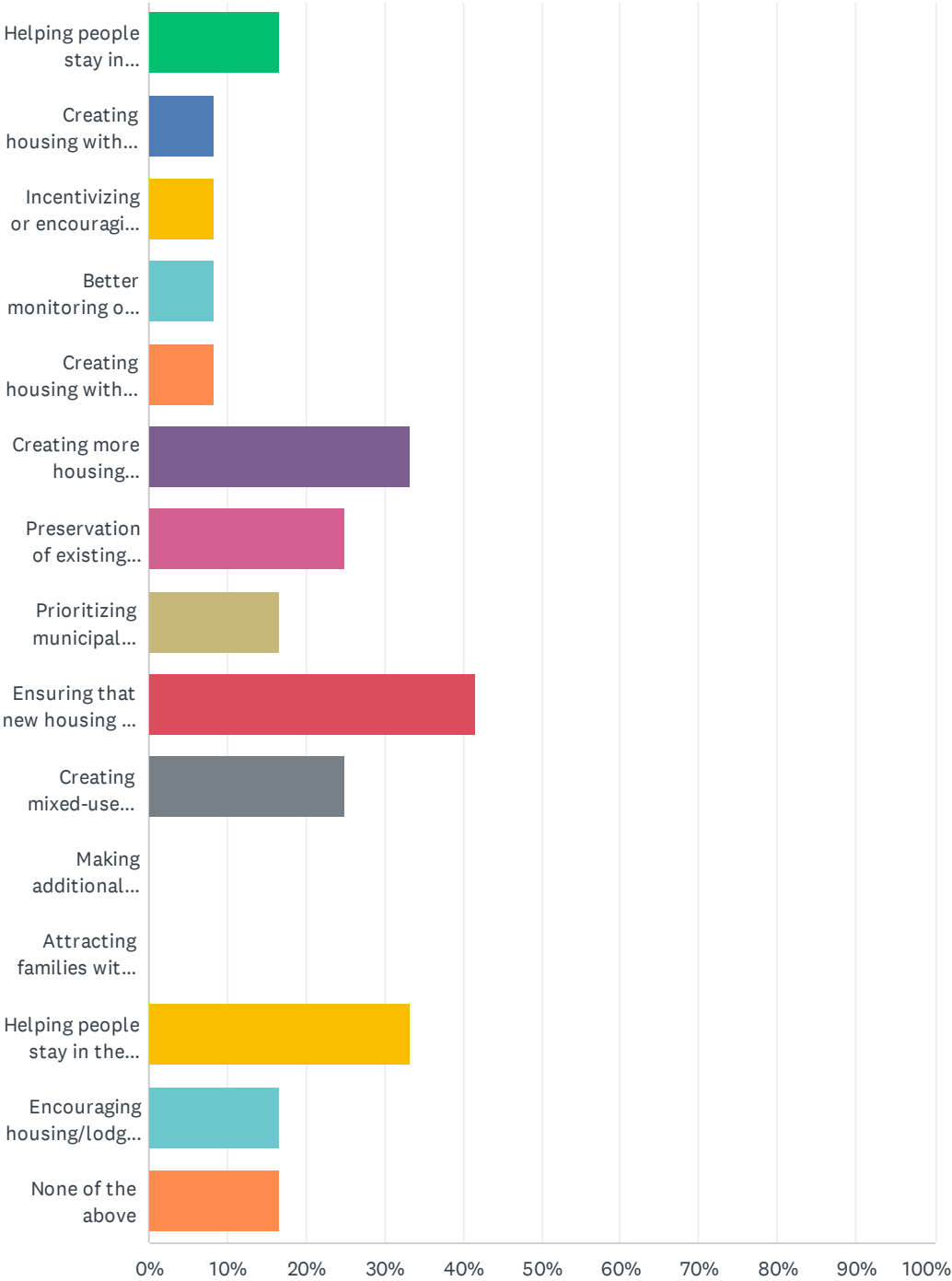
Answered: 11 Skipped: 6



ANSWER CHOICES	RESPONSES	
No	100.00%	11
Yes, the home I purchased was restricted to households up to a certain income level at the time of purchase.	0.00%	0
Yes, I live in a rental unit that is restricted to households up to a certain income level.	0.00%	0
Yes, I have a rental voucher or other rental assistance based on my income.	0.00%	0
Prefer not to answer	0.00%	0
Unsure	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 11		

Q27 Which of the following housing initiatives are important to you? Please check up to five.

Answered: 12 Skipped: 5



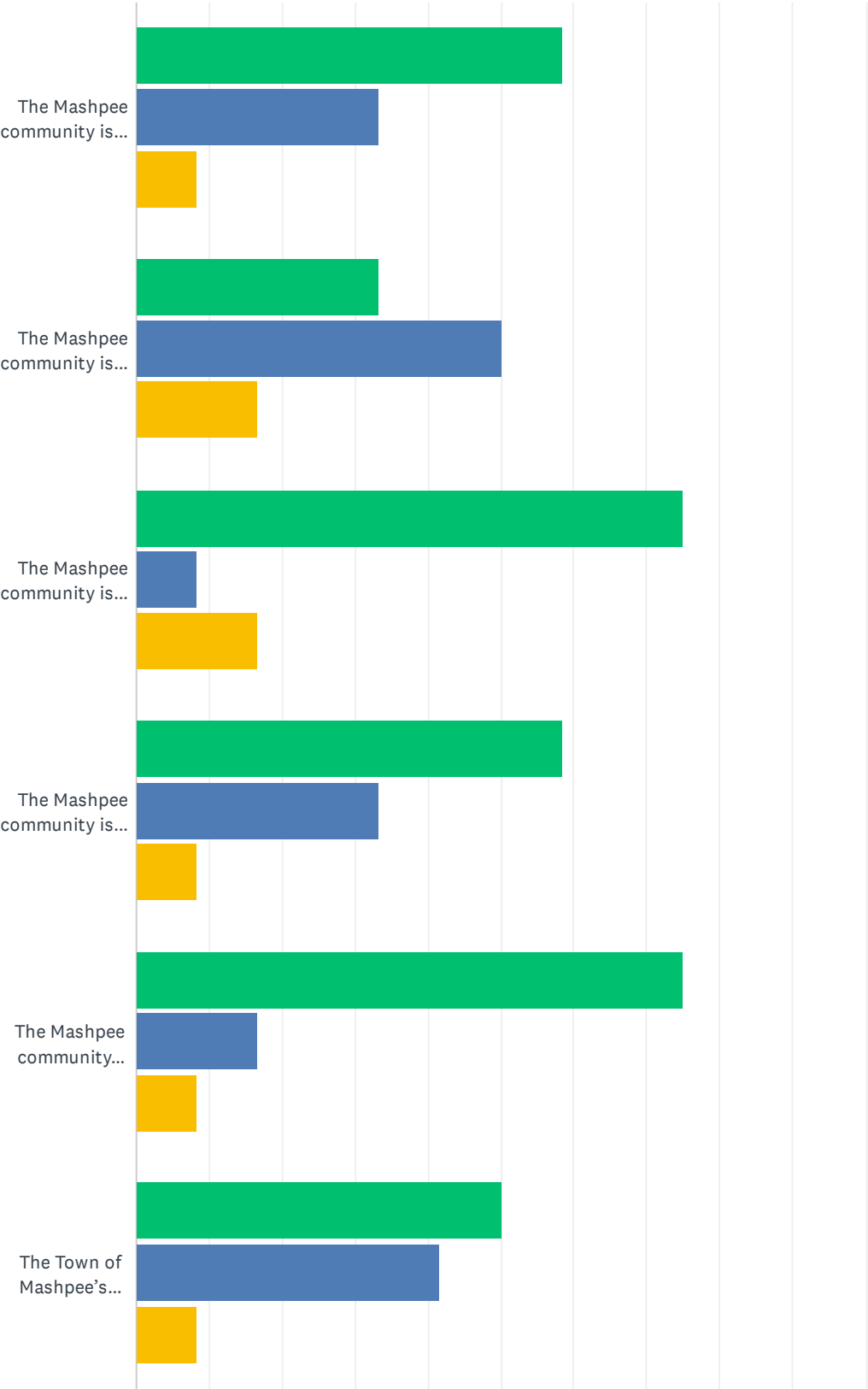


## Mashpee Housing Production Plan Survey

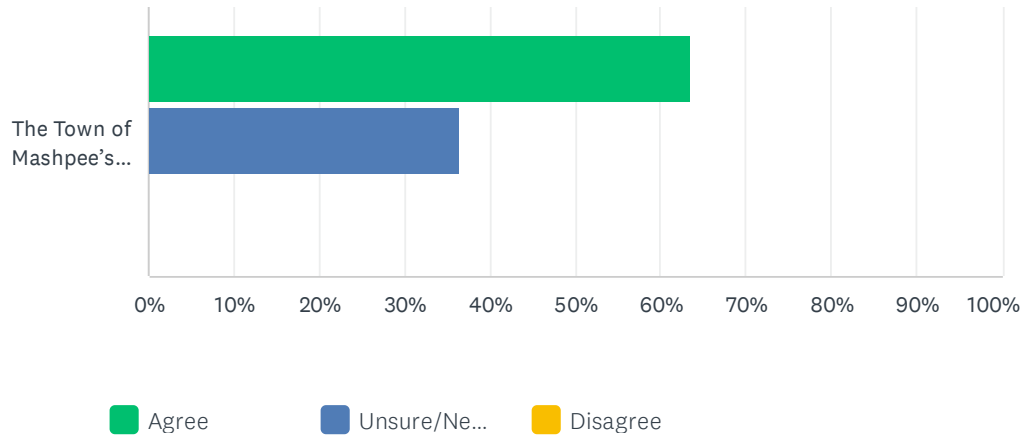
ANSWER CHOICES	RESPONSES	
Helping people stay in year-round housing that is affordable to them	16.67%	2
Creating housing with convenient access to amenities	8.33%	1
Incentivizing or encouraging year-round housing	8.33%	1
Better monitoring or managing the impact of short term rentals on the community	8.33%	1
Creating housing with a mix of price ranges	8.33%	1
Creating more housing options/choices	33.33%	4
Preservation of existing housing	25.00%	3
Prioritizing municipal communication with the Mashpee Wampanoag Tribe regarding affordable housing opportunities	16.67%	2
Ensuring that new housing is sustainably built (e.g., environmentally responsible, protects water supply, energy efficient, and resource-efficient design and materials)	41.67%	5
Creating mixed-use development with retail on the ground level and residential space on upper floors	25.00%	3
Making additional funds available to improve public housing	0.00%	0
Attracting families with children	0.00%	0
Helping people stay in the community as they age	33.33%	4
Encouraging housing/lodging for seasonal employees	16.67%	2
None of the above	16.67%	2
Total Respondents: 12		

Q28 Please check off the box in each column that indicates your thoughts about each statement.

Answered: 12    Skipped: 5



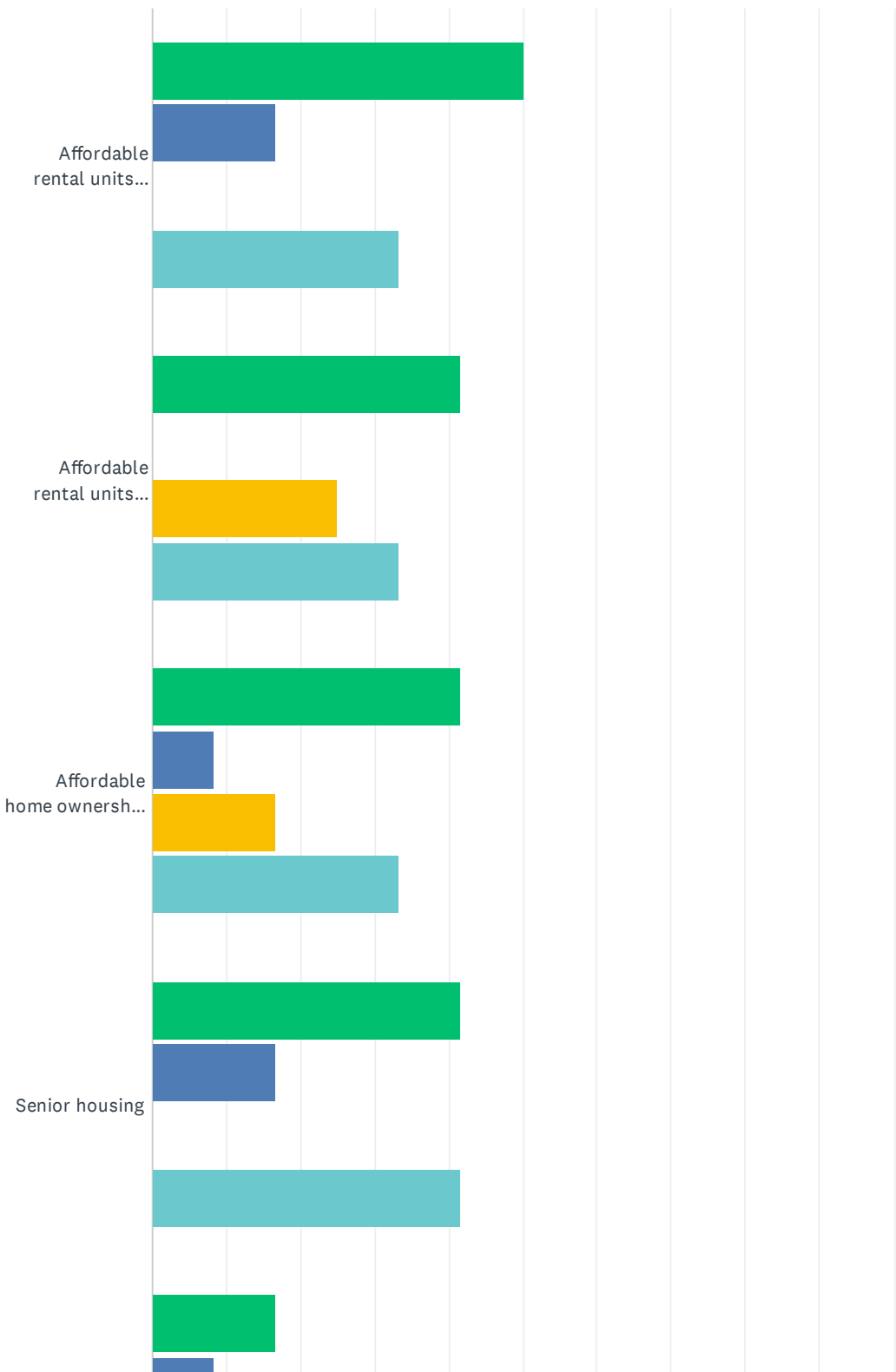
## Mashpee Housing Production Plan Survey



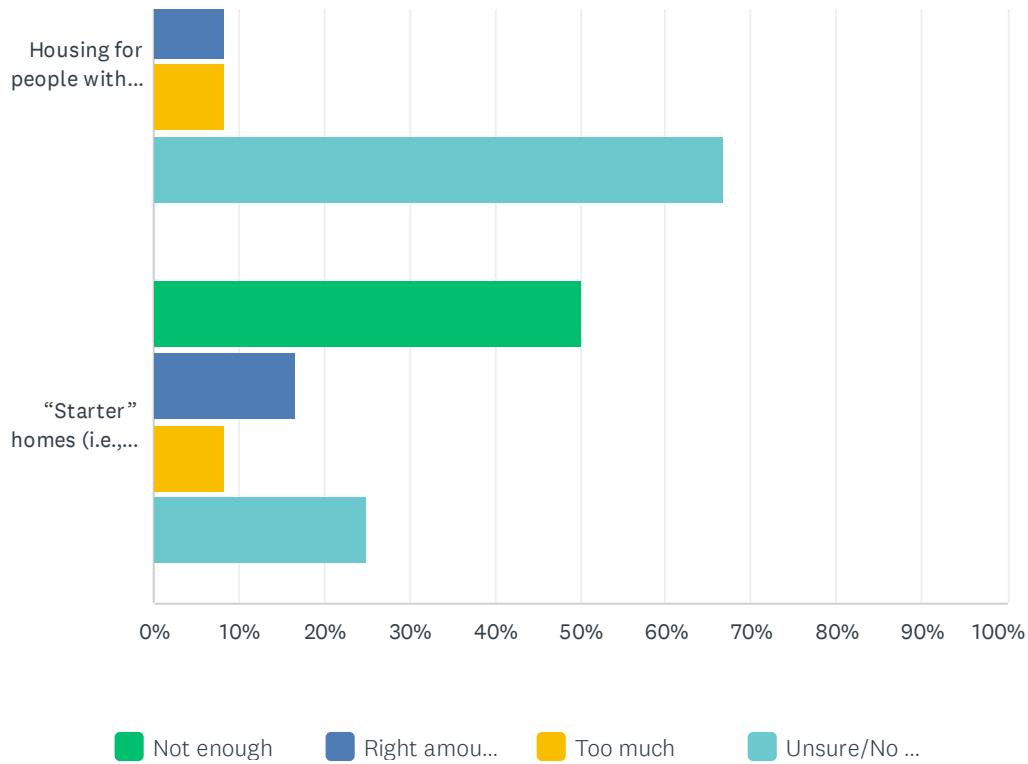
	AGREE	UNSURE/NEUTRAL	DISAGREE	TOTAL	WEIGHTED AVERAGE
The Mashpee community is welcoming to people all of races, ethnicities, and cultural backgrounds.	58.33% 7	33.33% 4	8.33% 1	12	1.50
The Mashpee community is welcoming to people of all socioeconomic backgrounds.	33.33% 4	50.00% 6	16.67% 2	12	1.83
The Mashpee community is welcoming to families with children.	75.00% 9	8.33% 1	16.67% 2	12	1.42
The Mashpee community is welcoming to older adults.	58.33% 7	33.33% 4	8.33% 1	12	1.50
The Mashpee community prioritizes natural resource protection and environmental stewardship.	75.00% 9	16.67% 2	8.33% 1	12	1.33
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to social equity.	50.00% 6	41.67% 5	8.33% 1	12	1.58
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to natural resource protection and environmental stewardship.	63.64% 7	36.36% 4	0.00% 0	11	1.36

Q29 Do you think Mashpee has too much, too little, or just the right amount of the following specialized categories of housing? Please check off the box in each column that indicates your answer.

Answered: 12    Skipped: 5



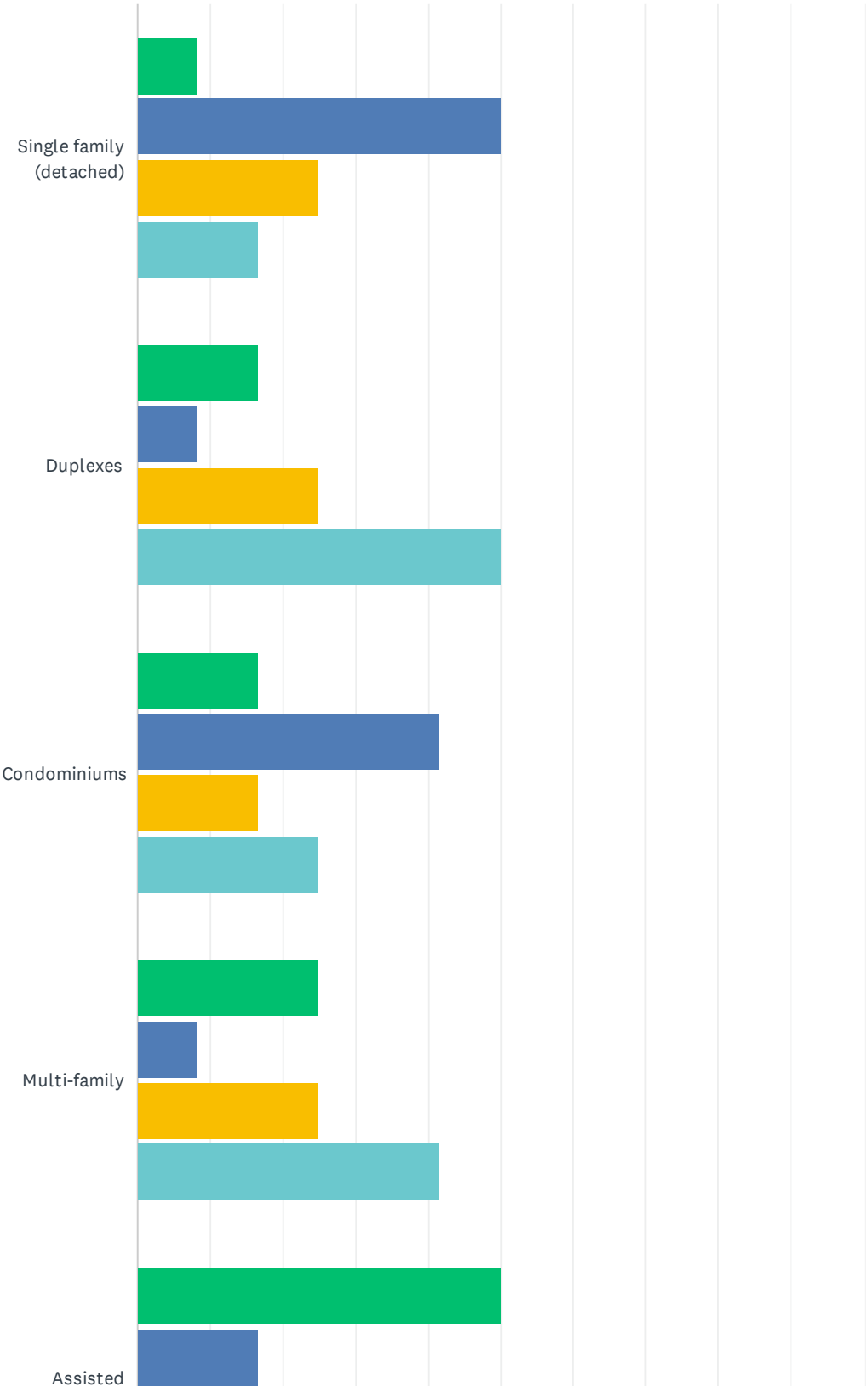
## Mashpee Housing Production Plan Survey



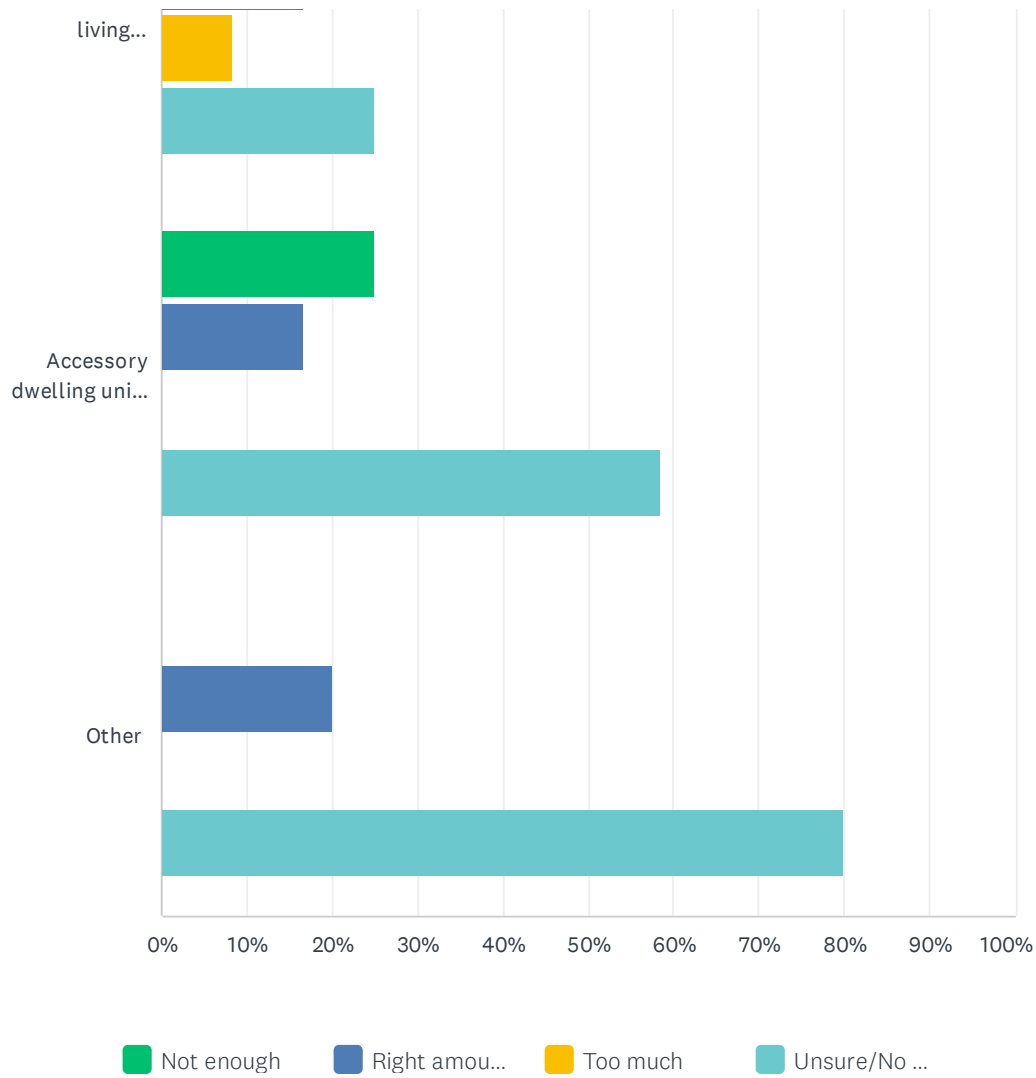
	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Affordable rental units for individuals or smaller households (1-4 people)	50.00% 6	16.67% 2	0.00% 0	33.33% 4	12
Affordable rental units for larger households (5+ people)	41.67% 5	0.00% 0	25.00% 3	33.33% 4	12
Affordable home ownership opportunities	41.67% 5	8.33% 1	16.67% 2	33.33% 4	12
Senior housing	41.67% 5	16.67% 2	0.00% 0	41.67% 5	12
Housing for people with disabilities	16.67% 2	8.33% 1	8.33% 1	66.67% 8	12
“Starter” homes (i.e., typically a smaller home someone can afford to buy as their first home)	50.00% 6	16.67% 2	8.33% 1	25.00% 3	12

Q30 Do you think Mashpee has too much, too little, or just the right amount of the following types of housing?

Answered: 12   Skipped: 5



## Mashpee Housing Production Plan Survey



	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Single family (detached)	8.33% 1	50.00% 6	25.00% 3	16.67% 2	12
Duplexes	16.67% 2	8.33% 1	25.00% 3	50.00% 6	12
Condominiums	16.67% 2	41.67% 5	16.67% 2	25.00% 3	12
Multi-family	25.00% 3	8.33% 1	25.00% 3	41.67% 5	12
Assisted living facilities	50.00% 6	16.67% 2	8.33% 1	25.00% 3	12
Accessory dwelling units (smaller dwelling unit within or adjacent to single-family house)	25.00% 3	16.67% 2	0.00% 0	58.33% 7	12
Other	0.00% 0	20.00% 1	0.00% 0	80.00% 4	5

Q31 What are the top five most significant barriers to affordable housing in Mashpee? Please keep your answers to short phrases.

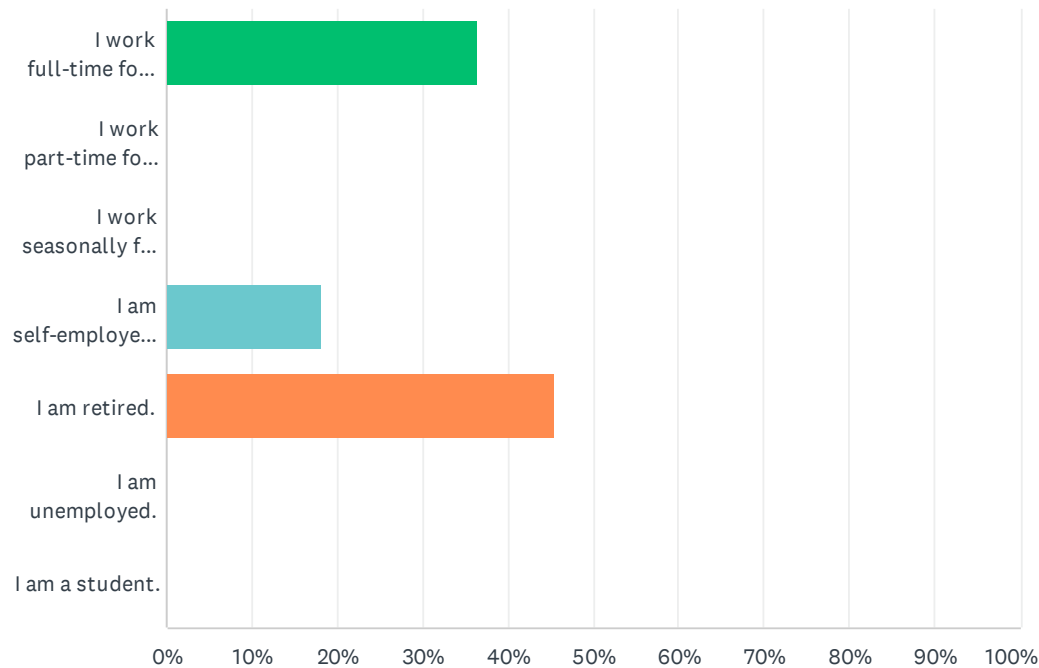
Answered: 7   Skipped: 10

ANSWER CHOICES	RESPONSES	
Barrier #1	100.00%	7
Barrier #2	100.00%	7
Barrier #3	57.14%	4
Barrier #4	42.86%	3
Barrier #5	42.86%	3



Q32 What describes your current employment status?

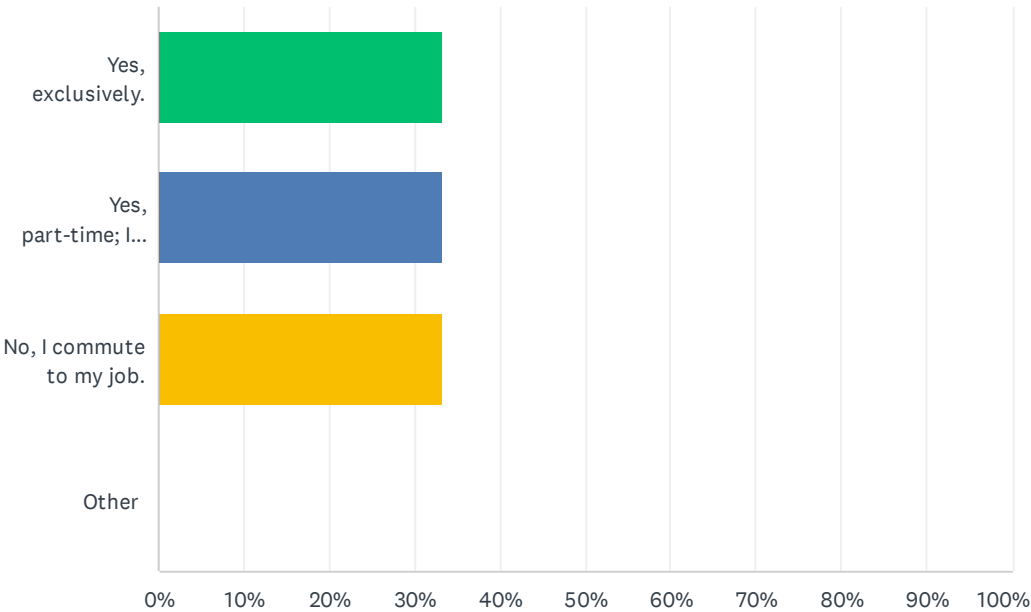
Answered: 11    Skipped: 6



ANSWER CHOICES	RESPONSES	
I work full-time for an employer.	36.36%	4
I work part-time for an employer.	0.00%	0
I work seasonally for an employer.	0.00%	0
I am self-employed/own my own business.	18.18%	2
I am retired.	45.45%	5
I am unemployed.	0.00%	0
I am a student.	0.00%	0
TOTAL		11

Q33 Do you work remotely/from home?

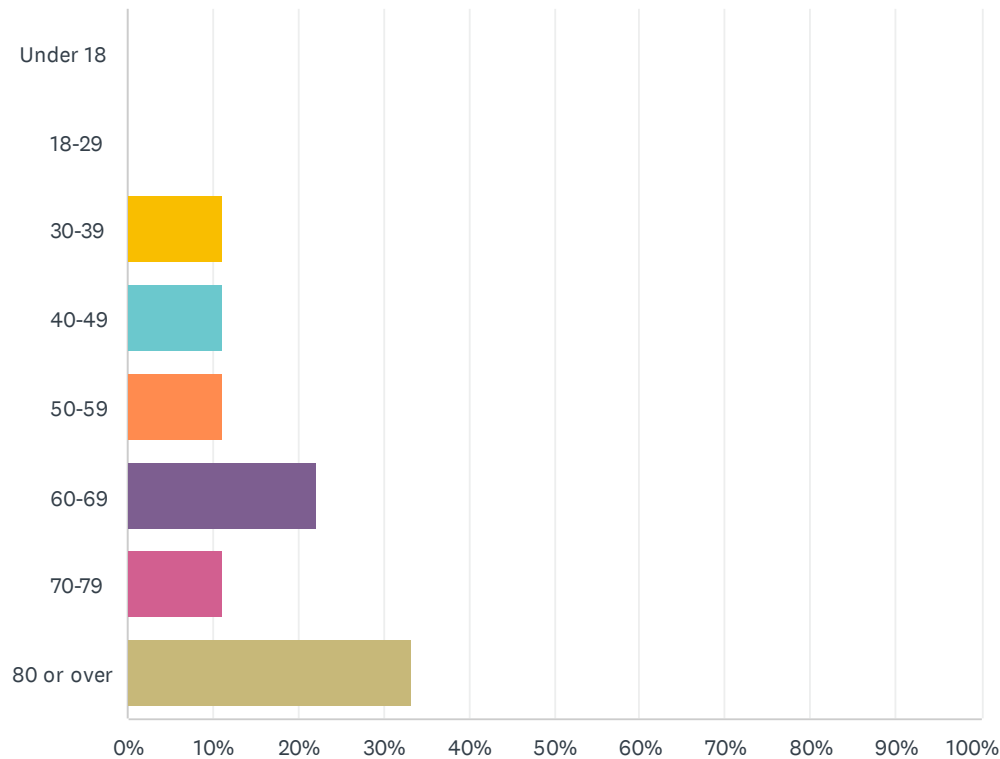
Answered: 6    Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes, exclusively.	33.33%	2
Yes, part-time; I have a hybrid work schedule.	33.33%	2
No, I commute to my job.	33.33%	2
Other	0.00%	0
TOTAL		6

Q34 What is your age?

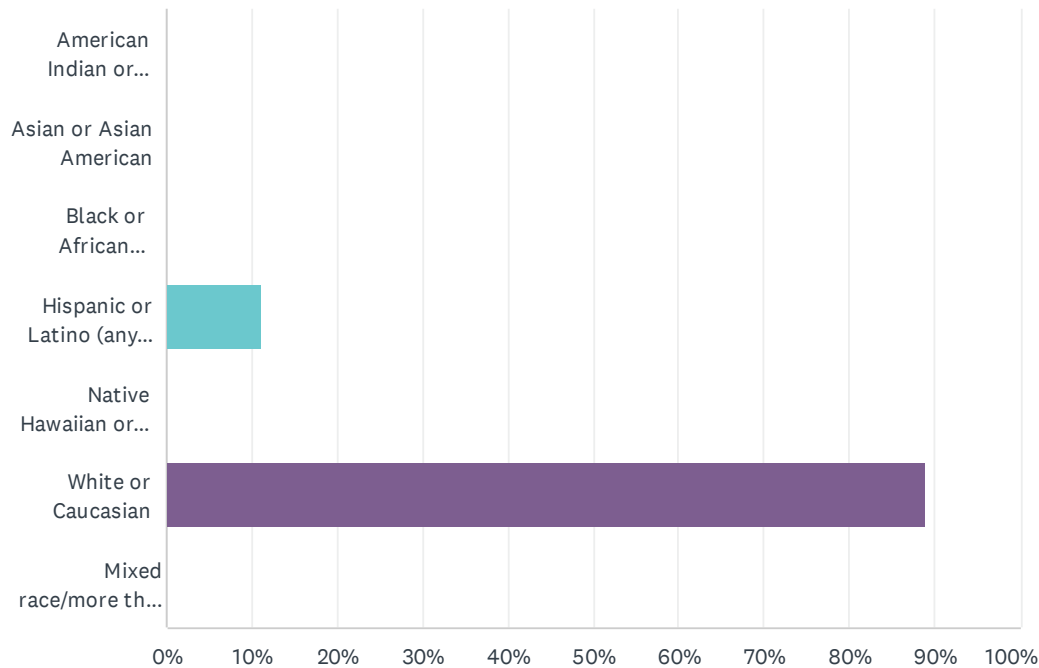
Answered: 9    Skipped: 8



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	0.00%	0
30-39	11.11%	1
40-49	11.11%	1
50-59	11.11%	1
60-69	22.22%	2
70-79	11.11%	1
80 or over	33.33%	3
TOTAL		9

Q35 Which of the following racial or ethnic categories best describes you?  
Check all that apply.

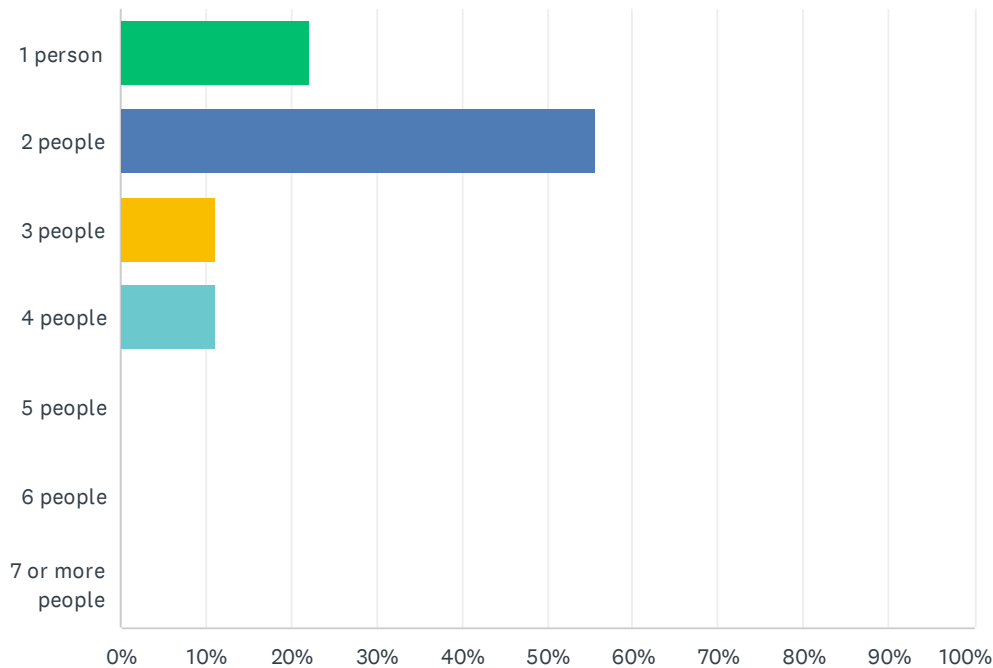
Answered: 9    Skipped: 8



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	0.00%	0
Asian or Asian American	0.00%	0
Black or African American	0.00%	0
Hispanic or Latino (any race)	11.11%	1
Native Hawaiian or other Pacific Islander	0.00%	0
White or Caucasian	88.89%	8
Mixed race/more than one race	0.00%	0
Total Respondents: 9		

Q36 How many people (including yourself) live in your household?

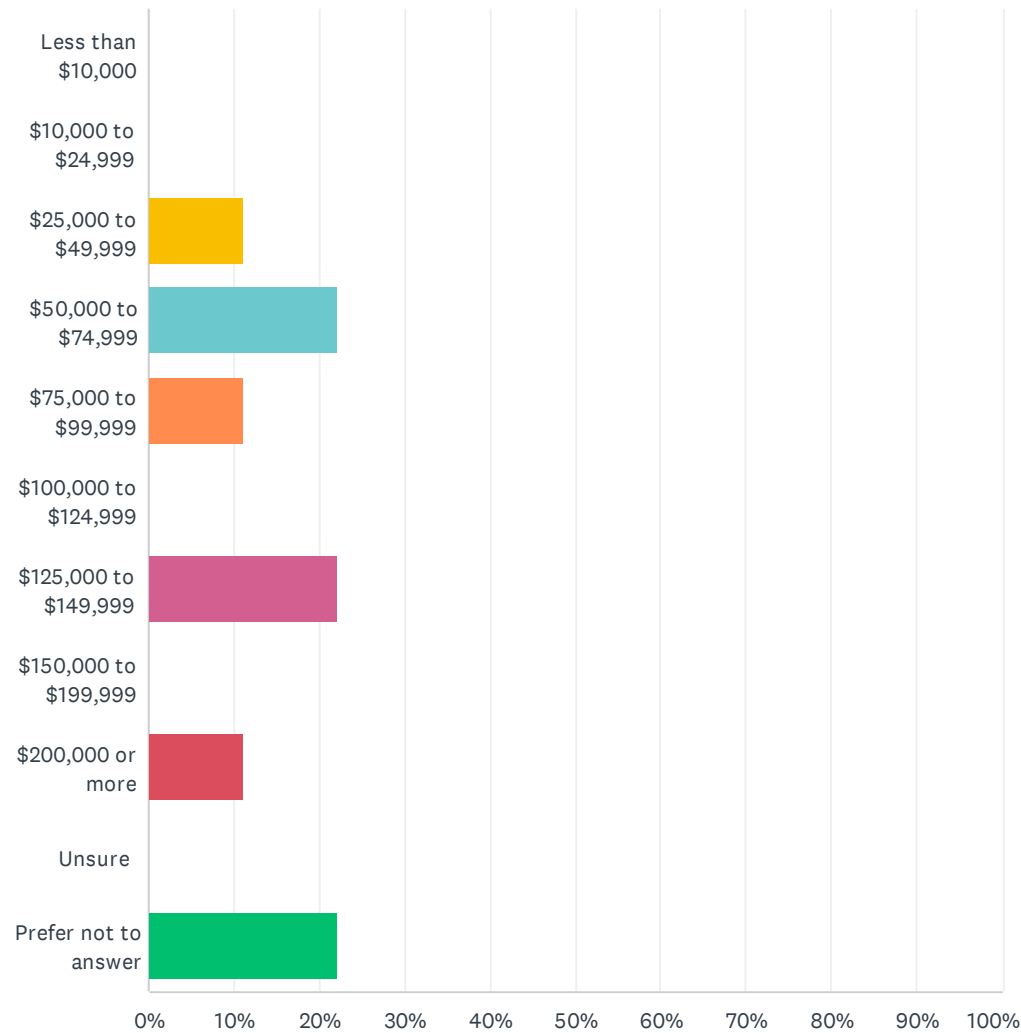
Answered: 9    Skipped: 8



ANSWER CHOICES	RESPONSES	
1 person	22.22%	2
2 people	55.56%	5
3 people	11.11%	1
4 people	11.11%	1
5 people	0.00%	0
6 people	0.00%	0
7 or more people	0.00%	0
TOTAL		9

Q37 What is your gross (pre-tax) annual household income?

Answered: 9    Skipped: 8

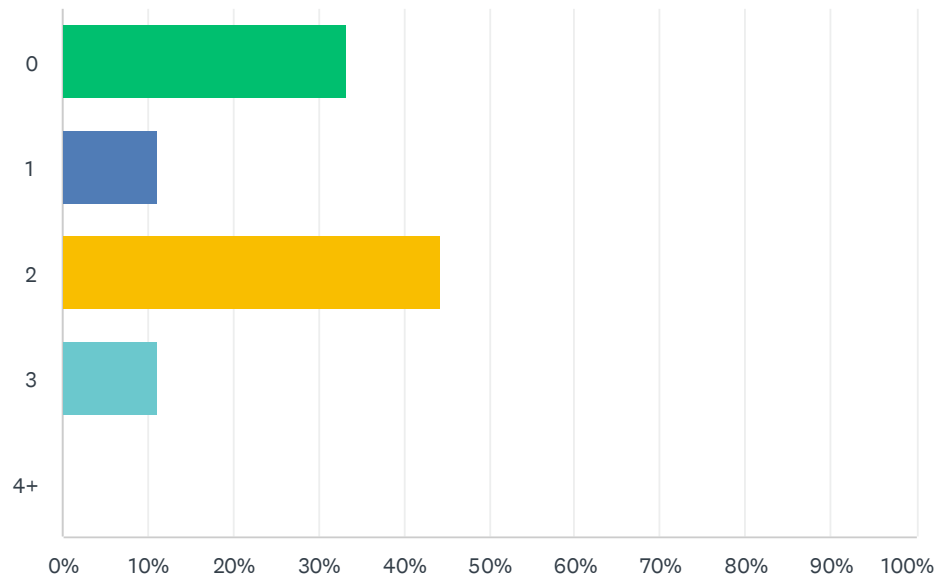


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Less than \$10,000	0.00%	0
\$10,000 to \$24,999	0.00%	0
\$25,000 to \$49,999	11.11%	1
\$50,000 to \$74,999	22.22%	2
\$75,000 to \$99,999	11.11%	1
\$100,000 to \$124,999	0.00%	0
\$125,000 to \$149,999	22.22%	2
\$150,000 to \$199,999	0.00%	0
\$200,000 or more	11.11%	1
Unsure	0.00%	0
Prefer not to answer	22.22%	2
TOTAL		9

Q38 How many income earners are in your household?

Answered: 9    Skipped: 8

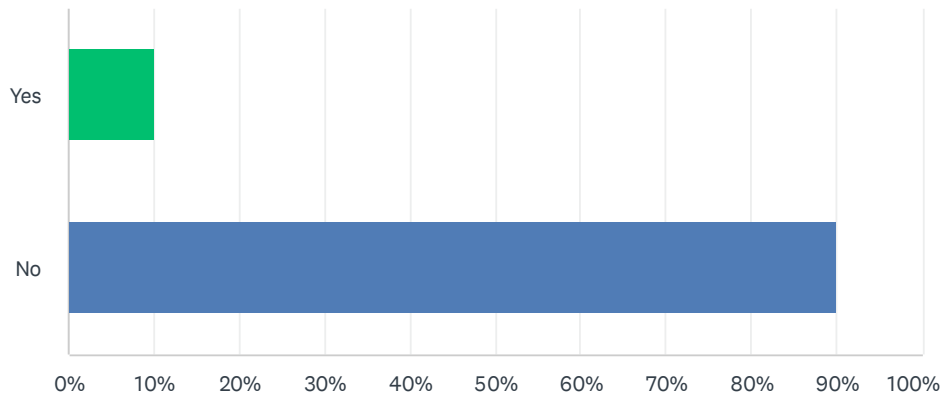


ANSWER CHOICES		RESPONSES	
0		33.33%	3
1		11.11%	1
2		44.44%	4
3		11.11%	1
4+		0.00%	0
TOTAL			9



Q39 Do you have children under 18 who reside in your household for more than 3 months/year?

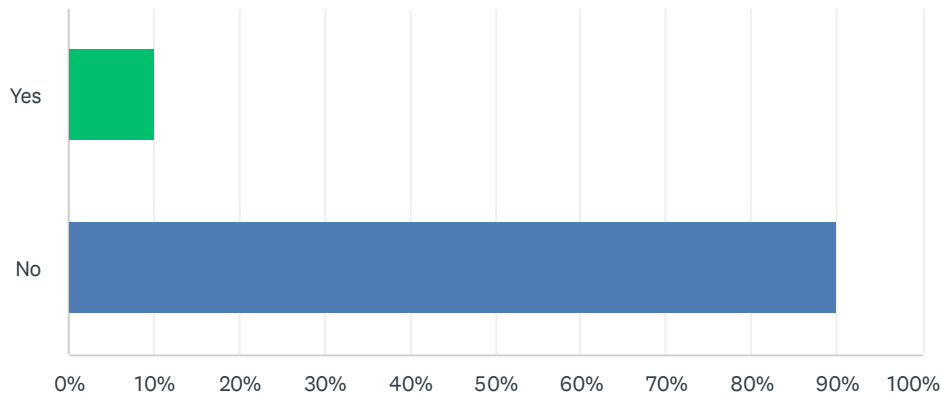
Answered: 10    Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	10.00%	1
No	90.00%	9
TOTAL		10

Q40 Do you have adult children of your own who reside in your household for more than 3 months/year?

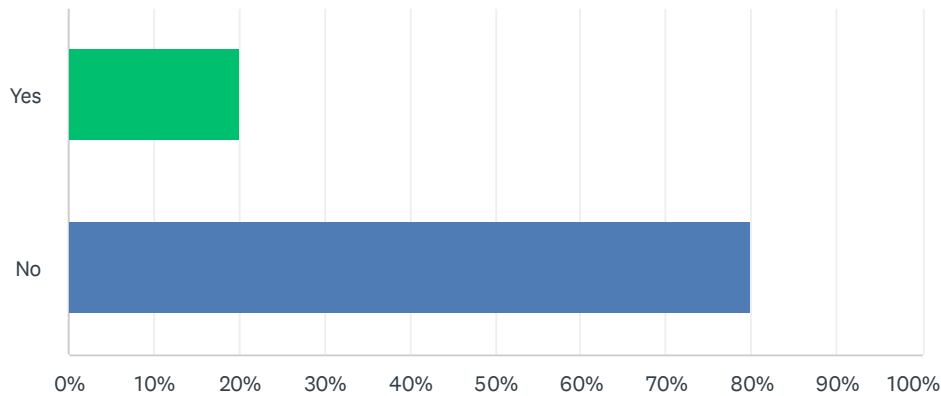
Answered: 10    Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	10.00%	1
No	90.00%	9
TOTAL		10

Q41 Is your household a multigenerational household – i.e., children, parents, and grandparents living together, or some similar arrangement?

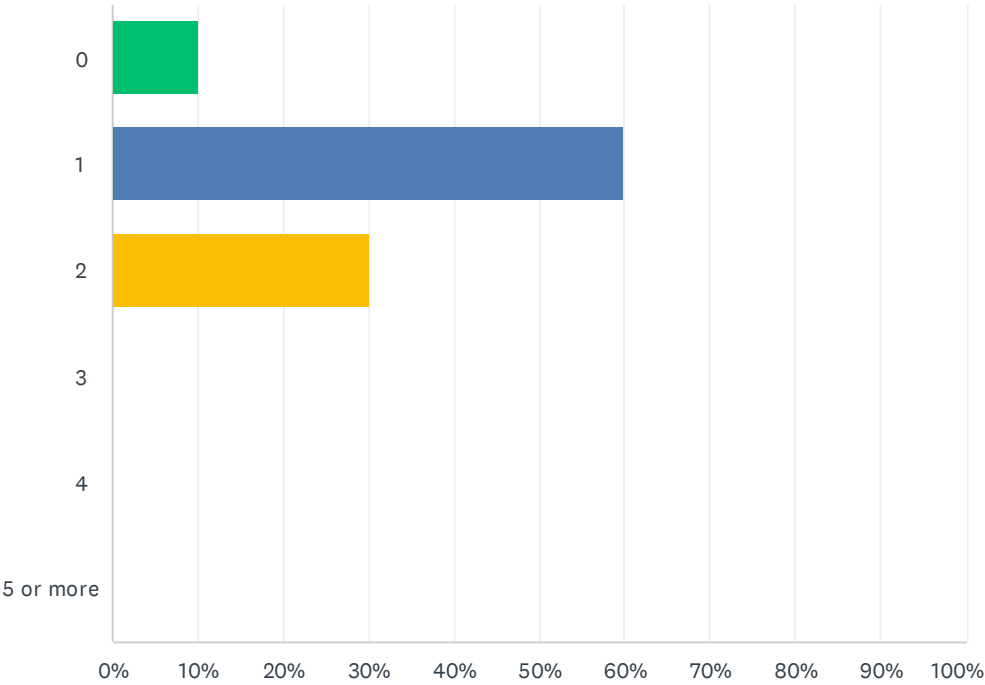
Answered: 10    Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	20.00%	2
No	80.00%	8
TOTAL		10

Q42 How many members of your household are 65 or older, including yourself?

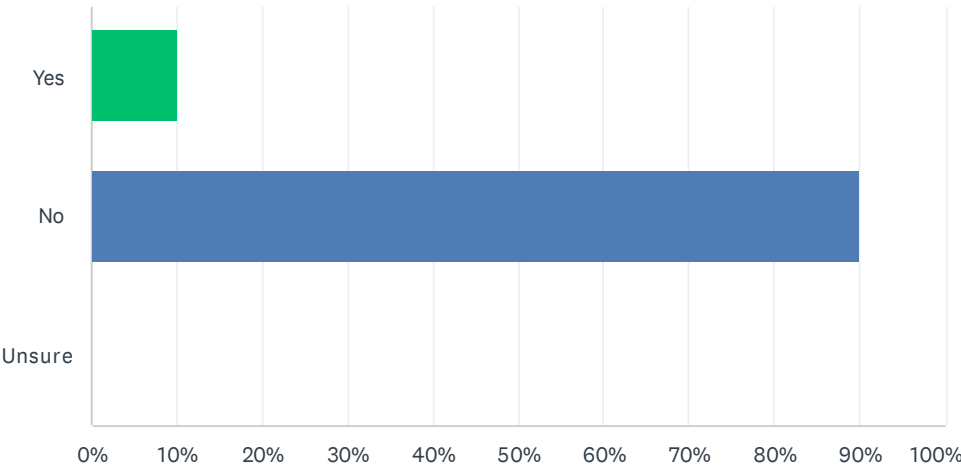
Answered: 10    Skipped: 7



ANSWER CHOICES	RESPONSES	
0	10.00%	1
1	60.00%	6
2	30.00%	3
3	0.00%	0
4	0.00%	0
5 or more	0.00%	0
TOTAL		10

Q43 Does anyone in your household have a disability (any physical or mental impairment that substantially limits one or more major life activity)?

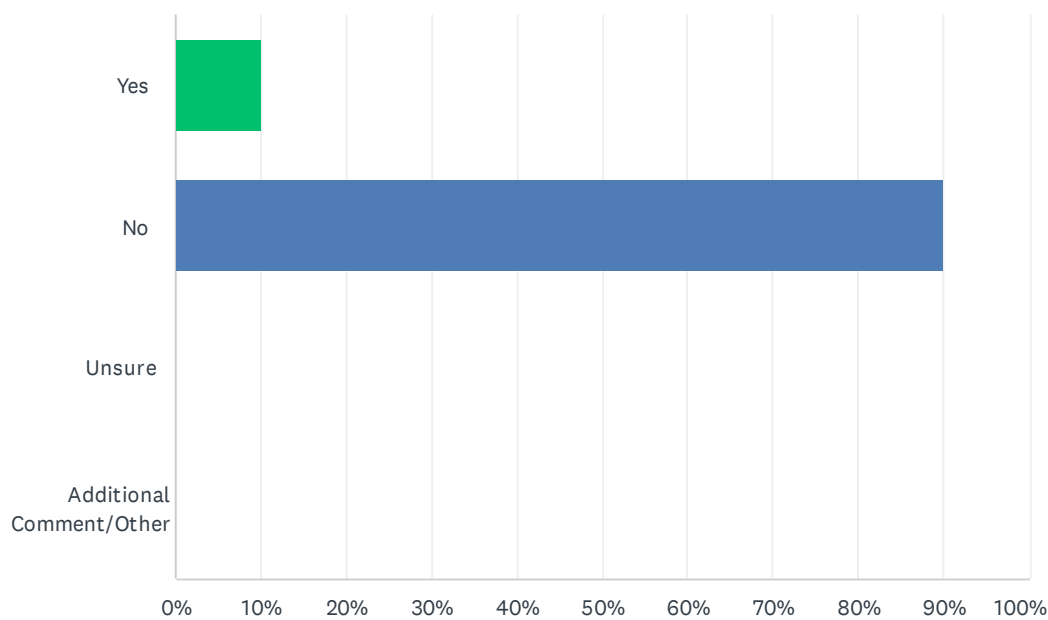
Answered: 10    Skipped: 7



ANSWER CHOICES		RESPONSES	
Yes		10.00%	1
No		90.00%	9
Unsure		0.00%	0
TOTAL			10

Q44 Do you or any member(s) of your household receive support services through an outside organization to assist with home or life activities? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) If yes, please feel free to identify your support organizations or agencies in the "Additional Comment/Other" field below.

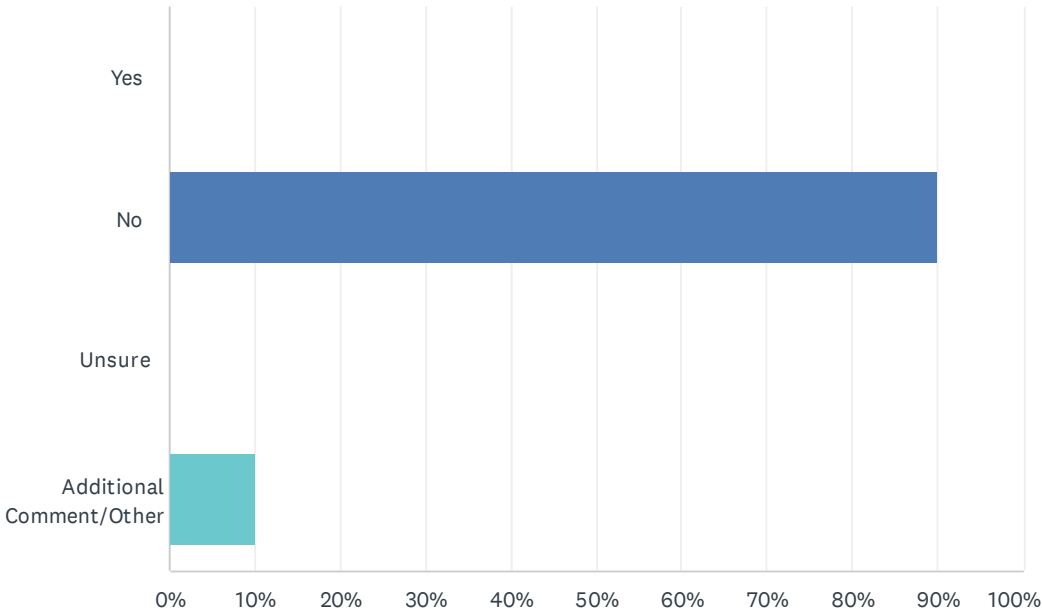
Answered: 10    Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	10.00%	1
No	90.00%	9
Unsure	0.00%	0
Additional Comment/Other	0.00%	0
Total Respondents: 10		

Q45 Do you or any member(s) of your household require support services that you/they are unable to afford or access for some other reason? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) Please feel free to explain your answer in the "Additional Comment/Other" field below.

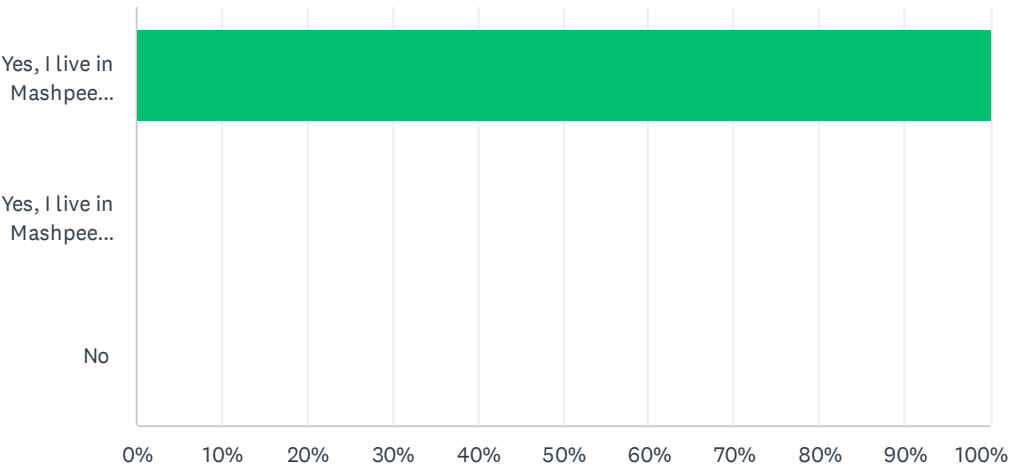
Answered: 10    Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	90.00%	9
Unsure	0.00%	0
Additional Comment/Other	10.00%	1
Total Respondents: 10		

Q1 Do you currently live in Mashpee, either seasonally or year-round?

Answered: 258    Skipped: 0

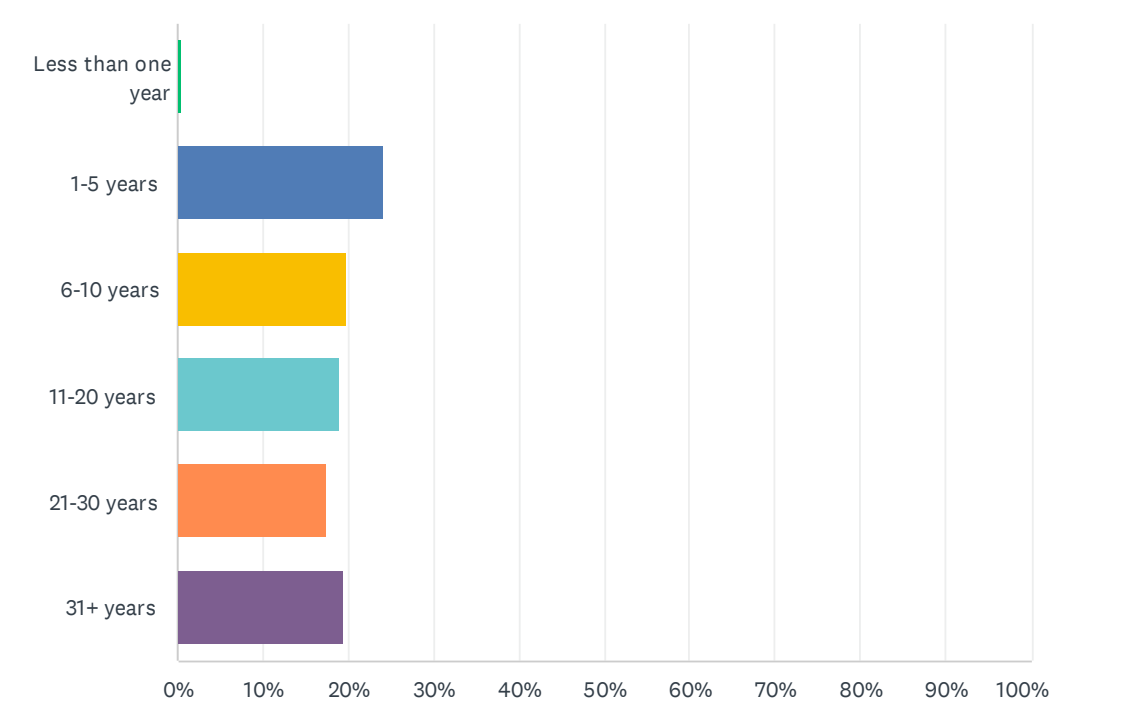


ANSWER CHOICES		RESPONSES	
Yes, I live in Mashpee year-round		100.00%	258
Yes, I live in Mashpee seasonally		0.00%	0
No		0.00%	0
TOTAL			258



Q2 How long have you lived in Mashpee?

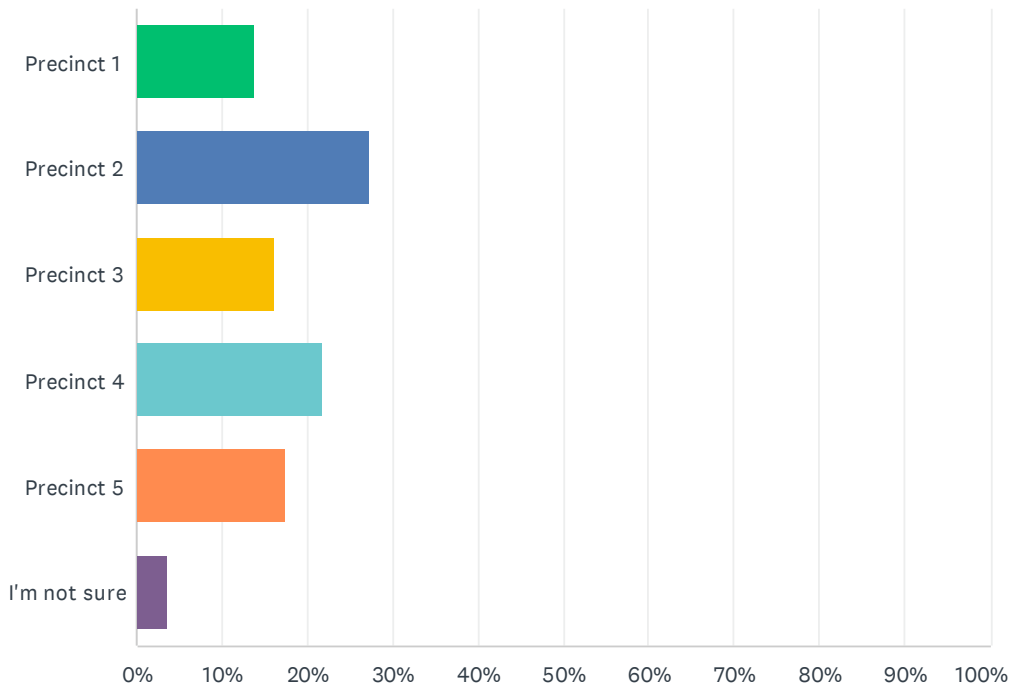
Answered: 253    Skipped: 5



ANSWER CHOICES	RESPONSES	
Less than one year	0.40%	1
1-5 years	24.11%	61
6-10 years	19.76%	50
11-20 years	18.97%	48
21-30 years	17.39%	44
31+ years	19.37%	49
TOTAL		253

Q3 In which voting precinct do you live? See the map below and scroll down to select your answer.

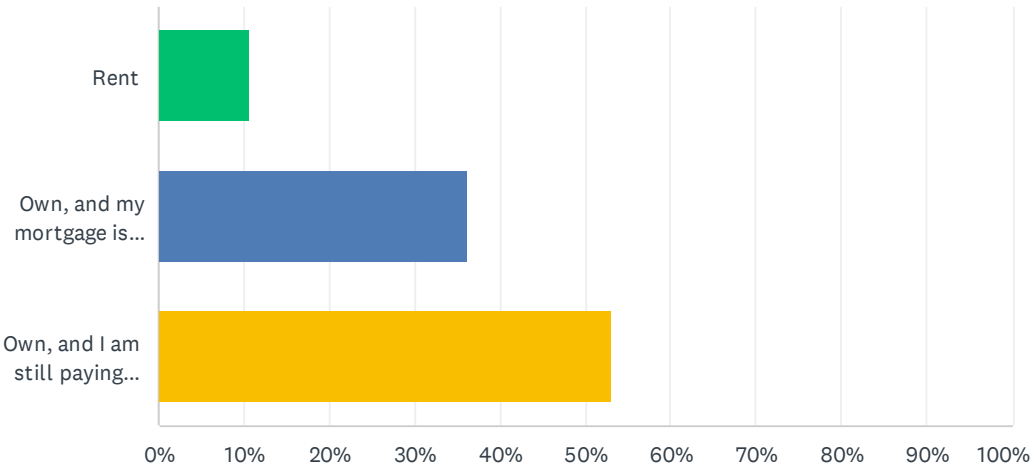
Answered: 253    Skipped: 5



ANSWER CHOICES	RESPONSES	
Precinct 1	13.83%	35
Precinct 2	27.27%	69
Precinct 3	16.21%	41
Precinct 4	21.74%	55
Precinct 5	17.39%	44
I'm not sure	3.56%	9
TOTAL		253

Q4 Do you rent or own your home in Mashpee?

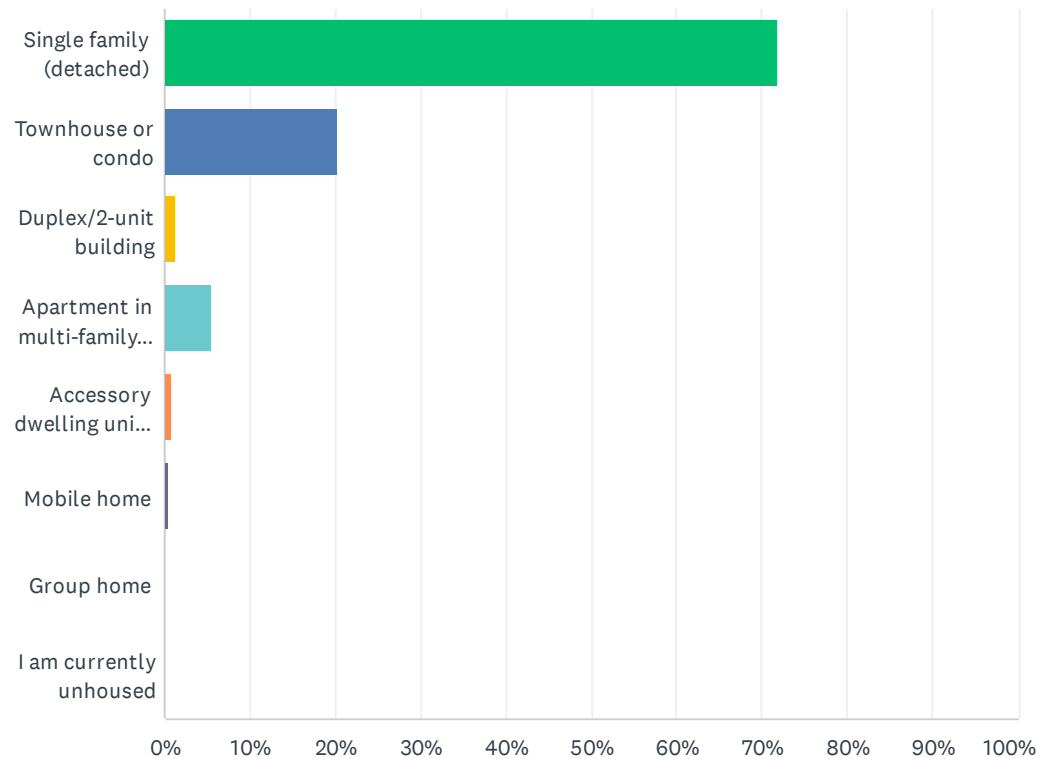
Answered: 245    Skipped: 13



ANSWER CHOICES	RESPONSES	
Rent	10.61%	26
Own, and my mortgage is paid off	36.33%	89
Own, and I am still paying my mortgage	53.06%	130
TOTAL		245

Q5 What type of home do you live in?

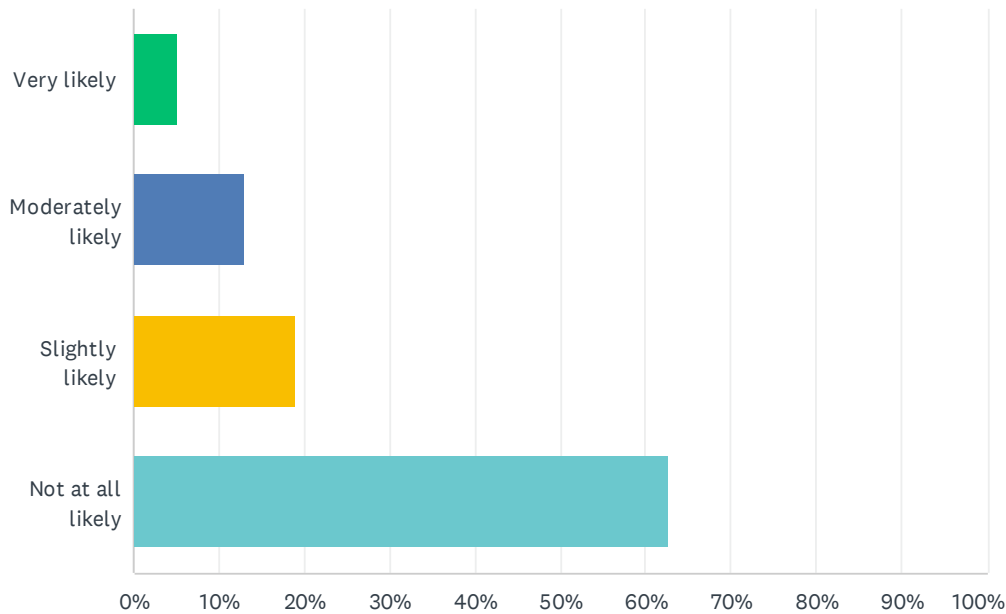
Answered: 253    Skipped: 5



ANSWER CHOICES	RESPONSES	
Single family (detached)	71.94%	182
Townhouse or condo	20.16%	51
Duplex/2-unit building	1.19%	3
Apartment in multi-family building	5.53%	14
Accessory dwelling unit (aka, "in-law apartment")	0.79%	2
Mobile home	0.40%	1
Group home	0.00%	0
I am currently unhoused	0.00%	0
TOTAL		253

Q6 How likely are you to move out of Mashpee in the next five years?

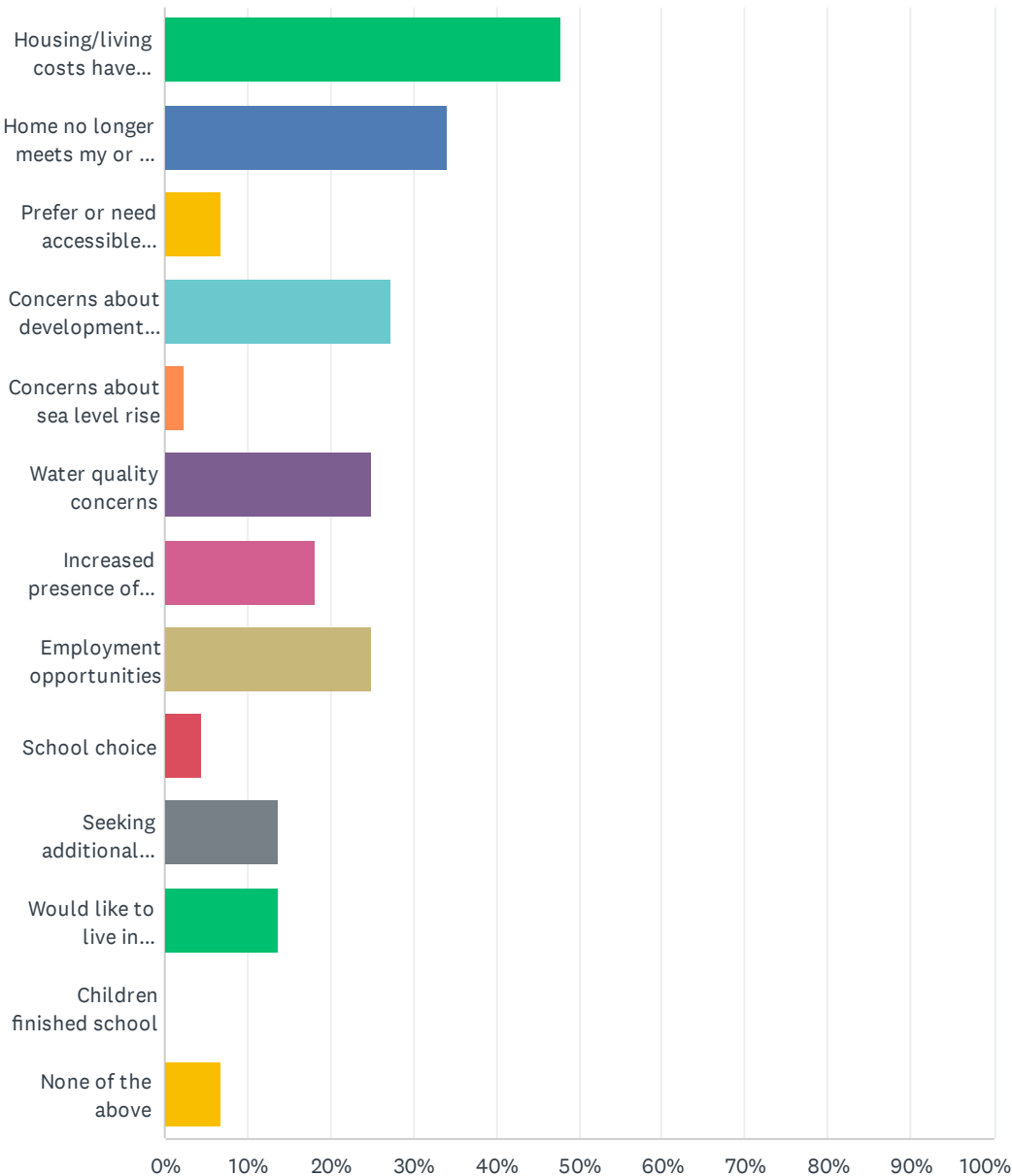
Answered: 252    Skipped: 6



ANSWER CHOICES	RESPONSES	
Very likely	5.16%	13
Moderately likely	13.10%	33
Slightly likely	19.05%	48
Not at all likely	62.70%	158
TOTAL		252

Q7 You've indicated that it is very likely or moderately likely that you will move out of Mashpee in the next five years. Which of the following factors do you believe most influence your likelihood of moving out of Mashpee?  
Select up to five.

Answered: 44    Skipped: 214

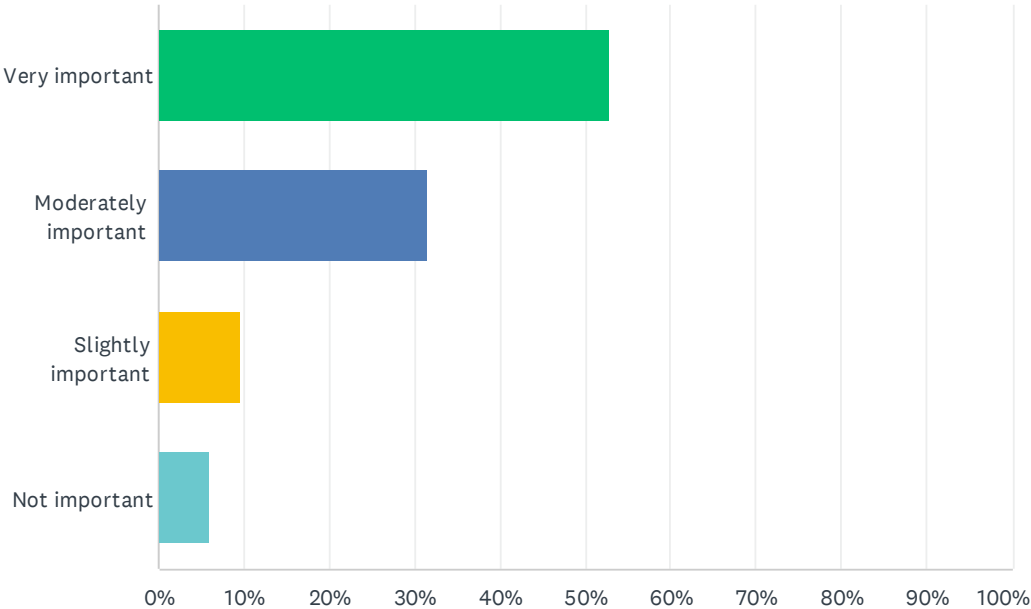


# Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Housing/living costs have become too high	47.73%	21
Home no longer meets my or my household's needs	34.09%	15
Prefer or need accessible housing	6.82%	3
Concerns about development changing the town's character	27.27%	12
Concerns about sea level rise	2.27%	1
Water quality concerns	25.00%	11
Increased presence of short-term rentals	18.18%	8
Employment opportunities	25.00%	11
School choice	4.55%	2
Seeking additional community services/local amenities	13.64%	6
Would like to live in different climate (weather)	13.64%	6
Children finished school	0.00%	0
None of the above	6.82%	3
Total Respondents: 44		

Q8 How important is it to you to stay in Mashpee (either in your current home or not) as you age?

Answered: 248 Skipped: 10

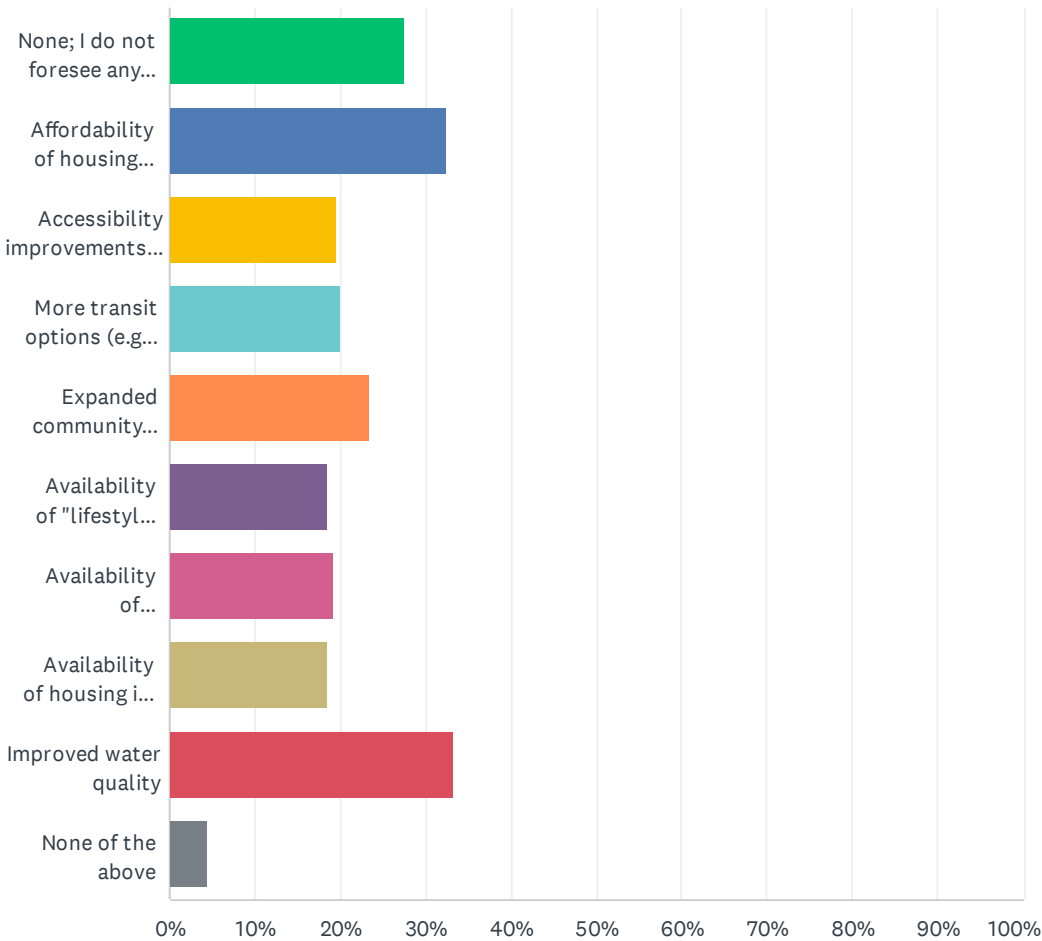


ANSWER CHOICES	RESPONSES	
Very important	52.82%	131
Moderately important	31.45%	78
Slightly important	9.68%	24
Not important	6.05%	15
TOTAL		248



Q9 You've indicated that it is very important or moderately important to stay in Mashpee as you age. What factors need to change/improve to enable you to stay in the community as you age? Select up to five.

Answered: 204    Skipped: 54

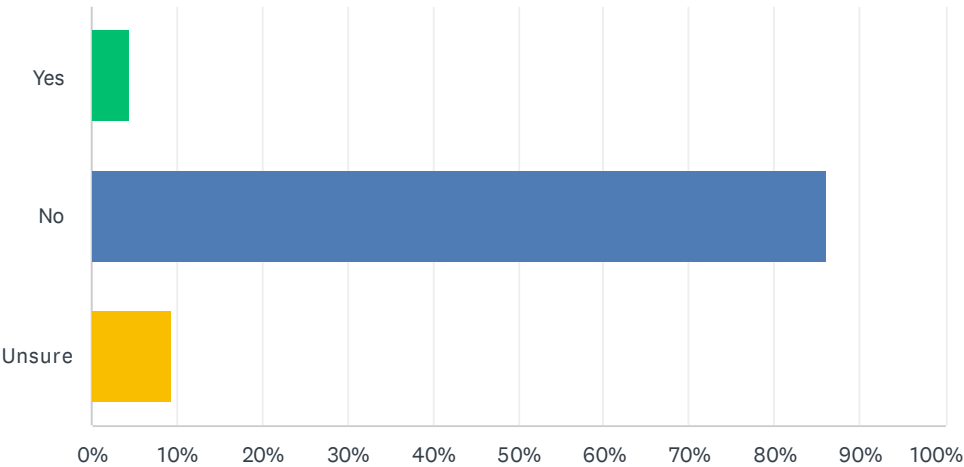


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
None; I do not foresee any challenges that would limit my ability to remain in Mashpee.	27.45%	56
Affordability of housing costs	32.35%	66
Accessibility improvements to home (e.g., installation of ramps, grab bars, first floor bedroom or bath)	19.61%	40
More transit options (e.g., buses, ride shares/taxis)	20.10%	41
Expanded community services (e.g., health and wellness services/programs)	23.53%	48
Availability of "lifestyle housing" (i.e., designed for active older adults, including single-family and/or multi-family with social or recreational amenities such as clubhouses)	18.63%	38
Availability of "service-enriched housing" (i.e., offers a set of services intended to meet residents' evolving needs) or expanded home-based services	19.12%	39
Availability of housing in walkable neighborhood	18.63%	38
Improved water quality	33.33%	68
None of the above	4.41%	9
Total Respondents: 204		

Q10 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

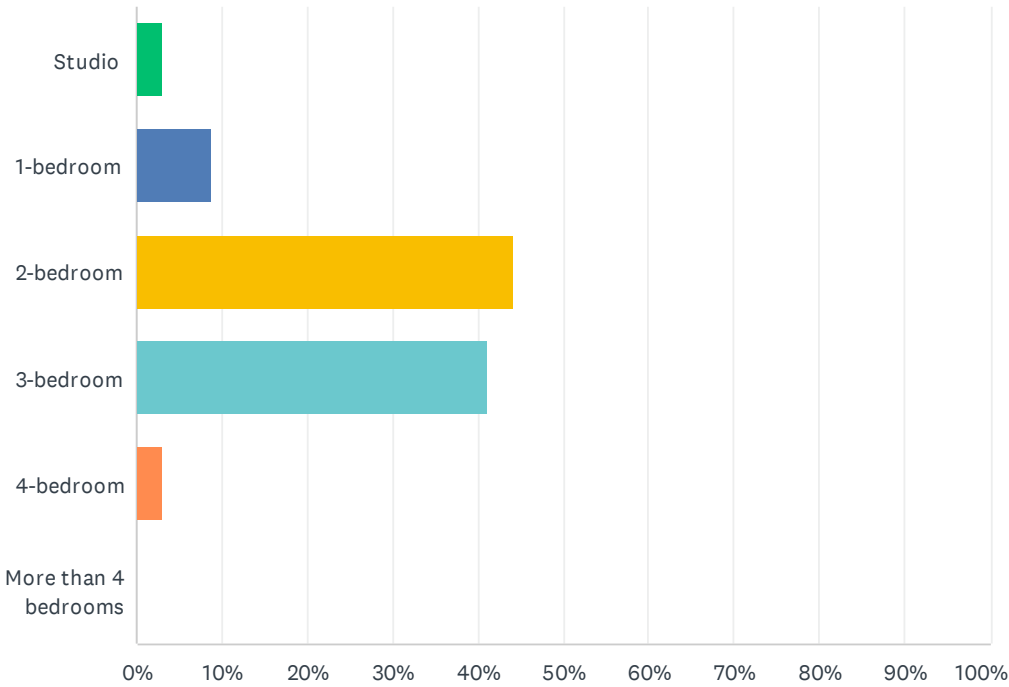
Answered: 245    Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	4.49%	11
No	86.12%	211
Unsure	9.39%	23
TOTAL		245

Q11 How many bedrooms would your household need in order to live in a rental home in Mashpee?

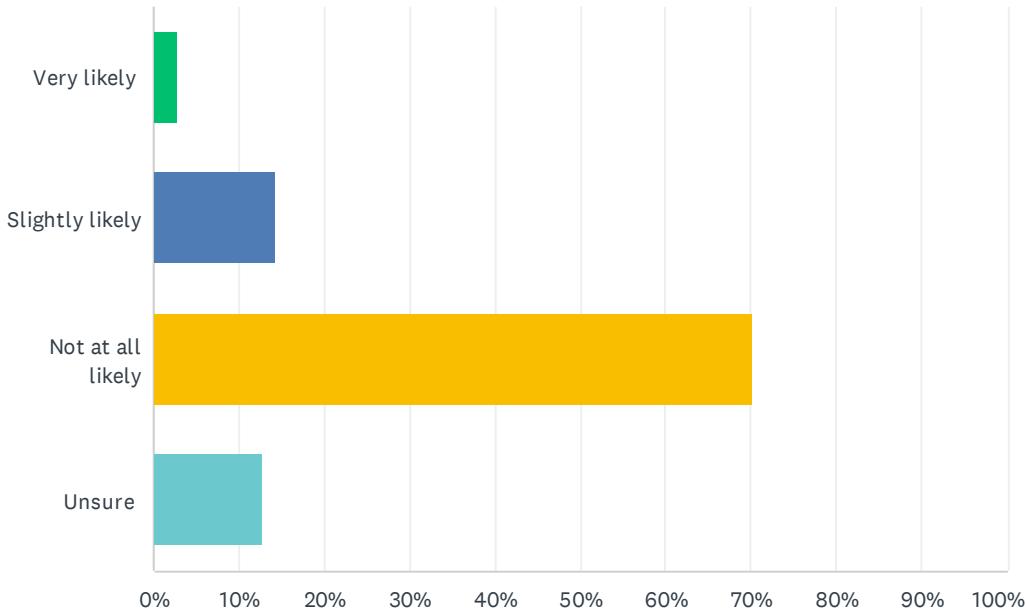
Answered: 34 Skipped: 224



ANSWER CHOICES	RESPONSES	
Studio	2.94%	1
1-bedroom	8.82%	3
2-bedroom	44.12%	15
3-bedroom	41.18%	14
4-bedroom	2.94%	1
More than 4 bedrooms	0.00%	0
TOTAL		34

Q12 How likely is it that you will buy a new or different home in Mashpee within the next five years?

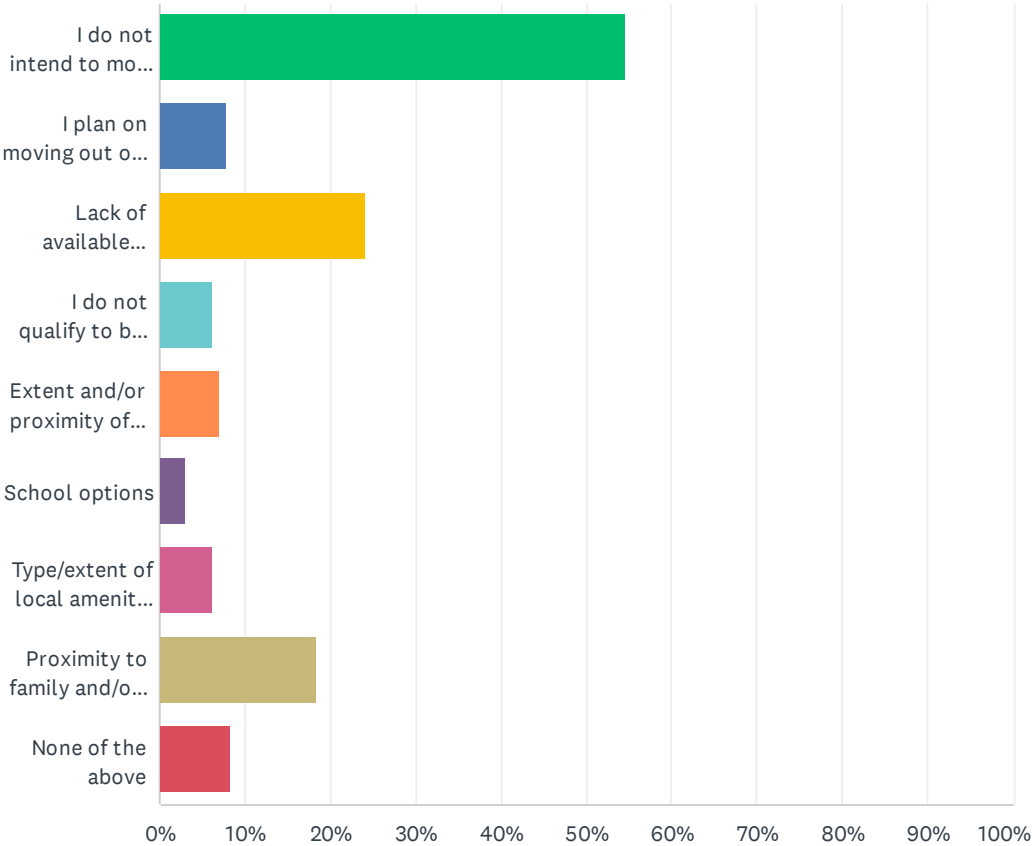
Answered: 244    Skipped: 14



ANSWER CHOICES	RESPONSES	
Very likely	2.87%	7
Slightly likely	14.34%	35
Not at all likely	70.08%	171
Unsure	12.70%	31
TOTAL		244

Q13 You've indicated that buying a new or different home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influence this decision? Check all that apply.

Answered: 229    Skipped: 29

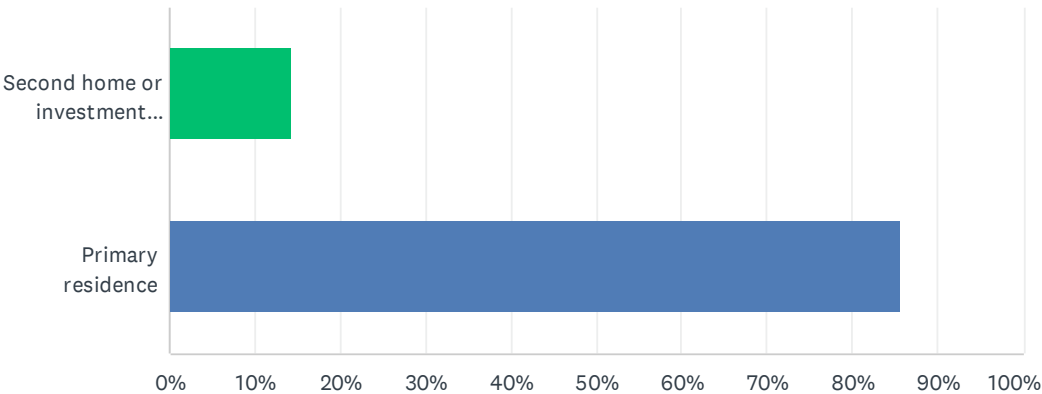


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	54.59%	125
I plan on moving out of Mashpee	7.86%	18
Lack of available housing in my price range (location, size, quality, etc.)	24.02%	55
I do not qualify to buy a home	6.11%	14
Extent and/or proximity of employment opportunities	6.99%	16
School options	3.06%	7
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	6.11%	14
Proximity to family and/or friends	18.34%	42
None of the above	8.30%	19
Total Respondents: 229		

Q14 You've indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

Answered: 7    Skipped: 251



ANSWER CHOICES	RESPONSES	
Second home or investment property	14.29%	1
Primary residence	85.71%	6
TOTAL		7



Q15 What is your connection to Mashpee? Check all that apply.

Answered: 0    Skipped: 258

 No matching responses.

ANSWER CHOICES	RESPONSES	
I work in Mashpee.	0.00%	0
I own a business based in Mashpee.	0.00%	0
I own rental property in Mashpee.	0.00%	0
I work for a social service provider or other agency assisting Mashpee residents.	0.00%	0
Mashpee is my ancestral homeland.	0.00%	0
My children attend school in Mashpee.	0.00%	0
I visit Mashpee frequently.	0.00%	0
I am unhoused but spend time in Mashpee or previously lived in Mashpee.	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 0		

Q16 Are you considering moving to Mashpee or do you want to move to Mashpee within the next five years?

Answered: 0   Skipped: 258

 No matching responses.

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	0.00%	0
Unsure	0.00%	0
TOTAL		0

Q17 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

Answered: 0    Skipped: 258

 No matching responses.

ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	0.00%	0
Unsure	0.00%	0
TOTAL		0

Q18 How many bedrooms would your household need to live in a rental home in Mashpee?

Answered: 0    Skipped: 258

 No matching responses.

ANSWER CHOICES	RESPONSES	
Studio	0.00%	0
1-bedroom	0.00%	0
2-bedroom	0.00%	0
2-bedroom	0.00%	0
3-bedroom	0.00%	0
4-bedroom	0.00%	0
More than 4 bedrooms	0.00%	0
TOTAL		0

Q19 How likely is it that you will buy a home in Mashpee within the next five years?

Answered: 0    Skipped: 258

 No matching responses.

ANSWER CHOICES	RESPONSES	
Very likely	0.00%	0
Slightly likely	0.00%	0
Not at all likely	0.00%	0
Unsure	0.00%	0
TOTAL		0

Q20 You've indicated that buying a home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influences this decision? Check all that apply

Answered: 0   Skipped: 258

 No matching responses.

ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	0.00%	0
I plan on moving out of the area	0.00%	0
Lack of available housing in my price range (location, size, quality, etc.)	0.00%	0
I do not qualify to buy a home	0.00%	0
Extent and/or proximity of employment opportunities	0.00%	0
School options	0.00%	0
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	0.00%	0
Proximity to family and/or friends	0.00%	0
None of the above	0.00%	0
Total Respondents: 0		

Q21 You’ve indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

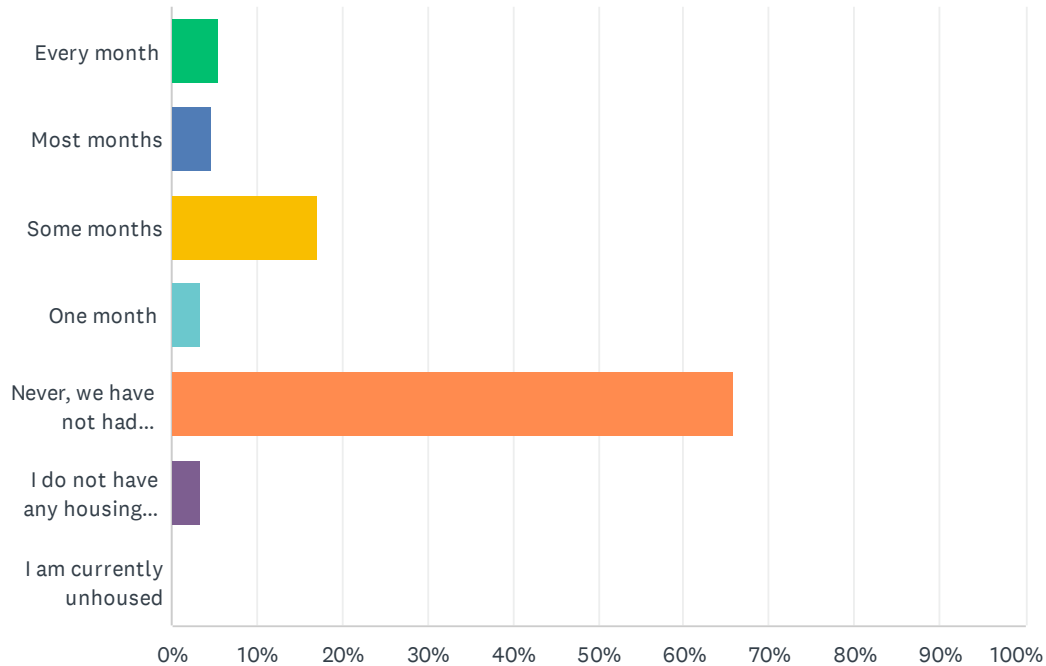
Answered: 0    Skipped: 258

 No matching responses.

ANSWER CHOICES	RESPONSES	
Second home or investment property	0.00%	0
Primary residence	0.00%	0
TOTAL		0

## Q22 How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?

Answered: 234 Skipped: 24

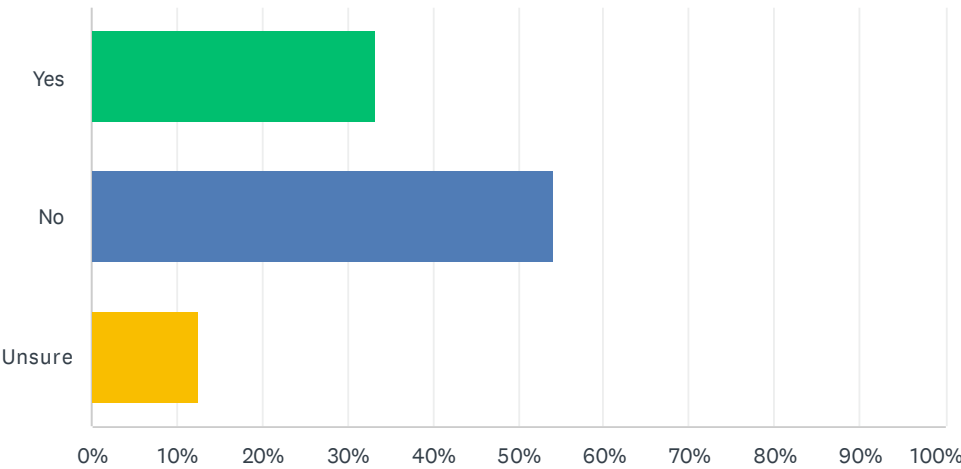


ANSWER CHOICES	RESPONSES	
Every month	5.56%	13
Most months	4.70%	11
Some months	17.09%	40
One month	3.42%	8
Never, we have not had problems paying for housing costs	65.81%	154
I do not have any housing costs	3.42%	8
I am currently unhoused	0.00%	0
<b>TOTAL</b>		<b>234</b>



Q23 The median sales price for a single-family home in Mashpee was \$675,000 in 2022. If you were to buy today, would you be able to afford to purchase a home in Mashpee at this price?

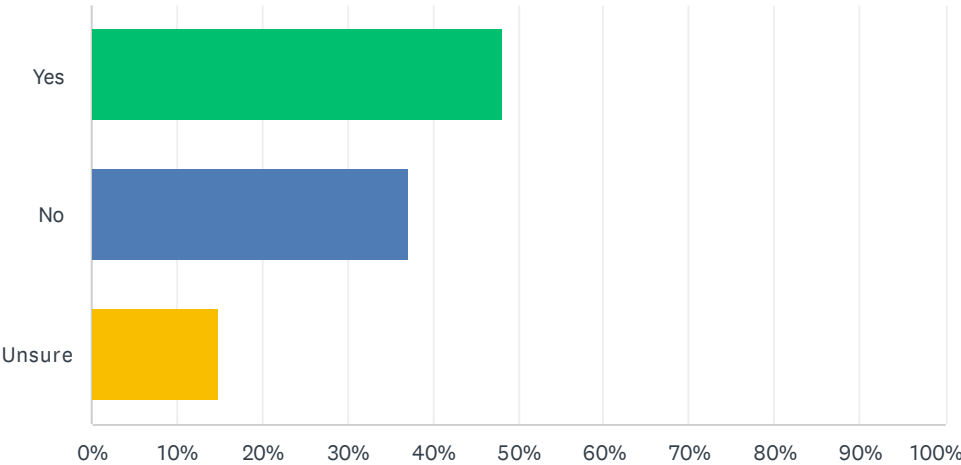
Answered: 238 Skipped: 20



ANSWER CHOICES		RESPONSES	
Yes		33.19%	79
No		54.20%	129
Unsure		12.61%	30
TOTAL			238

Q24 According to the U.S. Department of Housing and Urban Development (HUD), the 2023 “fair market rents” for Barnstable’s metropolitan statistical area (MSA) are as follows: 1-bedroom: \$1,553 2-bedroom: \$2,044 3-bedroom: \$2,501 4-bedroom: \$2,781 If you needed to seek rental housing today based on your household size, would you be able to afford rent at these prices?

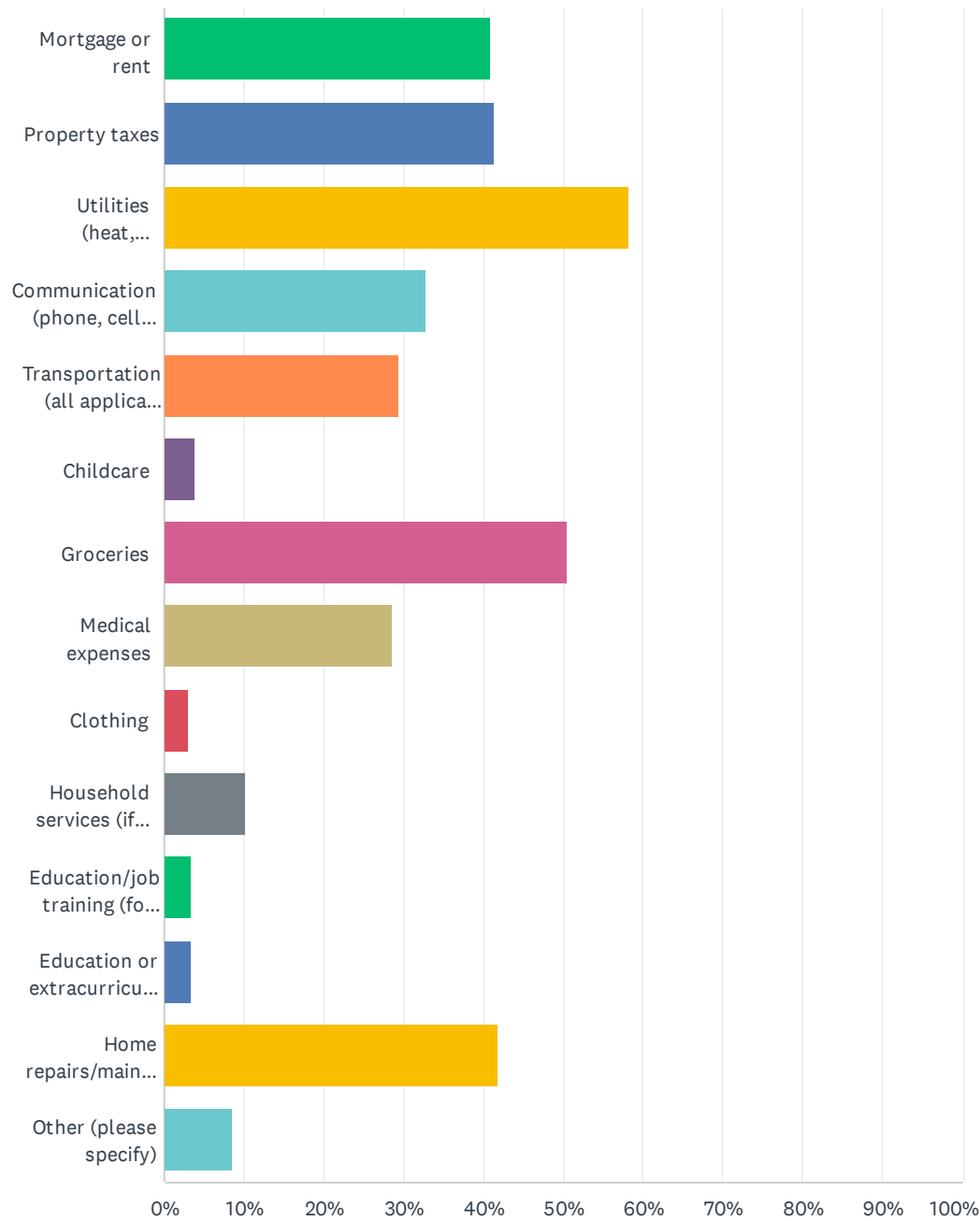
Answered: 235 Skipped: 23



ANSWER CHOICES		RESPONSES	
Yes		48.09%	113
No		37.02%	87
Unsure		14.89%	35
TOTAL			235

Q25 What are the most burdensome expenses in your household's operating budget? Select up to five.

Answered: 235 Skipped: 23

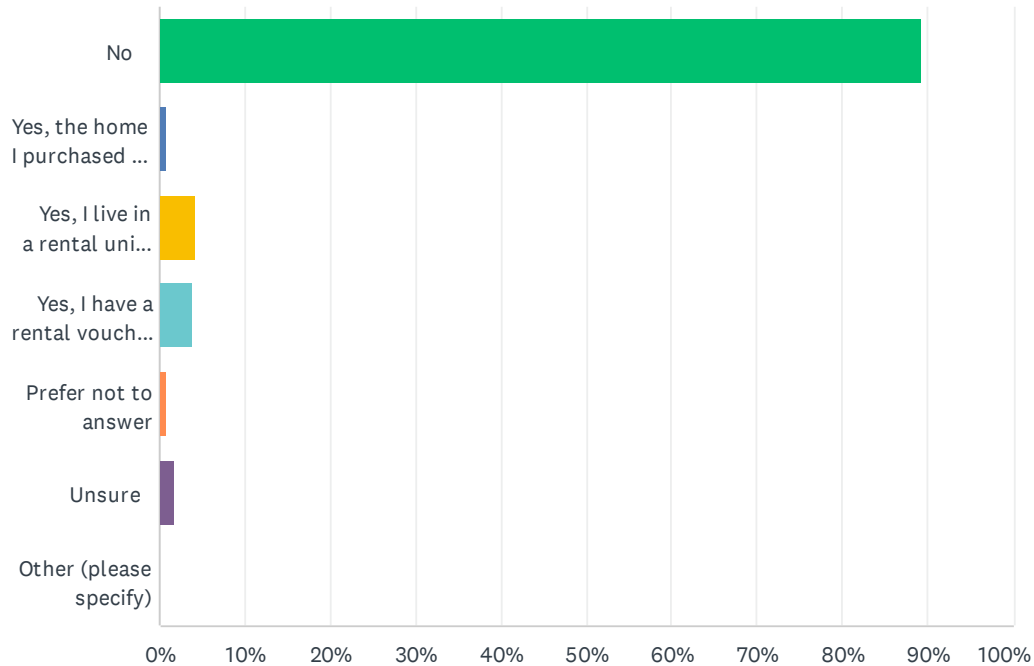


# Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Mortgage or rent	40.85%	96
Property taxes	41.28%	97
Utilities (heat, electricity, water)	58.30%	137
Communication (phone, cell, Internet, etc.)	32.77%	77
Transportation (all applicable costs - car payment, insurance, gas, ride sharing, etc.)	29.36%	69
Childcare	3.83%	9
Groceries	50.64%	119
Medical expenses	28.51%	67
Clothing	2.98%	7
Household services (if such services are necessary due to limitation; e.g., lawn care, housekeeping food shopping, snow plowing, etc.)	10.21%	24
Education/job training (for adult householder[s], including student loan payments)	3.40%	8
Education or extracurricular activities not including childcare (for school-aged child[ren])	3.40%	8
Home repairs/maintenance	41.70%	98
Other (please specify)	8.51%	20
Total Respondents: 235		

## Q26 Do you live in a housing unit with income restrictions? (I.e., was/is your housing limited to households up to a specified income threshold?)

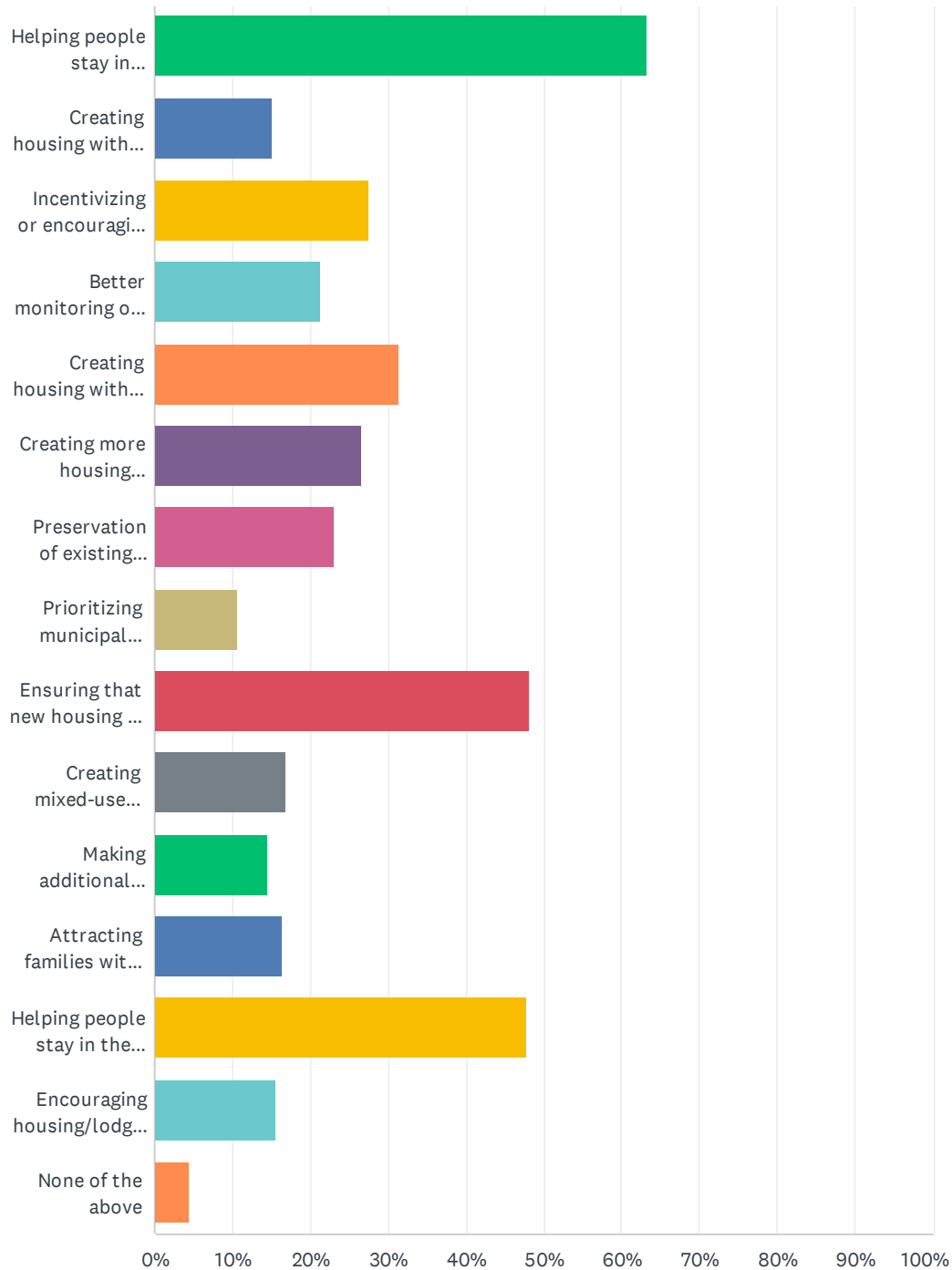
Answered: 236 Skipped: 22



ANSWER CHOICES	RESPONSES	
No	89.41%	211
Yes, the home I purchased was restricted to households up to a certain income level at the time of purchase.	0.85%	2
Yes, I live in a rental unit that is restricted to households up to a certain income level.	4.24%	10
Yes, I have a rental voucher or other rental assistance based on my income.	3.81%	9
Prefer not to answer	0.85%	2
Unsure	1.69%	4
Other (please specify)	0.00%	0
Total Respondents: 236		

## Q27 Which of the following housing initiatives are important to you? Please check up to five.

Answered: 226 Skipped: 32

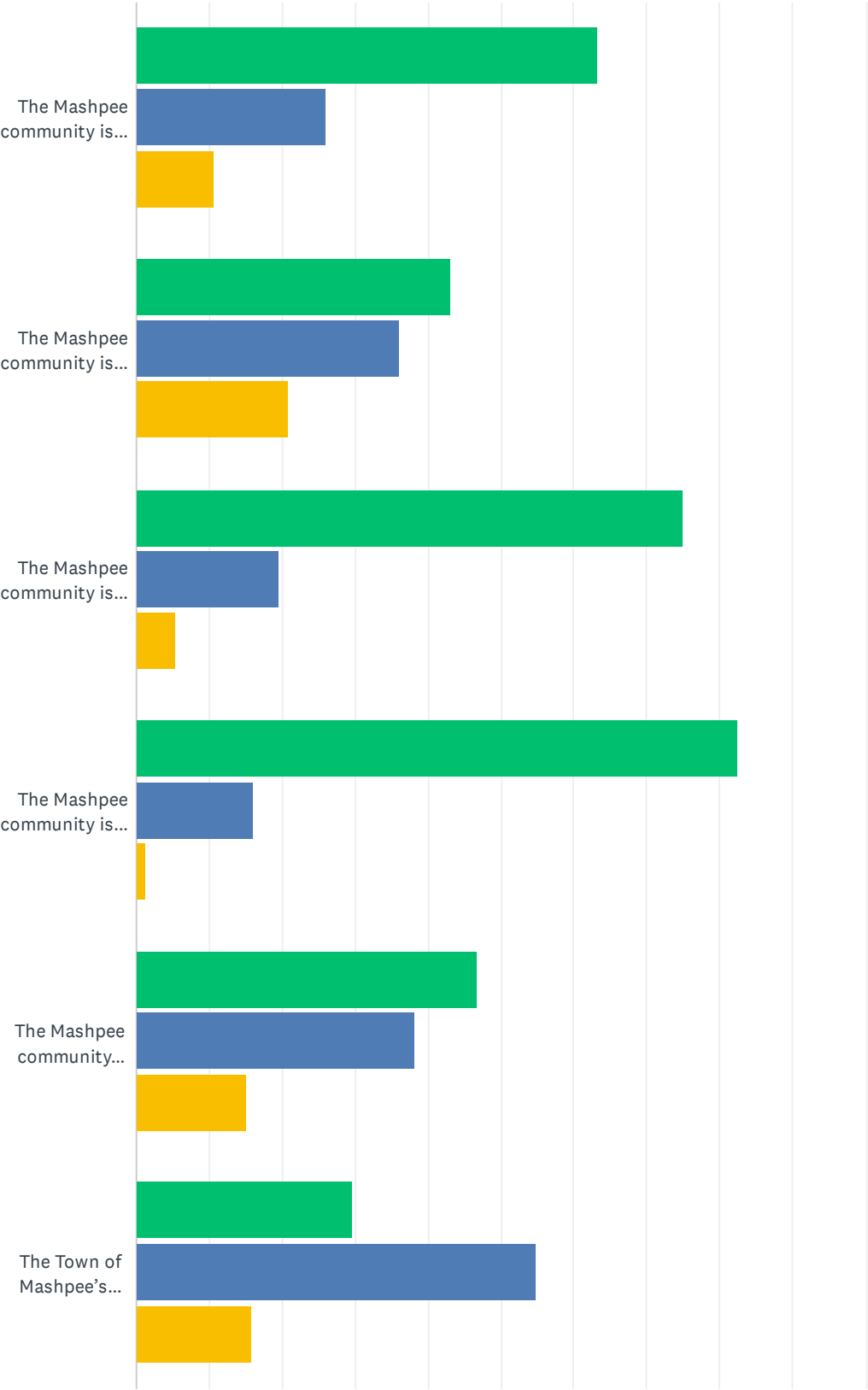


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Helping people stay in year-round housing that is affordable to them	63.27%	143
Creating housing with convenient access to amenities	15.04%	34
Incentivizing or encouraging year-round housing	27.43%	62
Better monitoring or managing the impact of short term rentals on the community	21.24%	48
Creating housing with a mix of price ranges	31.42%	71
Creating more housing options/choices	26.55%	60
Preservation of existing housing	23.01%	52
Prioritizing municipal communication with the Mashpee Wampanoag Tribe regarding affordable housing opportunities	10.62%	24
Ensuring that new housing is sustainably built (e.g., environmentally responsible, protects water supply, energy efficient, and resource-efficient design and materials)	48.23%	109
Creating mixed-use development with retail on the ground level and residential space on upper floors	16.81%	38
Making additional funds available to improve public housing	14.60%	33
Attracting families with children	16.37%	37
Helping people stay in the community as they age	47.79%	108
Encouraging housing/lodging for seasonal employees	15.49%	35
None of the above	4.42%	10
Total Respondents: 226		

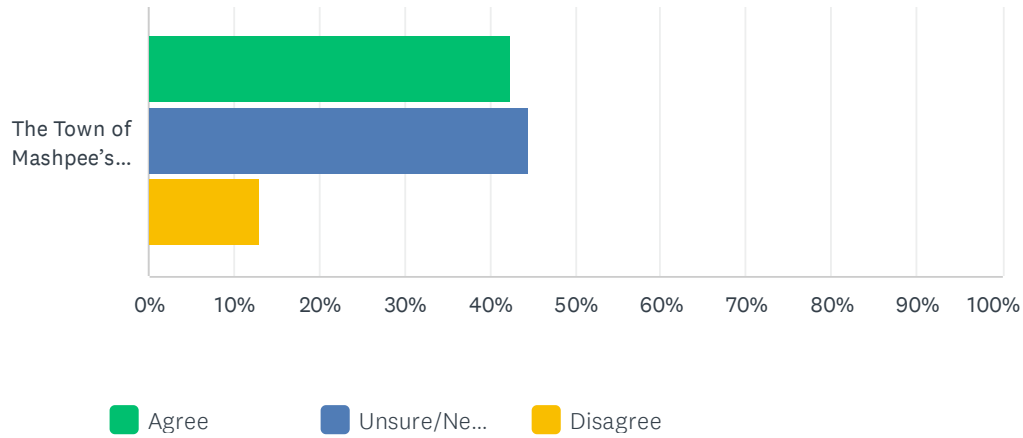
Q28 Please check off the box in each column that indicates your thoughts about each statement.

Answered: 226    Skipped: 32





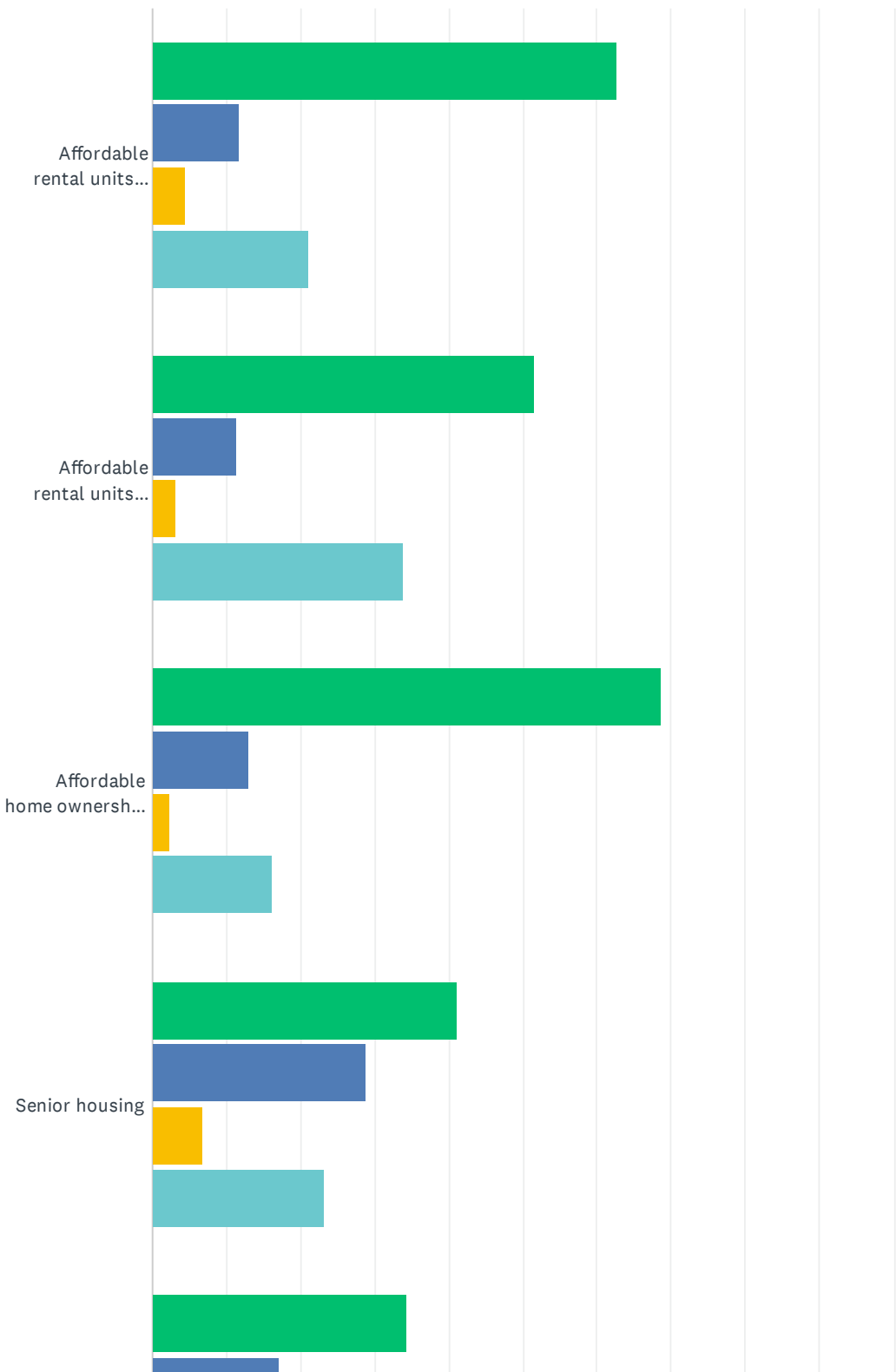
## Mashpee Housing Production Plan Survey



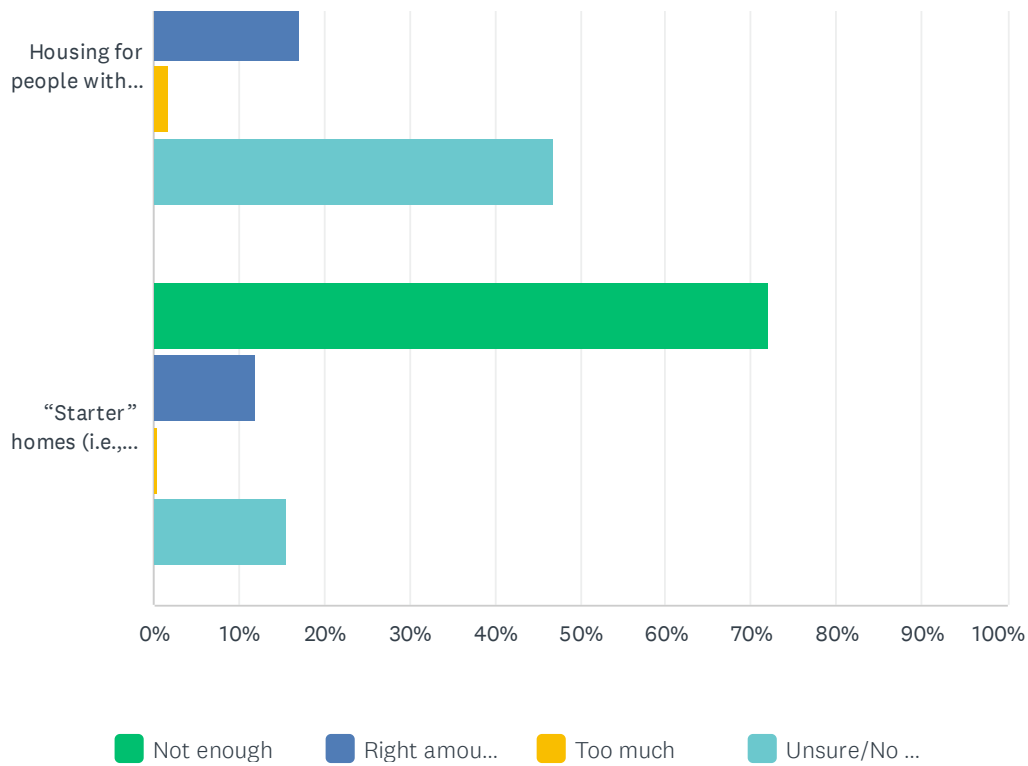
	AGREE	UNSURE/NEUTRAL	DISAGREE	TOTAL	WEIGHTED AVERAGE
The Mashpee community is welcoming to people all of races, ethnicities, and cultural backgrounds.	63.27% 143	26.11% 59	10.62% 24	226	1.47
The Mashpee community is welcoming to people of all socioeconomic backgrounds.	43.11% 97	36.00% 81	20.89% 47	225	1.78
The Mashpee community is welcoming to families with children.	75.00% 168	19.64% 44	5.36% 12	224	1.30
The Mashpee community is welcoming to older adults.	82.59% 185	16.07% 36	1.34% 3	224	1.19
The Mashpee community prioritizes natural resource protection and environmental stewardship.	46.67% 105	38.22% 86	15.11% 34	225	1.68
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to social equity.	29.60% 66	54.71% 122	15.70% 35	223	1.86
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to natural resource protection and environmental stewardship.	42.41% 95	44.64% 100	12.95% 29	224	1.71

Q29 Do you think Mashpee has too much, too little, or just the right amount of the following specialized categories of housing? Please check off the box in each column that indicates your answer.

Answered: 226 Skipped: 32



## Mashpee Housing Production Plan Survey



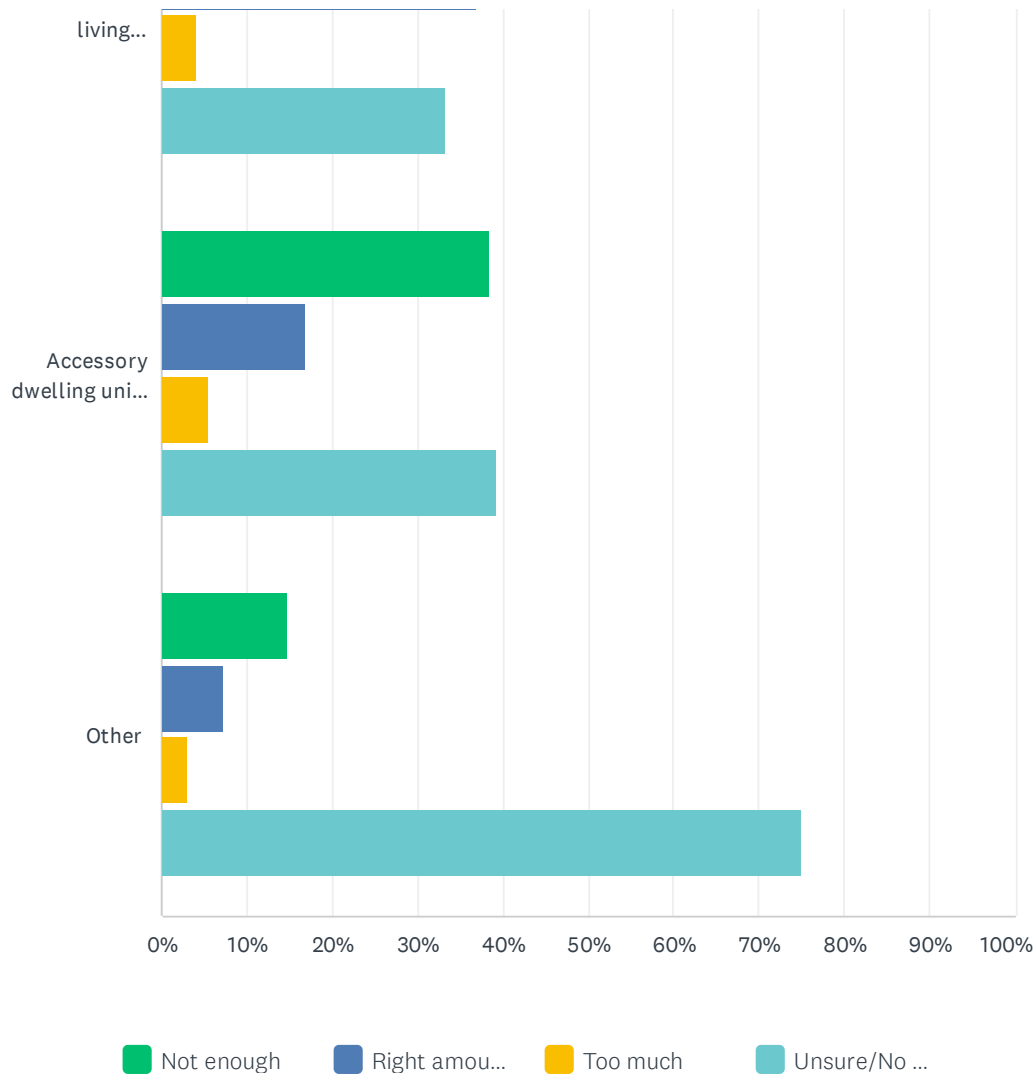
	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Affordable rental units for individuals or smaller households (1-4 people)	62.78% 140	11.66% 26	4.48% 10	21.08% 47	223
Affordable rental units for larger households (5+ people)	51.58% 114	11.31% 25	3.17% 7	33.94% 75	221
Affordable home ownership opportunities	68.61% 153	13.00% 29	2.24% 5	16.14% 36	223
Senior housing	41.26% 92	28.70% 64	6.73% 15	23.32% 52	223
Housing for people with disabilities	34.23% 76	17.12% 38	1.80% 4	46.85% 104	222
“Starter” homes (i.e., typically a smaller home someone can afford to buy as their first home)	72.15% 158	11.87% 26	0.46% 1	15.53% 34	219

Q30 Do you think Mashpee has too much, too little, or just the right amount of the following types of housing?

Answered: 224    Skipped: 34



## Mashpee Housing Production Plan Survey



	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Single family (detached)	25.69% 56	46.33% 101	12.84% 28	15.14% 33	218
Duplexes	35.51% 76	21.50% 46	5.61% 12	37.38% 80	214
Condominiums	23.96% 52	41.47% 90	17.05% 37	17.51% 38	217
Multi-family	39.25% 84	19.16% 41	8.41% 18	33.18% 71	214
Assisted living facilities	25.81% 56	36.87% 80	4.15% 9	33.18% 72	217
Accessory dwelling units (smaller dwelling unit within or adjacent to single-family house)	38.32% 82	16.82% 36	5.61% 12	39.25% 84	214
Other	14.71% 10	7.35% 5	2.94% 2	75.00% 51	68

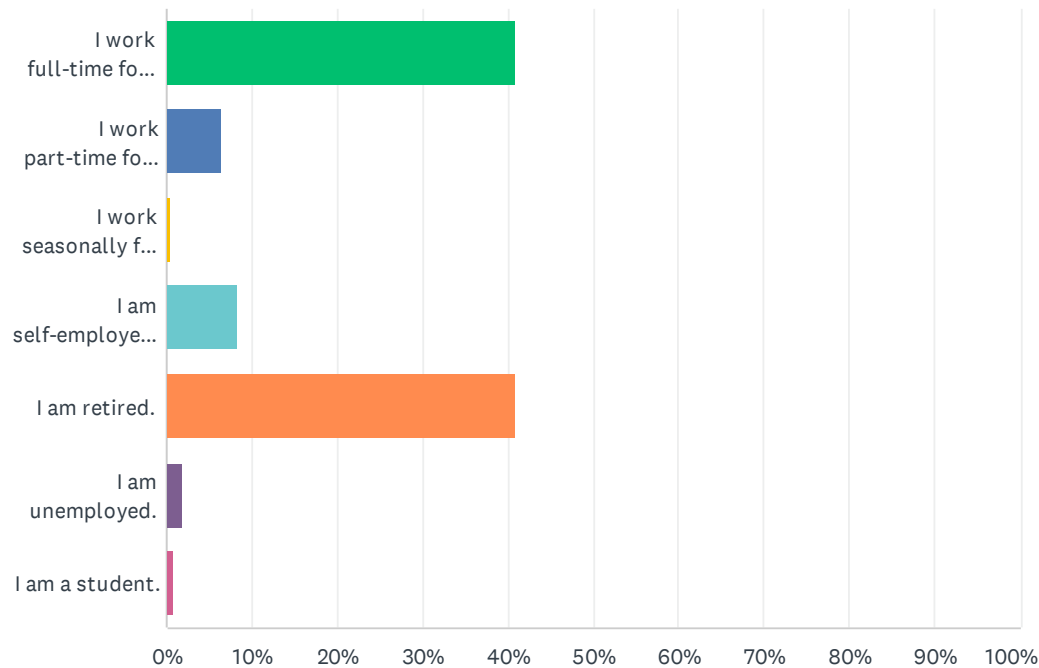
Q31 What are the top five most significant barriers to affordable housing in Mashpee? Please keep your answers to short phrases.

Answered: 177    Skipped: 81

ANSWER CHOICES	RESPONSES	
Barrier #1	100.00%	177
Barrier #2	84.75%	150
Barrier #3	67.23%	119
Barrier #4	46.33%	82
Barrier #5	34.46%	61

Q32 What describes your current employment status?

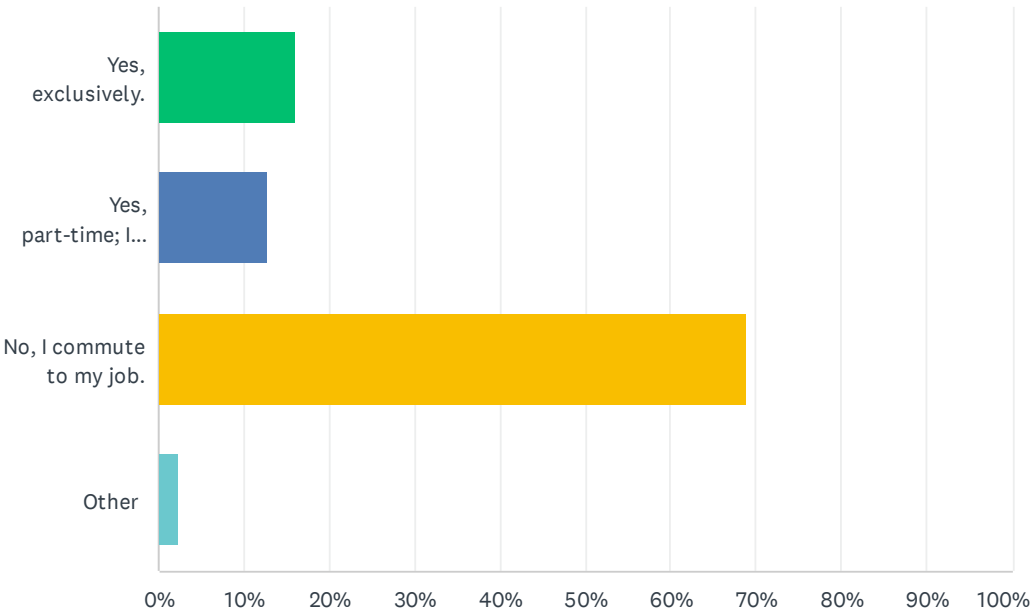
Answered: 217    Skipped: 41



ANSWER CHOICES	RESPONSES	
I work full-time for an employer.	41.01%	89
I work part-time for an employer.	6.45%	14
I work seasonally for an employer.	0.46%	1
I am self-employed/own my own business.	8.29%	18
I am retired.	41.01%	89
I am unemployed.	1.84%	4
I am a student.	0.92%	2
TOTAL		217

Q33 Do you work remotely/from home?

Answered: 125    Skipped: 133

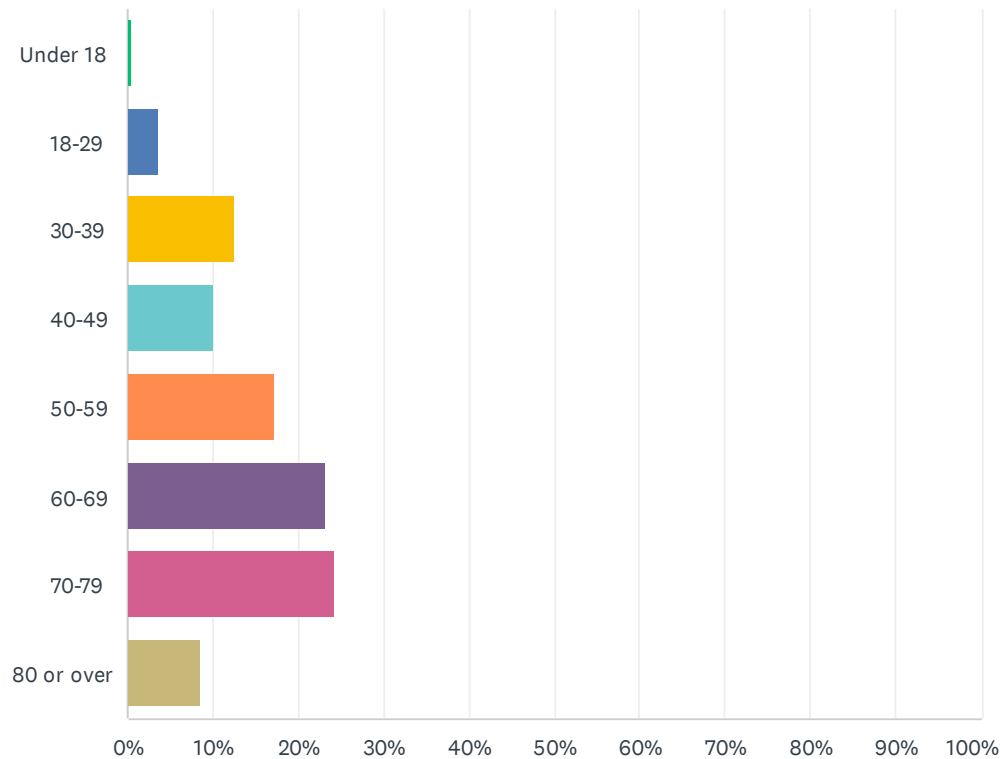


ANSWER CHOICES	RESPONSES	
Yes, exclusively.	16.00%	20
Yes, part-time; I have a hybrid work schedule.	12.80%	16
No, I commute to my job.	68.80%	86
Other	2.40%	3
TOTAL		125



Q34 What is your age?

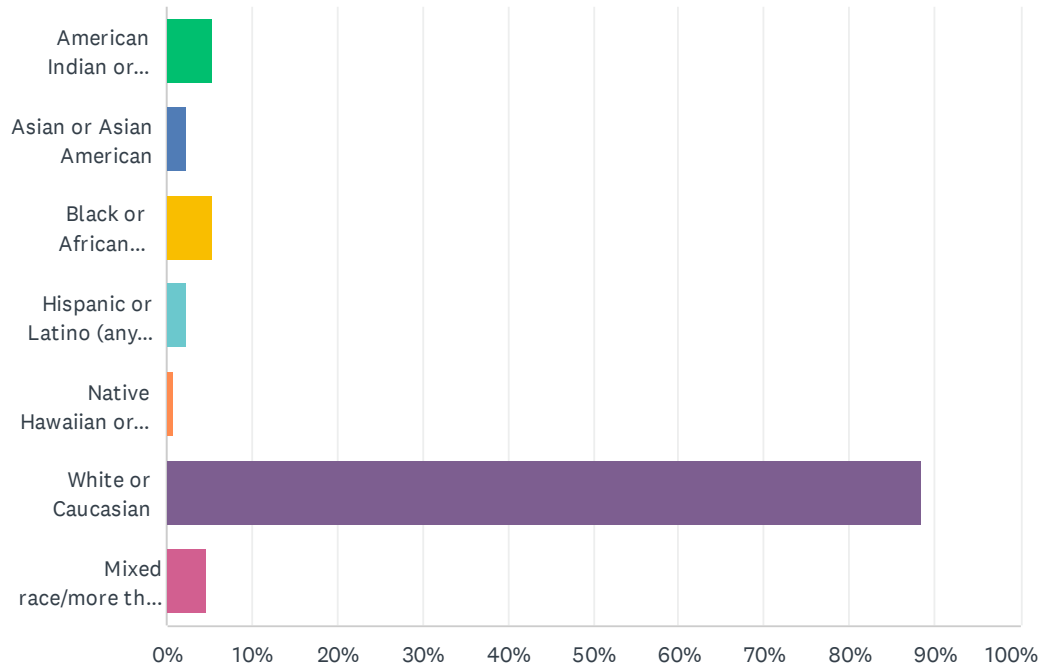
Answered: 198    Skipped: 60



ANSWER CHOICES	RESPONSES	
Under 18	0.51%	1
18-29	3.54%	7
30-39	12.63%	25
40-49	10.10%	20
50-59	17.17%	34
60-69	23.23%	46
70-79	24.24%	48
80 or over	8.59%	17
TOTAL		198

## Q35 Which of the following racial or ethnic categories best describes you? Check all that apply.

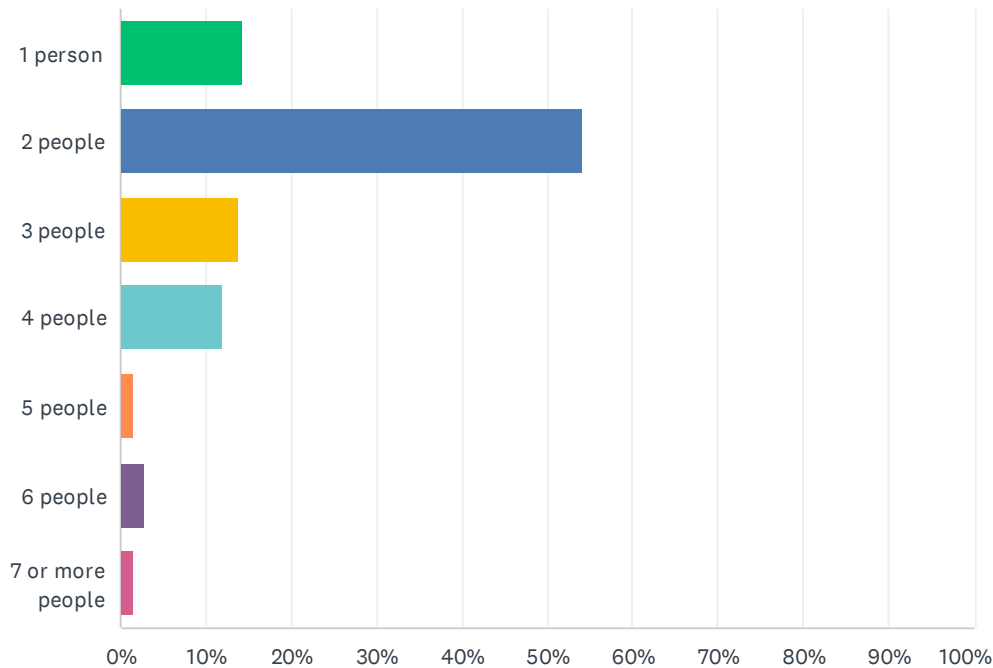
Answered: 209   Skipped: 49



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	5.26%	11
Asian or Asian American	2.39%	5
Black or African American	5.26%	11
Hispanic or Latino (any race)	2.39%	5
Native Hawaiian or other Pacific Islander	0.96%	2
White or Caucasian	88.52%	185
Mixed race/more than one race	4.78%	10
Total Respondents: 209		

Q36 How many people (including yourself) live in your household?

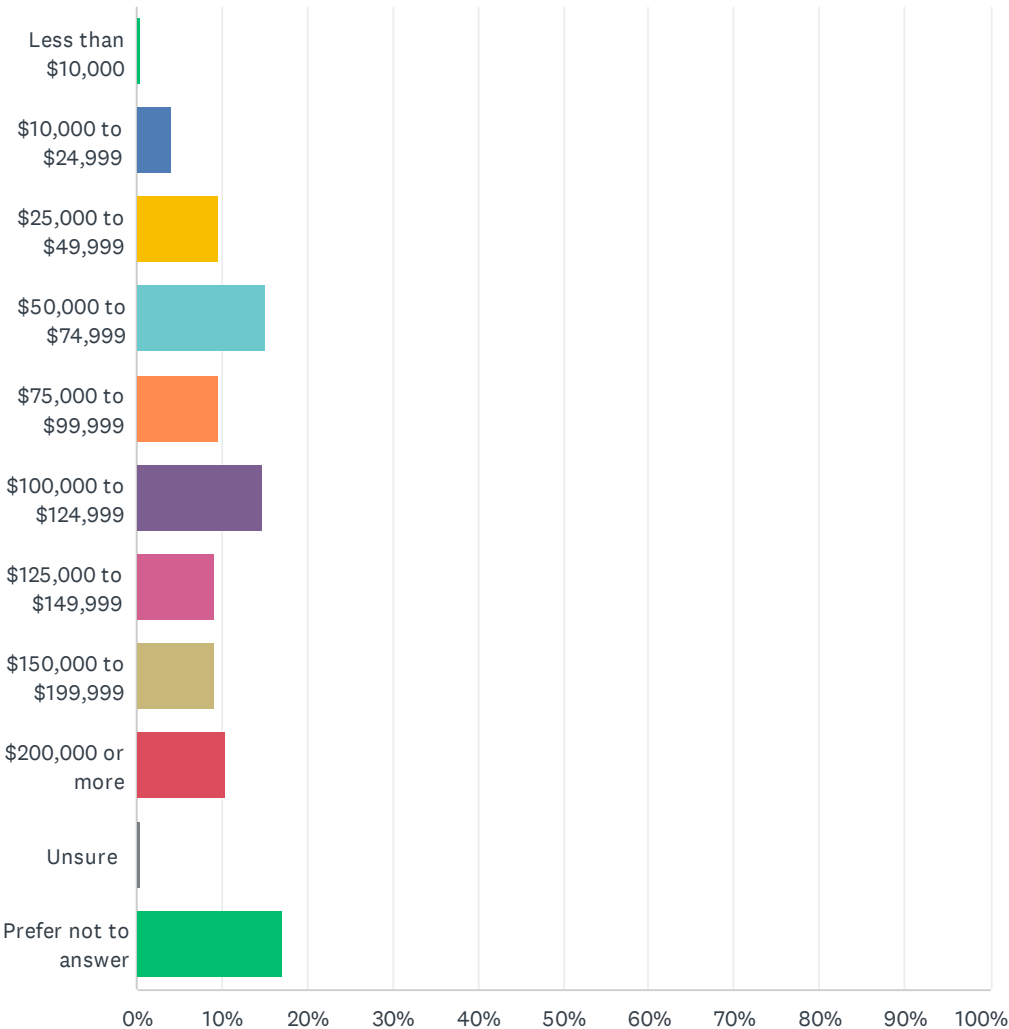
Answered: 216    Skipped: 42



ANSWER CHOICES	RESPONSES	
1 person	14.35%	31
2 people	54.17%	117
3 people	13.89%	30
4 people	12.04%	26
5 people	1.39%	3
6 people	2.78%	6
7 or more people	1.39%	3
TOTAL		216

Q37 What is your gross (pre-tax) annual household income?

Answered: 218    Skipped: 40

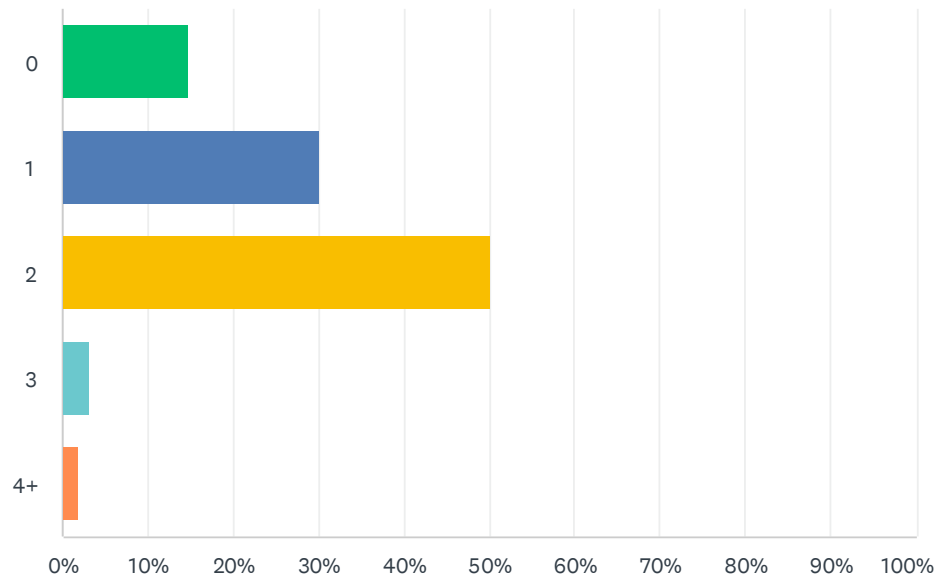


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Less than \$10,000	0.46%	1
\$10,000 to \$24,999	4.13%	9
\$25,000 to \$49,999	9.63%	21
\$50,000 to \$74,999	15.14%	33
\$75,000 to \$99,999	9.63%	21
\$100,000 to \$124,999	14.68%	32
\$125,000 to \$149,999	9.17%	20
\$150,000 to \$199,999	9.17%	20
\$200,000 or more	10.55%	23
Unsure	0.46%	1
Prefer not to answer	16.97%	37
TOTAL		218

Q38 How many income earners are in your household?

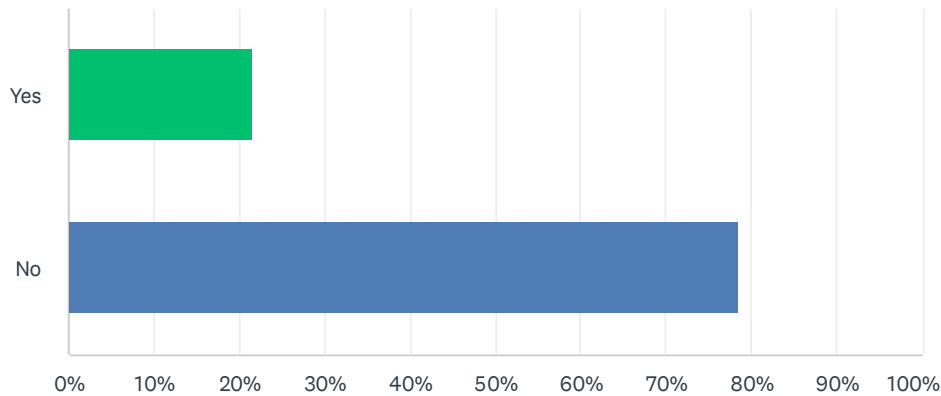
Answered: 216    Skipped: 42



ANSWER CHOICES		RESPONSES	
0		14.81%	32
1		30.09%	65
2		50.00%	108
3		3.24%	7
4+		1.85%	4
TOTAL			216

Q39 Do you have children under 18 who reside in your household for more than 3 months/year?

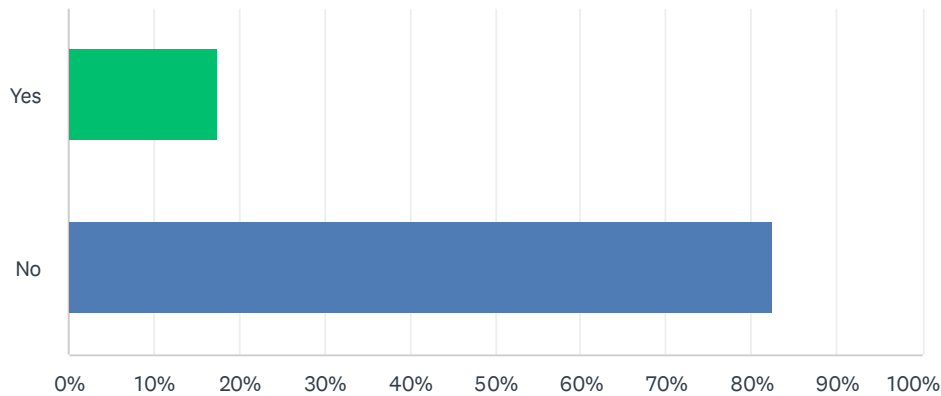
Answered: 218    Skipped: 40



ANSWER CHOICES		RESPONSES	
Yes		21.56%	47
No		78.44%	171
TOTAL			218

Q40 Do you have adult children of your own who reside in your household for more than 3 months/year?

Answered: 195    Skipped: 63

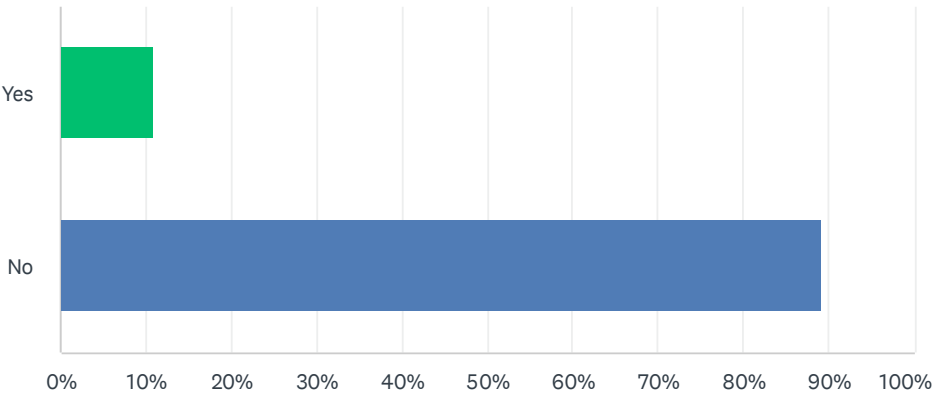


ANSWER CHOICES	RESPONSES	
Yes	17.44%	34
No	82.56%	161
TOTAL		195



Q41 Is your household a multigenerational household – i.e., children, parents, and grandparents living together, or some similar arrangement?

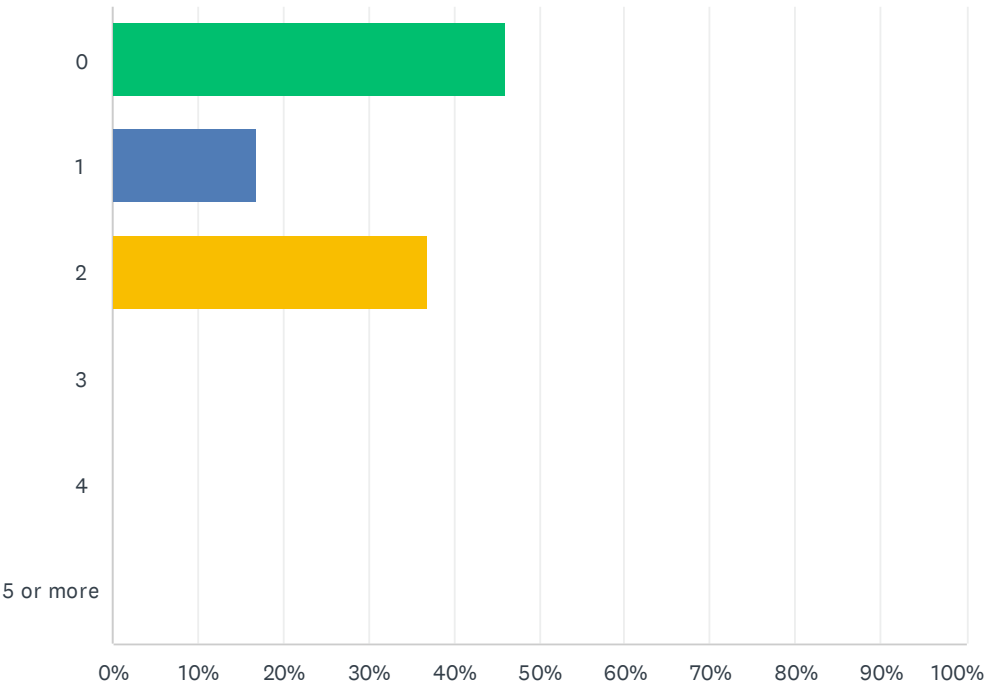
Answered: 219    Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	10.96%	24
No	89.04%	195
TOTAL		219

Q42 How many members of your household are 65 or older, including yourself?

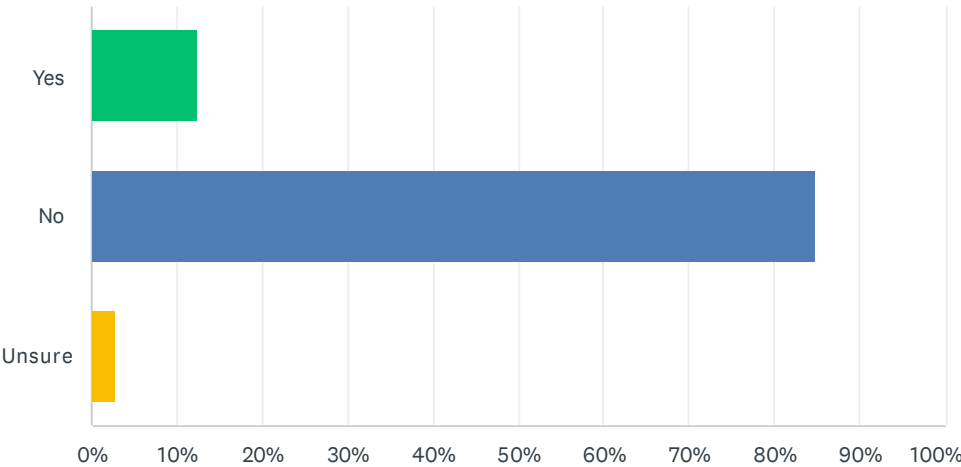
Answered: 219    Skipped: 39



ANSWER CHOICES	RESPONSES	
0	46.12%	101
1	16.89%	37
2	36.99%	81
3	0.00%	0
4	0.00%	0
5 or more	0.00%	0
TOTAL		219

Q43 Does anyone in your household have a disability (any physical or mental impairment that substantially limits one or more major life activity)?

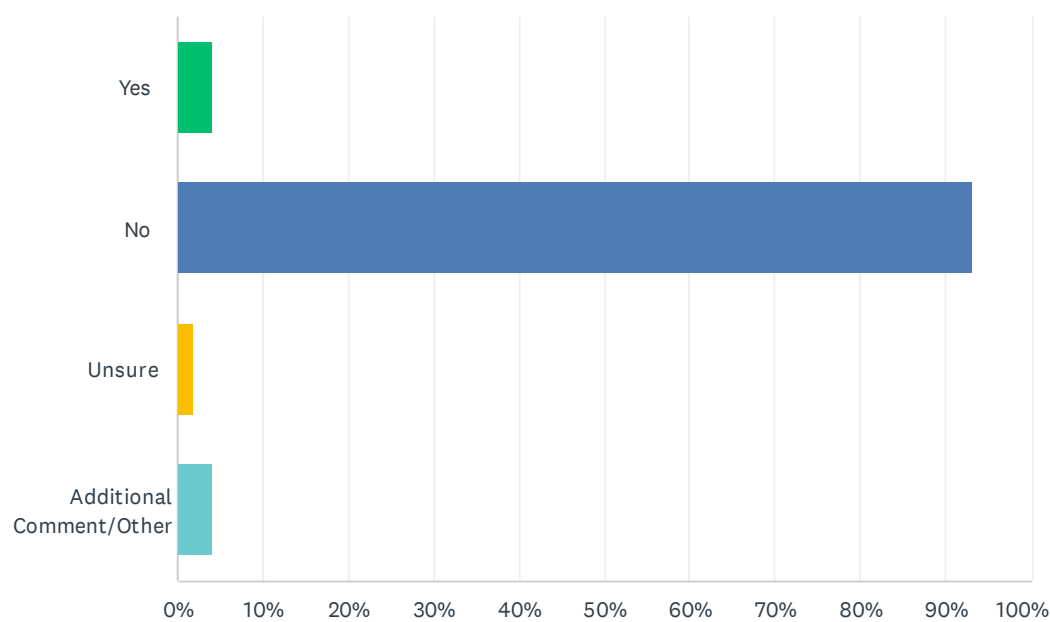
Answered: 217    Skipped: 41



ANSWER CHOICES		RESPONSES	
Yes		12.44%	27
No		84.79%	184
Unsure		2.76%	6
TOTAL			217

Q44 Do you or any member(s) of your household receive support services through an outside organization to assist with home or life activities? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) If yes, please feel free to identify your support organizations or agencies in the "Additional Comment/Other" field below.

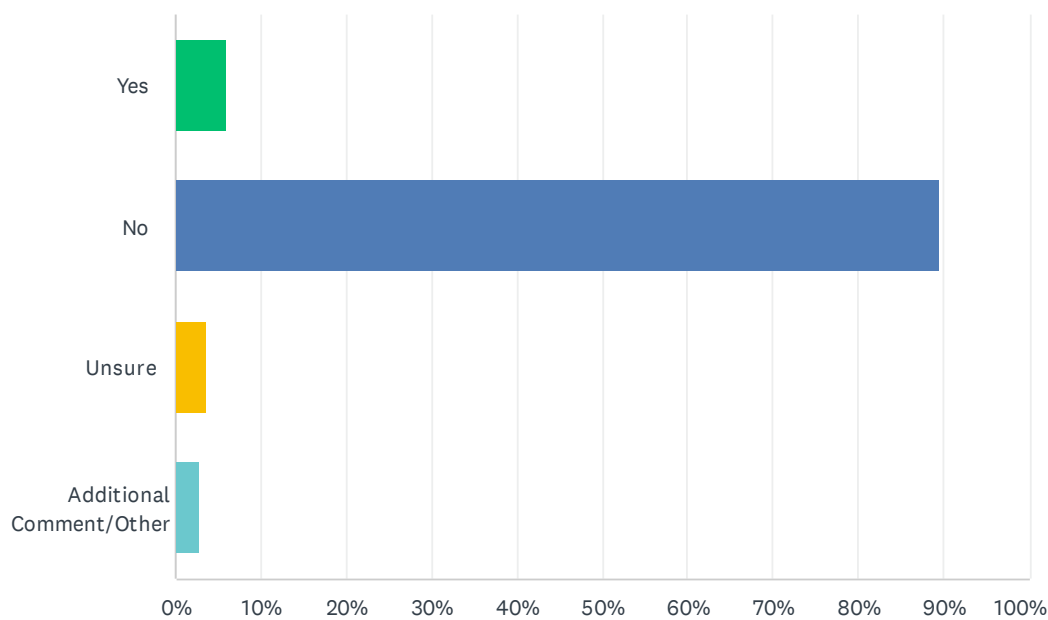
Answered: 219    Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	4.11%	9
No	93.15%	204
Unsure	1.83%	4
Additional Comment/Other	4.11%	9
Total Respondents: 219		

Q45 Do you or any member(s) of your household require support services that you/they are unable to afford or access for some other reason? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) Please feel free to explain your answer in the "Additional Comment/Other" field below.

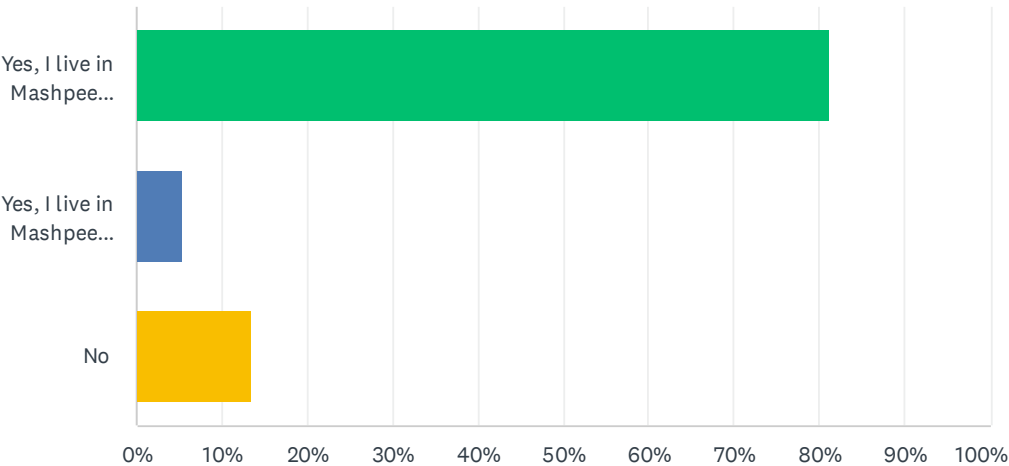
Answered: 218    Skipped: 40



ANSWER CHOICES	RESPONSES	
Yes	5.96%	13
No	89.45%	195
Unsure	3.67%	8
Additional Comment/Other	2.75%	6
Total Respondents: 218		

Q1 Do you currently live in Mashpee, either seasonally or year-round?

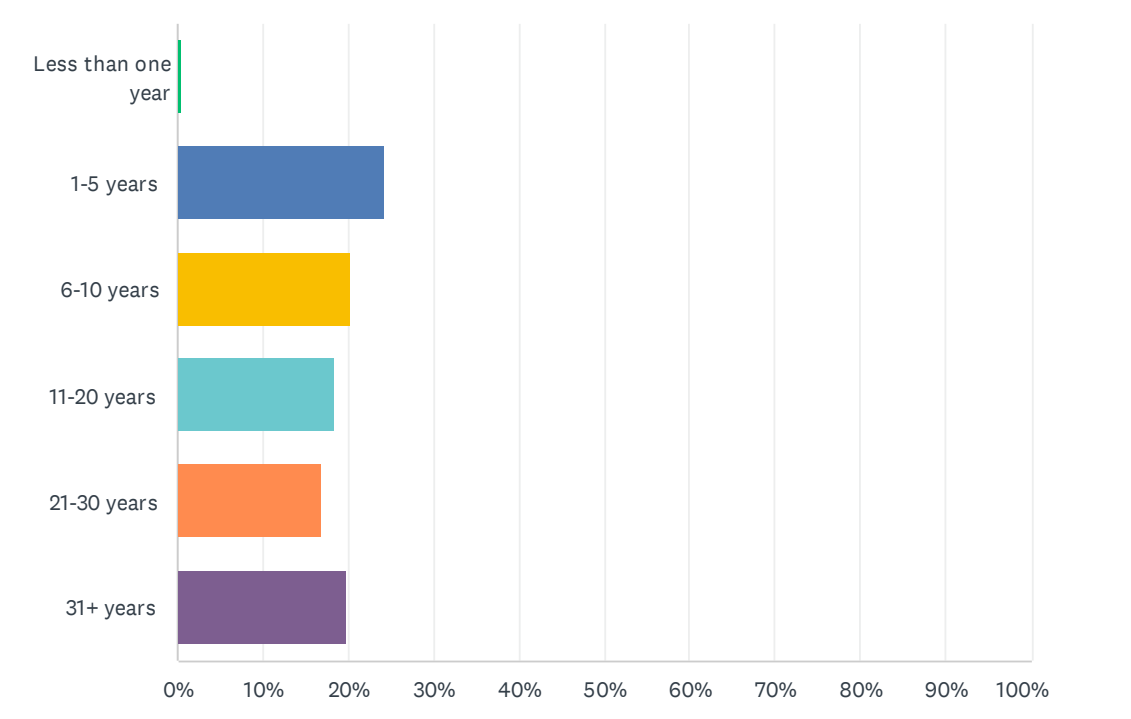
Answered: 318    Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes, I live in Mashpee year-round		81.13%	258
Yes, I live in Mashpee seasonally		5.35%	17
No		13.52%	43
TOTAL			318

Q2 How long have you lived in Mashpee?

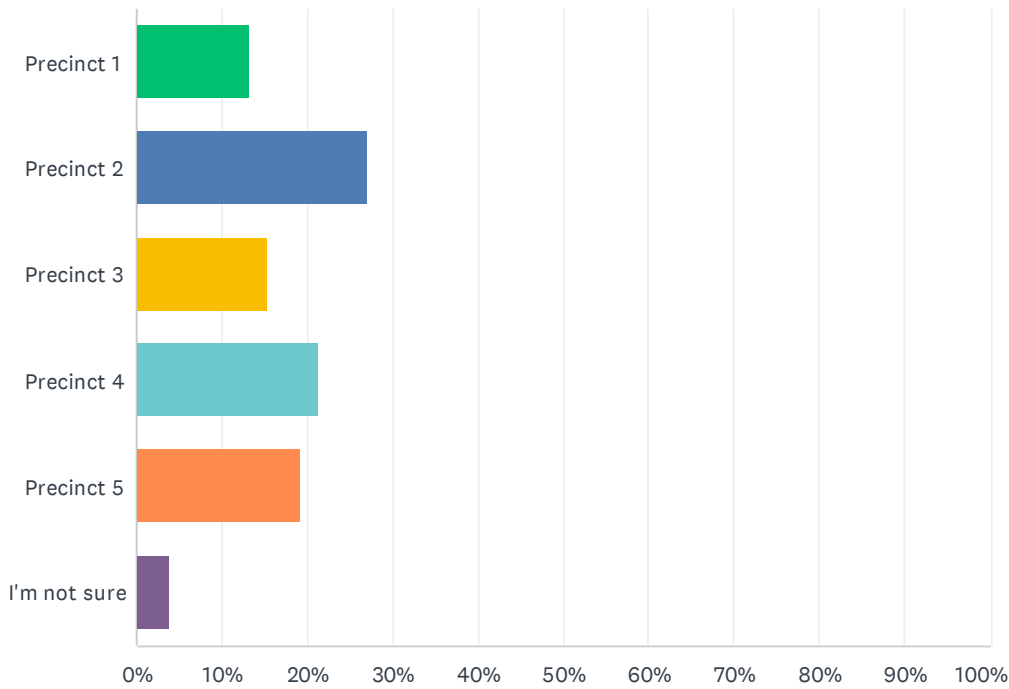
Answered: 267    Skipped: 51



ANSWER CHOICES	RESPONSES	
Less than one year	0.37%	1
1-5 years	24.34%	65
6-10 years	20.22%	54
11-20 years	18.35%	49
21-30 years	16.85%	45
31+ years	19.85%	53
TOTAL		267

Q3 In which voting precinct do you live? See the map below and scroll down to select your answer.

Answered: 266    Skipped: 52

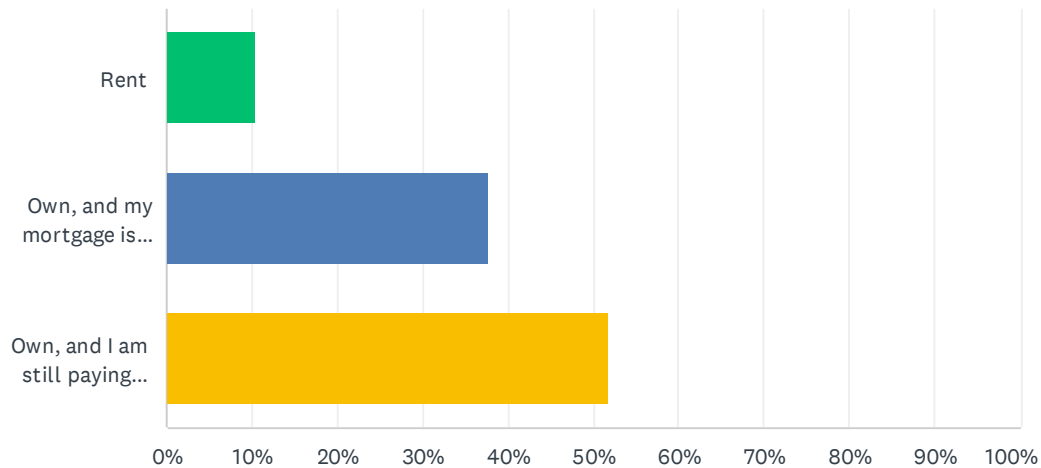


ANSWER CHOICES	RESPONSES	
Precinct 1	13.16%	35
Precinct 2	27.07%	72
Precinct 3	15.41%	41
Precinct 4	21.43%	57
Precinct 5	19.17%	51
I'm not sure	3.76%	10
TOTAL		266



## Q4 Do you rent or own your home in Mashpee?

Answered: 259 Skipped: 59



ANSWER CHOICES	RESPONSES
Rent	10.42% 27
Own, and my mortgage is paid off	37.84% 98
Own, and I am still paying my mortgage	51.74% 134
TOTAL	259

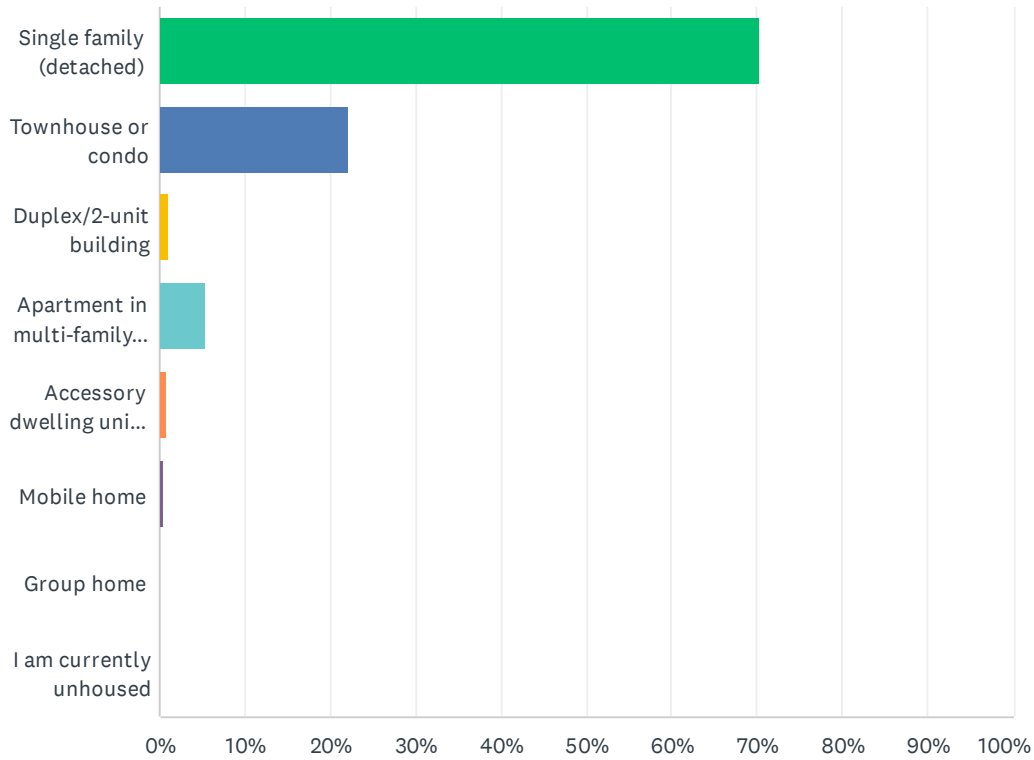
#	OTHER (PLEASE SPECIFY)	DATE
1	paper 25	11/16/2023 10:20 AM
2	paper 24	11/6/2023 1:36 PM
3	paper 23	11/6/2023 1:36 PM
4	Paper 22	11/1/2023 12:09 PM
5	paper 21	11/1/2023 12:05 PM
6	Paper 20	11/1/2023 11:56 AM
7	Live with parents	10/30/2023 11:23 AM
8	My parents own a second home which I live in.	10/27/2023 8:55 PM
9	paper 19	10/27/2023 8:37 AM
10	paper 18	10/26/2023 4:18 PM
11	paper 17	10/26/2023 4:11 PM
12	paper 16	10/26/2023 4:09 PM
13	paper 15	10/26/2023 3:58 PM
14	paper 14	10/26/2023 3:41 PM
15	paper 13	10/26/2023 3:16 PM

## Mashpee Housing Production Plan Survey

16	paper 12	10/26/2023 3:09 PM
17	owned previously	10/26/2023 3:04 PM
18	paper 10	10/26/2023 2:56 PM
19	paper 09	10/26/2023 2:50 PM
20	paper 08	10/26/2023 2:39 PM
21	paper 07	10/26/2023 2:29 PM
22	paper 06	10/26/2023 2:10 PM
23	living w/parent who owns	10/26/2023 2:04 PM
24	paper 04	10/26/2023 1:59 PM
25	paper 03	10/26/2023 1:54 PM
26	Paper 01	10/26/2023 12:26 PM
27	This should not be part of any survey	10/19/2023 8:43 AM
28	Live with in-laws do to housing market prices for first time home buyers	10/18/2023 12:56 PM
29	Bought/renovated QVC condo in Mashpee Summer 2001: at 50, I moved as an Arlington renter to owning a condo in Mashpee because Boston -in 2023, the #1 most expensive city in US- was too expensive in 2001. I commuted 1x /week (2002-2020) until the pandemic to teach as a Tufts University art professor; now 73, I've retired but am active as a professional artist, curator and Quaker. In Mashpee, I can afford to live and thrive -if clever. The stability of my QVC condo 'forever home' and studio I built, allowed my careers to flourish as an artist, writer, curator and university art professor. Contributions to our community include invitations to: 1) Curate art exhibits: Eg: Highfield Hall, Falmouth, Mashpee Library (2018) (Maya-Mexican photographers exhibit) and I was interviewed as a curator for Mashpee Enterprise article by Karen Hunter 2) Exhibit my art: Eg: Cape Cod Museum of Art (2015) with 5 New York-based painters who summer in Cape Cod; Cotuit Center for the Arts (numerous), Highfield Hall (2018), etc 3) Lecture: Eg: I organized <Wampanoags Speak> 2/26/2020 at West Falmouth Library: my introductory talk "Wampanoag Land, Quaker Refuge" was followed by talks Wampanoag historian Joan Tavares Avant, Mother Bear and Wampanoag-Quaker Gail Melix. The Wampanoag tribe made a tasting menu for the event filmed and archived on W. Falmouth Library site. 4) Quaker member of West Falmouth Meeting (11/2001 -): I created (3/2021) + organize speakers for the monthly "2nd Sunday Forum" on ZOOM --a topical forum whose speakers include -APCC/Andrew Gottlieb spoke about water issues on Cape Cod; Wampanoags spoke 1) Native Land Conservancy (Gail Melix), 2) Sassafras Earth Education (founders Vanderhoops). Connecting communities during the pandemic and continuing in 2023, including Quakers, indigenous and Wampanoags with the public across US and Canada, and in Mexico. 5) This year round resident began summering as a child in the 1950s in Woods Hole science community. Do you really want only seasonal tourists and snowbirds alongside rich retirees to inhabit this now rapidly degraded natural habitat albeit soon-to-have-sewers? Your workers can not commute from over the bridge, as many plumbers no longer go 'over the bridge' to work. Where do Cape Codders move now? Texas?	10/12/2023 11:54 AM
30	I have two that I own. One I rent full time, the other I rent part time and alos live in when not rented (part time)	10/12/2023 10:57 AM
31	Live with my mother, she owns the home.	10/4/2023 12:44 PM
32	None of your business!	9/22/2023 7:17 AM
33	I am under the age of 18, my family does not own our house, it is owned by another family member and we don't pay rent	9/19/2023 8:03 PM

## Q5 What type of home do you live in?

Answered: 267    Skipped: 51



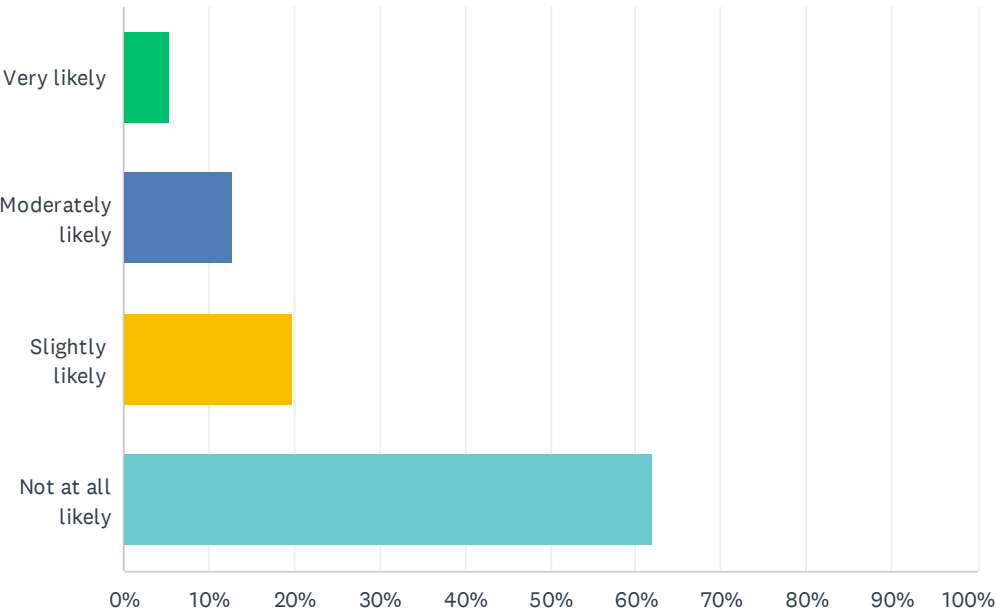
ANSWER CHOICES	RESPONSES	
Single family (detached)	70.41%	188
Townhouse or condo	22.10%	59
Duplex/2-unit building	1.12%	3
Apartment in multi-family building	5.24%	14
Accessory dwelling unit (aka, "in-law apartment")	0.75%	2
Mobile home	0.37%	1
Group home	0.00%	0
I am currently unhoused	0.00%	0
<b>TOTAL</b>		<b>267</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	We live in main house and rent out accessory apartment	10/30/2023 2:19 PM
2	paper 11	10/26/2023 3:04 PM
3	paper 05	10/26/2023 2:04 PM
4	I own two condos in quashnet valley	10/12/2023 10:57 AM



Q6 How likely are you to move out of Mashpee in the next five years?

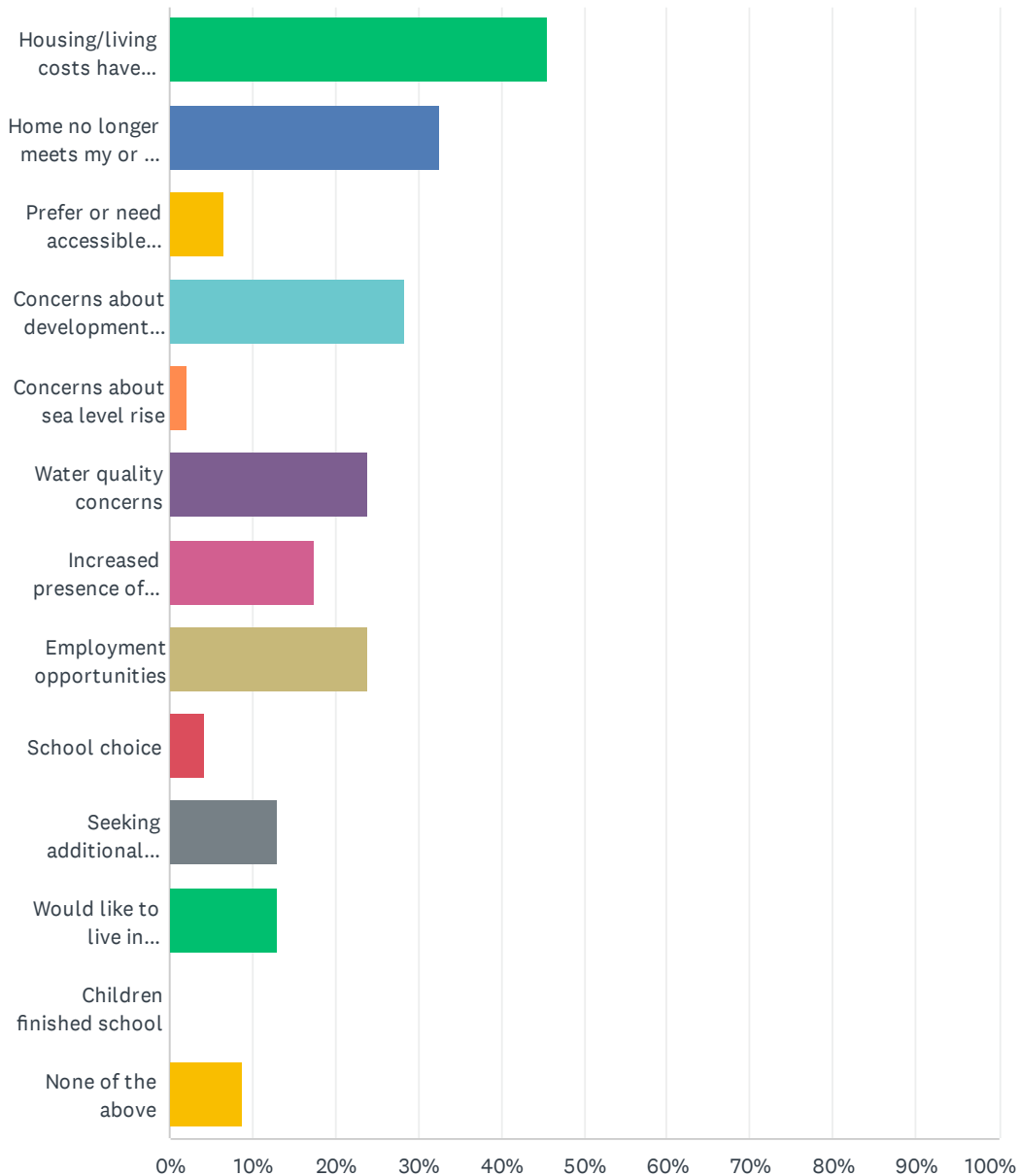
Answered: 266    Skipped: 52



ANSWER CHOICES	RESPONSES	
Very likely	5.26%	14
Moderately likely	12.78%	34
Slightly likely	19.92%	53
Not at all likely	62.03%	165
TOTAL		266

Q7 You've indicated that it is very likely or moderately likely that you will move out of Mashpee in the next five years. Which of the following factors do you believe most influence your likelihood of moving out of Mashpee?  
Select up to five.

Answered: 46 Skipped: 272



# Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Housing/living costs have become too high	45.65%	21
Home no longer meets my or my household's needs	32.61%	15
Prefer or need accessible housing	6.52%	3
Concerns about development changing the town's character	28.26%	13
Concerns about sea level rise	2.17%	1
Water quality concerns	23.91%	11
Increased presence of short-term rentals	17.39%	8
Employment opportunities	23.91%	11
School choice	4.35%	2
Seeking additional community services/local amenities	13.04%	6
Would like to live in different climate (weather)	13.04%	6
Children finished school	0.00%	0
None of the above	8.70%	4
Total Respondents: 46		

#	OTHER (PLEASE SPECIFY)	DATE
1	Concern that the Town is heading in the wrong direction by limiting development and squashing controlled growth.	10/30/2023 11:18 AM
2	The political climate in this town has become toxic. Just look at the options presented above - most are suggesting that the reason someone would want to leave is because of development. That is just skewing results. My children will not be able to afford to live here and too many of our elected officials actively prevent more housing from being built. We want to live in a town that is looking to grow.	10/27/2023 1:25 PM
3	affordable housing complex proposed is to close and probably devalue of my home	10/26/2023 3:59 PM
4	In the military, orders for four years.	10/19/2023 7:05 PM
5	The town is divided against itself. Taxes are to high.	10/17/2023 12:57 PM
6	Bought/renovated QVC condo in Mashpee Summer 2001: at 50, I moved as an Arlington renter to owning a condo in Mashpee because Boston -in 2023, the #1 most expensive city in US- was too expensive in 2001. I commuted 1x /week (2002-2020) until the pandemic to teach as a Tufts University art professor; now 73, I've retired but am active as a professional artist, curator and Quaker. In Mashpee, I can afford to live and thrive -if clever. The stability of my QVC condo "forever home" and studio I built, allowed my careers to flourish as an artist, writer, curator and university art professor. Contributions to our community include invitations to: 1) Curate art exhibits: Eg: Highfield Hall, Falmouth, Mashpee Library (2018) (Maya-Mexican photographers exhibit) and I was interviewed as a curator for Mashpee Enterprise article by Karen Hunter 2) Exhibit my art: Eg: Cape Cod Museum of Art (2015) with 5 New York-based painters who summer in Cape Cod; Cotuit Center for the Arts (numerous), Highfield Hall (2018), etc 3) Lecture: Eg: I organized <Wampanoags Speak> 2/26/2020 at West Falmouth Library: my introductory talk "Wampanoag Land, Quaker Refuge" was followed by talks Wampanoag historian Joan Tavares Avant, Mother Bear and Wampanoag-Quaker Gail Melix. The Wampanoag tribe made a tasting menu for the event filmed and archived on W. Falmouth Library site. 4) Quaker member of West Falmouth Meeting (11/2001 -): I created (3/2021) + organize speakers for the monthly "2nd Sunday Forum" on ZOOM --a topical forum whose speakers include -APCC/Andrew Gottleib spoke about water issues on Cape Cod; Wampanoags spoke 1) Native Land Conservancy (Gail Melix), 2) Sassafra Earth Education (founders Vanderhoops). Connecting communities during the pandemic and continuing in 2023,	10/12/2023 11:55 AM

## Mashpee Housing Production Plan Survey

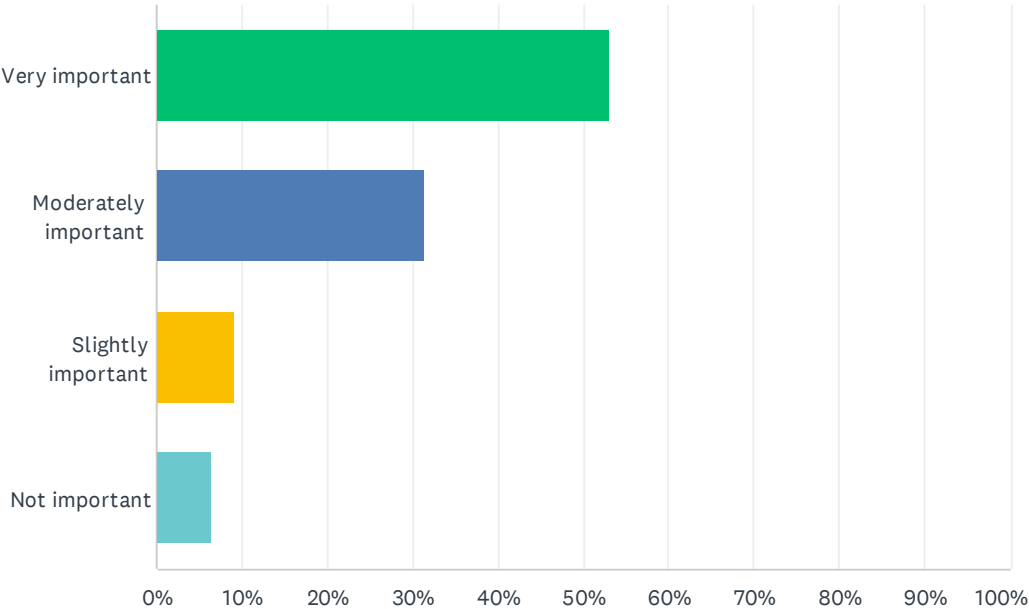
including Quakers, indigenous and Wampanoags with the public across US and Canada, and in Mexico. 5) This year round resident began summering as a child in the 1950s in Woods Hole science community. Do you really want only seasonal tourists and snowbirds alongside rich retirees to inhabit this now rapidly degraded natural habitat albeit soon-to-have-sewers? Your workers can not commute from over the bridge, as many plumbers no longer go 'over the bridge' to work.

7	I am from Barnstable and wish to return to Barnstable	10/12/2023 10:57 AM
8	I dont want to leave Mashpee but I can not find affordable housing that suits my income and my physical disability.	10/4/2023 12:46 PM
9	Age related decision may be required in the next several years	9/26/2023 3:45 PM
10	I would be in college	9/19/2023 8:36 PM



Q8 How important is it to you to stay in Mashpee (either in your current home or not) as you age?

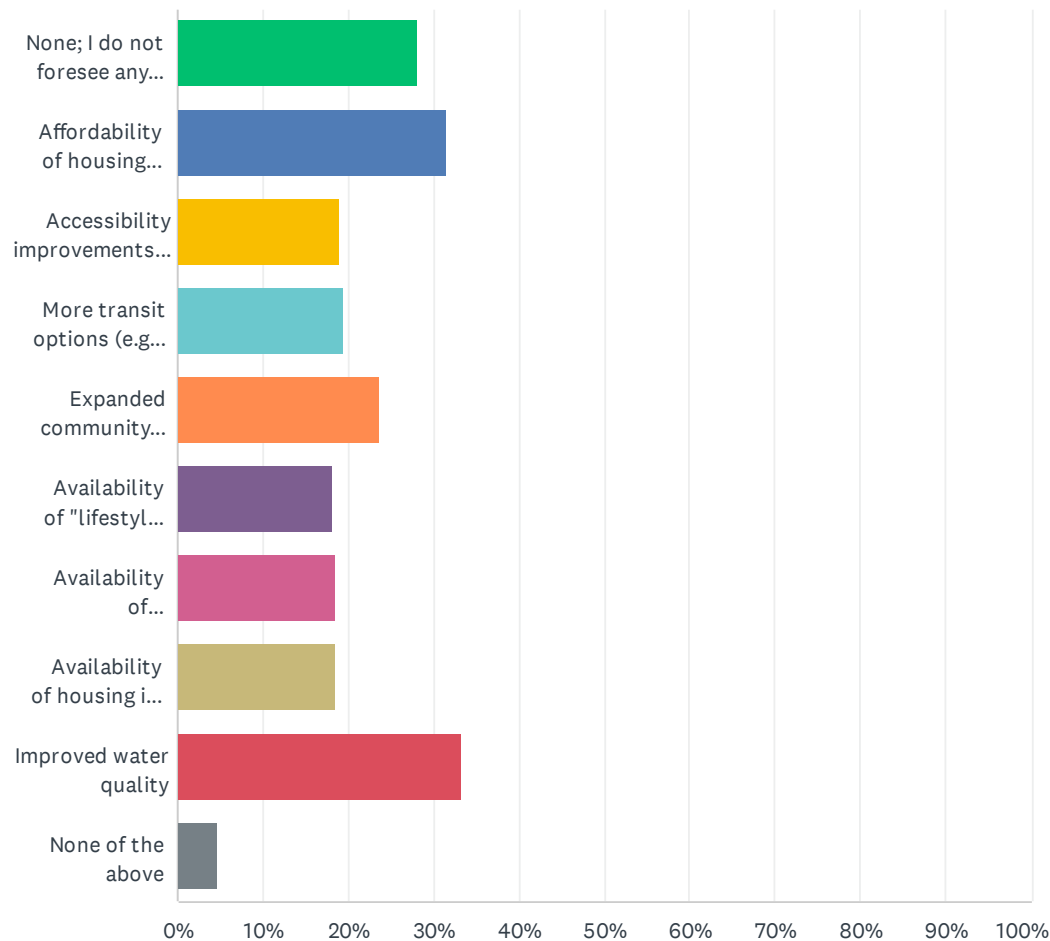
Answered: 262 Skipped: 56



ANSWER CHOICES	RESPONSES	
Very important	53.05%	139
Moderately important	31.30%	82
Slightly important	9.16%	24
Not important	6.49%	17
TOTAL		262

Q9 You've indicated that it is very important or moderately important to stay in Mashpee as you age. What factors need to change/improve to enable you to stay in the community as you age? Select up to five.

Answered: 216    Skipped: 102



## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
None; I do not foresee any challenges that would limit my ability to remain in Mashpee.	28.24%	61
Affordability of housing costs	31.48%	68
Accessibility improvements to home (e.g., installation of ramps, grab bars, first floor bedroom or bath)	18.98%	41
More transit options (e.g., buses, ride shares/taxis)	19.44%	42
Expanded community services (e.g., health and wellness services/programs)	23.61%	51
Availability of "lifestyle housing" (i.e., designed for active older adults, including single-family and/or multi-family with social or recreational amenities such as clubhouses)	18.06%	39
Availability of "service-enriched housing" (i.e., offers a set of services intended to meet residents' evolving needs) or expanded home-based services	18.52%	40
Availability of housing in walkable neighborhood	18.52%	40
Improved water quality	33.33%	72
None of the above	4.63%	10
Total Respondents: 216		

#	OTHER (PLEASE SPECIFY)	DATE
1	The only thing I see that is a issue is the seasonal residents put a burden on the Town services they should pay a premium for that	11/1/2023 7:25 AM
2	Affordability of taxes, the cost of living, and water quality. The working class is being priced out of the future purchase of single family homes. We also cannot afford maintenance, repairs, upkeep, paying taxes, and general cost of living expenses for current homes. Plus, the water quality is in the toilet for fresh and salt waterways. I can't find clean water for my kids to swim in, but the New Seabury and Willowbend country clubs and residents have pristine lawns. The wealthy have fancy parties at Popponesset Inn to throw money at the problem they helped create by cutting down every native tree and planting a carpet of lush green grass, just to keep up with, or ahead of their neighbors.	10/30/2023 2:59 PM
3	Tax reductions for senior citizens who live here year round for more than 25 years.	10/30/2023 2:24 PM
4	Cost of living, utilities and food	10/30/2023 10:47 AM
5	Town government with non biased representation for us on whole community	10/28/2023 6:29 PM
6	my age	10/28/2023 10:51 AM
7	surveyee left this question blank, but survey requires a response	10/26/2023 3:51 PM
8	sewer	10/26/2023 2:30 PM
9	Train service to Boston and Providence from Cape Cod	10/20/2023 9:10 AM
10	More options for competitively priced household goods/food stores.	10/19/2023 5:58 PM
11	Continuing Care Retirement Community	10/19/2023 1:34 PM
12	Make these apartments nicer, they're so cheap it's difficult to keep them clean like if you wash the walls the paint comes off too! In the long run less needs to be fixed and people are going to take better care of the space	10/17/2023 5:12 PM
13	access to programming for children	10/17/2023 1:32 PM
14	people need to obey traffic speed zones more side walks	10/13/2023 1:51 PM
15	Issues are clear in Mashpee: affordability, in-home services and transportation for aging population. Water issues are #1 for all residents and summer populations. Our natural resources alone make Cape Cod uniquely, a high visibility region in the US that thrusts us into	10/12/2023 12:09 PM

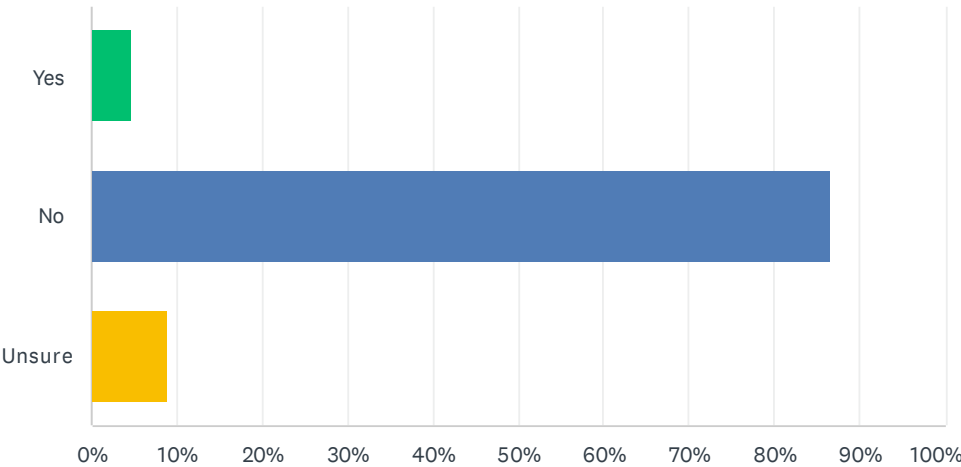
## Mashpee Housing Production Plan Survey

a position of leadership in resolving climate change and promoting equity among polarized US re: income inequality. Our high visibility is our strength: 1) presidents and an international elite summer here; 2) Woods Hole based international scientist community is focussed on ocean science and climate change is based here. 3) We have a regional history and many resources on Cape Cod to do this correctly. Massachusetts among the richest and most progressive states is behind keeping seniors in Massachusetts and making life equitable for the disenfranchised populations.

16	Limit the traffic on Lowell Rd. where I live, particularly with respect to large heavy trucks.	10/12/2023 11:06 AM
17	Disability friendly, sidewalks, and amenities within reach. (Not having to drive an hour to get basic needs)	10/4/2023 12:48 PM
18	Reduction in taxes in comparison of services. Stop continuing attack of private property rights. If town mandates anything to property owners, example - attaching to sewer, require the town to make payment to the owners for the cost. Re-assess properties with commensurate reduction in value when impacted by over regulation, lack of use and enjoyment, lack of dredging, etc.	10/4/2023 9:43 AM
19	You need to focus on a younger generation not just boomers!	10/4/2023 1:01 AM
20	Senior property tax reduction(voting Mashpee resident) More Medical services locally	10/3/2023 10:55 PM
21	Funny how all the listed items are government sponsored programs with more taxes and spending- and most residents do not need or want any of these items. Why not list "more open space" or " more efficient government" or "lower taxes"	9/27/2023 10:40 AM
22	Safe neighborhood	9/26/2023 11:57 PM
23	Taxes on my house	9/26/2023 6:08 PM
24	Water quality? Is there something we all should know about our questionable water quality?	9/26/2023 2:38 PM
25	Quality and cleanliness of our beaches and natural habitats - walking trails, etc.	9/26/2023 1:16 PM
26	I want nothing more than to stay in Popponesset. And pass my house along some day to our kids. But if two things aren't done we will NOT stay. In addition to water quality which is a direct result of the Town of Mashpee ZBA not doing their job in approving RESPONSIBLE AND FAIR FOR ALL building and causing overdevelopment. It is egregious what this town is allowing and letting slip for commercialism. Too many examples in Poppy to list. It includes the Board of Health letting perk tests go that don't adhere to rules, and Con Comm letting things slide but mostly the ZBA run the show with builders and lawyers who are in their pocket. EVERYONE knows how corrupt the Mashpee ZBA is -- but still nothing stops them. And we the homeowners and neighbors are left to deal with their decimation of our community. Water quality is only one of their negative impacts (2) The town stopping the mayhem that occurs in July in the Popponesset community. We pay a lot in taxes and we ask for help -- real help -- to stop the insanity that bombards us during that July 4th period with 100s of kids coming to our community from some other place. It starts with the parents but that ship sailed. We need law enforcement to step in and stop the underage drinking, disorderly conduct, trespassing, noise disturbs etc... It has not stopped in 10 years, only gotten worse. It feels like no real massive effort is taken to hold back the tsunami and fix it once and for all, road closures, two nights of signs that say No underage drinking allowed - beach closed - out at the entrance with cops placed. Yes I know all the complications with quasi public/private and multiple entities. You are smart. You can figure it out. You are the town and touch all the entities and all the laws. Figure it out and stop talking about it -- fix it. We know what the problem is. So you ask --- what needs to change/improve -- it lands with the town. This is a beautiful community and we are blessed. We pay significant taxes and ask little. We ask for you to protect and preserve. If these 2 things doesn't change in the near future we would consider leaving Mashpee. Our home values will decrease if poor water quality continues and the "Gillette stadium emptying out after a concert" affect with a thousand drink kids continues to occur every July as it has been for years. What's the point of owning here if you allow the builders to own it, destroy it and then let everyone take it over on us. HELP US.	9/22/2023 11:26 AM
27	Direction of town towards limiting growth is going to hurt the town	9/21/2023 6:55 PM

Q10 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

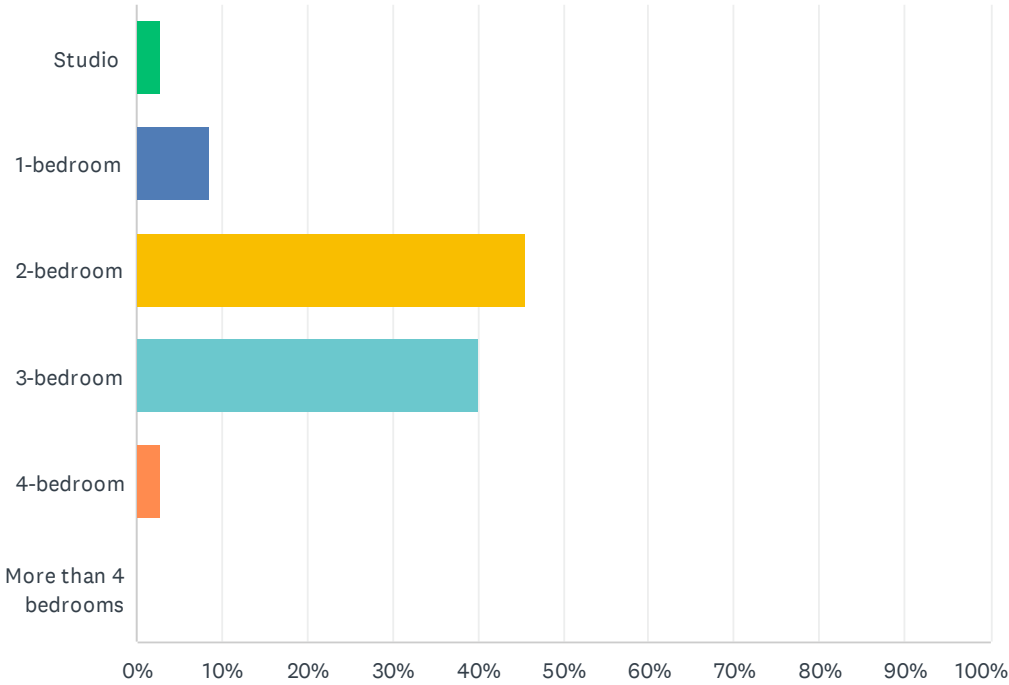
Answered: 259    Skipped: 59



ANSWER CHOICES		RESPONSES	
Yes		4.63%	12
No		86.49%	224
Unsure		8.88%	23
TOTAL			259

Q11 How many bedrooms would your household need in order to live in a rental home in Mashpee?

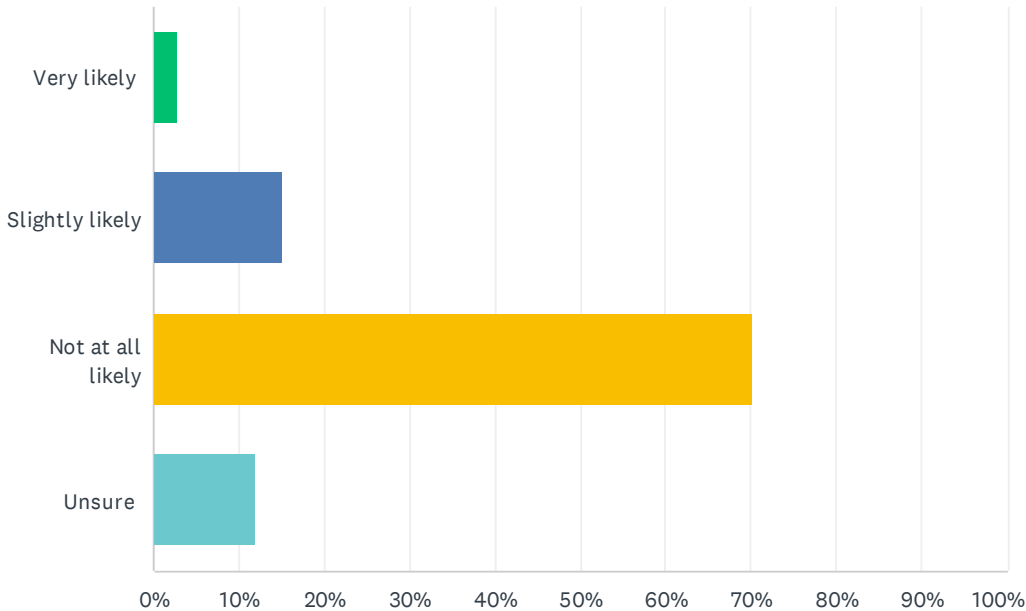
Answered: 35 Skipped: 283



ANSWER CHOICES	RESPONSES	
Studio	2.86%	1
1-bedroom	8.57%	3
2-bedroom	45.71%	16
3-bedroom	40.00%	14
4-bedroom	2.86%	1
More than 4 bedrooms	0.00%	0
TOTAL		35

Q12 How likely is it that you will buy a new or different home in Mashpee within the next five years?

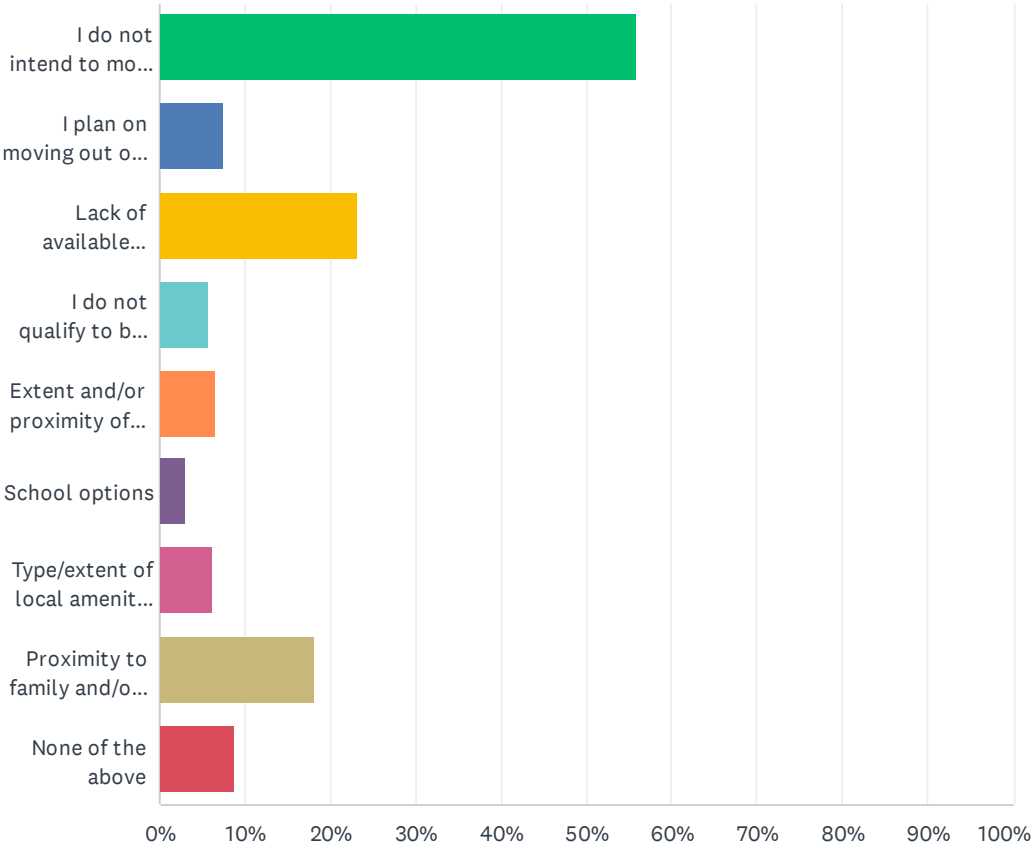
Answered: 258    Skipped: 60



ANSWER CHOICES	RESPONSES	
Very likely	2.71%	7
Slightly likely	15.12%	39
Not at all likely	70.16%	181
Unsure	12.02%	31
TOTAL		258

Q13 You've indicated that buying a new or different home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influence this decision? Check all that apply.

Answered: 242    Skipped: 76





## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	55.79%	135
I plan on moving out of Mashpee	7.44%	18
Lack of available housing in my price range (location, size, quality, etc.)	23.14%	56
I do not qualify to buy a home	5.79%	14
Extent and/or proximity of employment opportunities	6.61%	16
School options	2.89%	7
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	6.20%	15
Proximity to family and/or friends	18.18%	44
None of the above	8.68%	21
Total Respondents: 242		

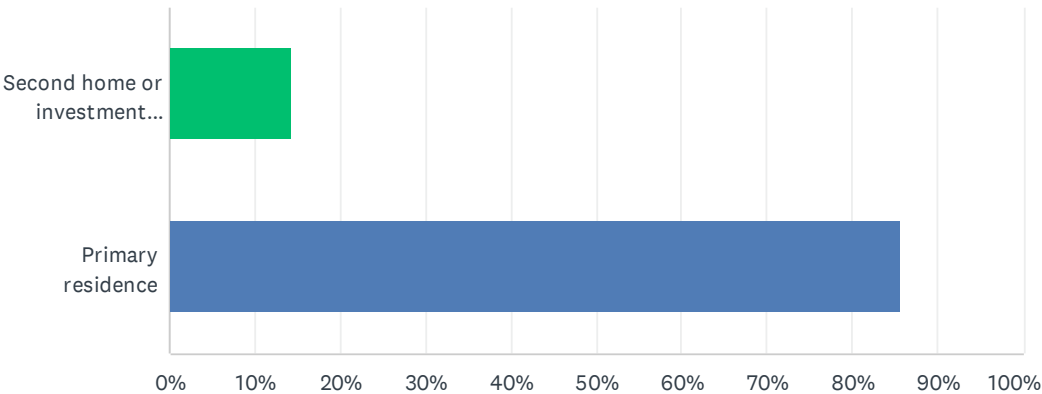
#	OTHER (PLEASE SPECIFY)	DATE
1	already own	11/1/2023 12:10 PM
2	The Town is not being smart with growth and going in the wrong direction.	10/30/2023 11:20 AM
3	I may move to senior/nursing facility	10/29/2023 3:06 PM
4	depends on the housing project	10/26/2023 4:00 PM
5	already own home	10/26/2023 3:52 PM
6	illness	10/26/2023 1:55 PM
7	My job requires me to go off Cape regularly. The bridges are a choke point and traffic can be problematic, make me feel cut off from the rest of MA.	10/19/2023 2:34 PM
8	Need CCRC	10/19/2023 1:36 PM
9	More affordable elderly housing options. Over 55 communities with walking to shopping and transportation	10/19/2023 8:46 AM
10	Use it for additional income.	10/18/2023 3:19 PM
11	Moving to Continuing Care Retirement Community due to age.	10/18/2023 1:42 PM
12	I'm not sure what my future plans are at the moment.	10/18/2023 12:05 PM
13	I am an indigenous person who should be allowed to age in my own homeland and should have access to employers that aren't fascist and homes that are affordable but now I'm asking you to make national changes	10/17/2023 5:16 PM
14	The town is divided against itself. Taxes are too high.	10/17/2023 12:59 PM
15	I just completed building my new home	10/13/2023 4:40 PM
16	MY AGE	10/13/2023 3:07 PM
17	prices keep going up on everything except my retirement disability check this is outrageous	10/13/2023 1:55 PM
18	Rising condo fees and taxes -without a mortgage -would cause me to leave Mashpee which otherwise supports my well-being. But there is no place else to go that I could afford. This is a dilemma of income inequality via supply side economics.	10/12/2023 12:12 PM
19	I am from Barnstable and wish to return to Barnstable	10/12/2023 10:58 AM
20	Over building of Mashpee Commons. Stop building apartments and high capacity housing. Mashpee cannot sustain a larger population than it has now.	10/4/2023 6:07 PM

## Mashpee Housing Production Plan Survey

21	The houses are too expensive, rent is too expensive for what is offered...all of my income would be spend on rent and bills I dont want to rent due to unkind landlords and absent landlords.	10/4/2023 12:51 PM
22	As with many towns, how officials deal with town finances and enforce laws, promote or do not promote economic growth	10/4/2023 9:46 AM
23	I already own a home in Mashpee that we really like.	10/4/2023 8:21 AM
24	We like where we live.	10/3/2023 8:25 PM
25	Downsize to an affordable retirement home	9/26/2023 7:00 PM
26	If the town doesn't step up and make significant impact on the two things I outlined, water quality and the July 4th issues in Poppy, it means the town is not doing its job for us. And I would not move to another place in Mashpee. I would sell and get out of this town. I hope it doesn't come to this. But I won't watch this madness continue for much longer.	9/22/2023 11:28 AM

Q14 You've indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

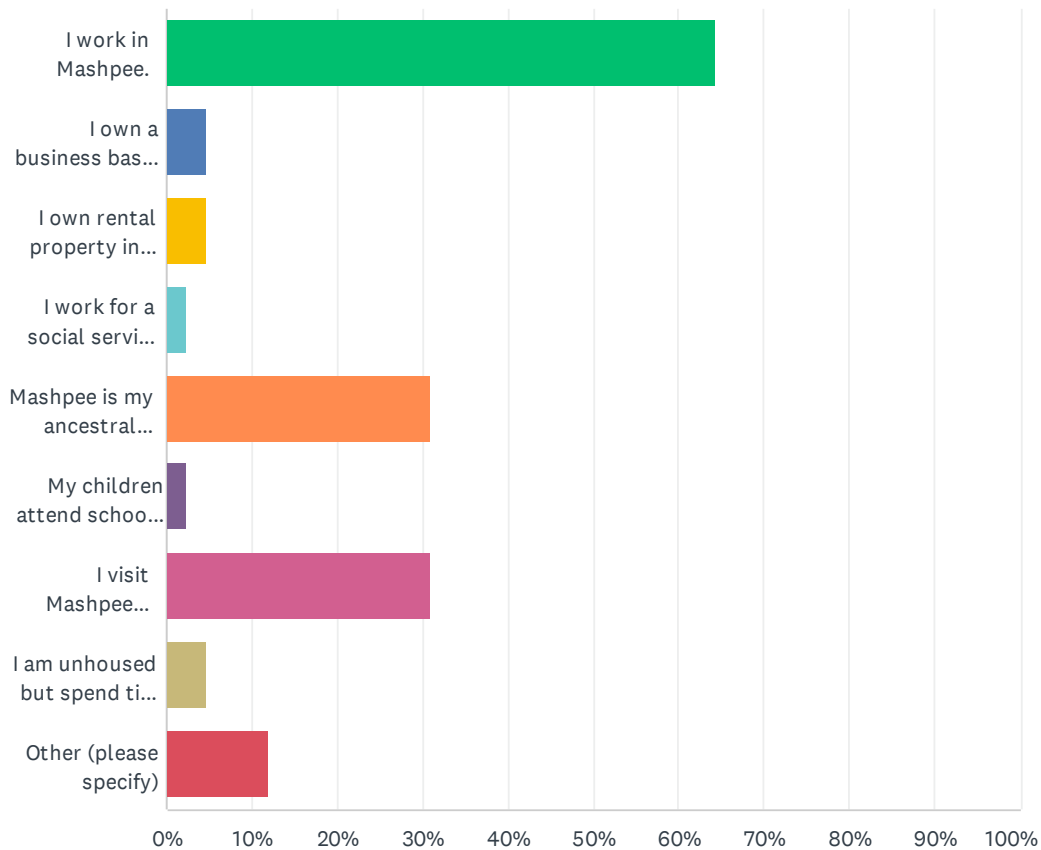
Answered: 7    Skipped: 311



ANSWER CHOICES	RESPONSES	
Second home or investment property	14.29%	1
Primary residence	85.71%	6
TOTAL		7

## Q15 What is your connection to Mashpee? Check all that apply.

Answered: 42 Skipped: 276



ANSWER CHOICES		RESPONSES	
I work in Mashpee.		64.29%	27
I own a business based in Mashpee.		4.76%	2
I own rental property in Mashpee.		4.76%	2
I work for a social service provider or other agency assisting Mashpee residents.		2.38%	1
Mashpee is my ancestral homeland.		30.95%	13
My children attend school in Mashpee.		2.38%	1
I visit Mashpee frequently.		30.95%	13
I am unhoused but spend time in Mashpee or previously lived in Mashpee.		4.76%	2
Other (please specify)		11.90%	5
Total Respondents: 42			

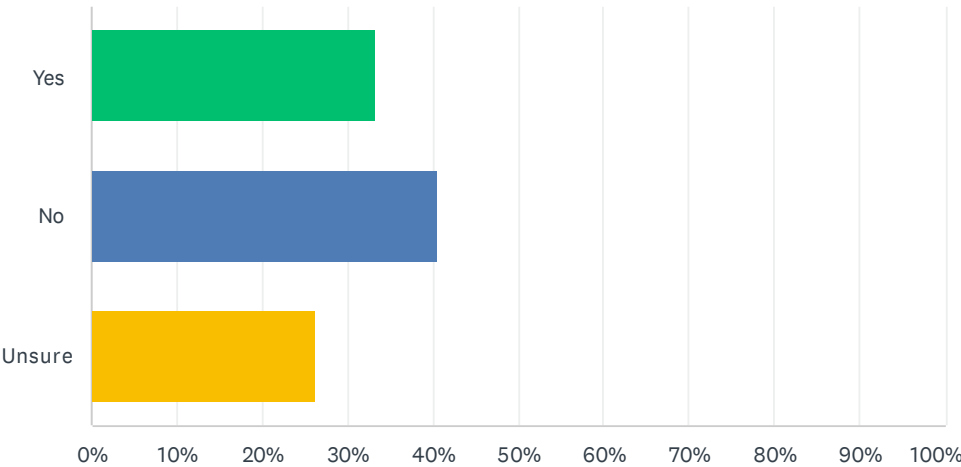
#	OTHER (PLEASE SPECIFY)	DATE
1	Grew up / Attended Quashnet & MMS/MHS	10/18/2023 12:28 PM

## Mashpee Housing Production Plan Survey

2	own a home here for 32 yrs	10/18/2023 11:45 AM
3	I often travel through Mashpee for shopping etc.	10/11/2023 4:39 PM
4	My personal goal is to reside in the Cape Cod area to be closer to the Mashpee Wampanoag Tribe. I aspire to learn much more about my heritage and become more involved in supporting the Tribe.	10/10/2023 4:13 PM
5	My family lives in Mashpee	10/2/2023 12:59 PM

Q16 Are you considering moving to Mashpee or do you want to move to Mashpee within the next five years?

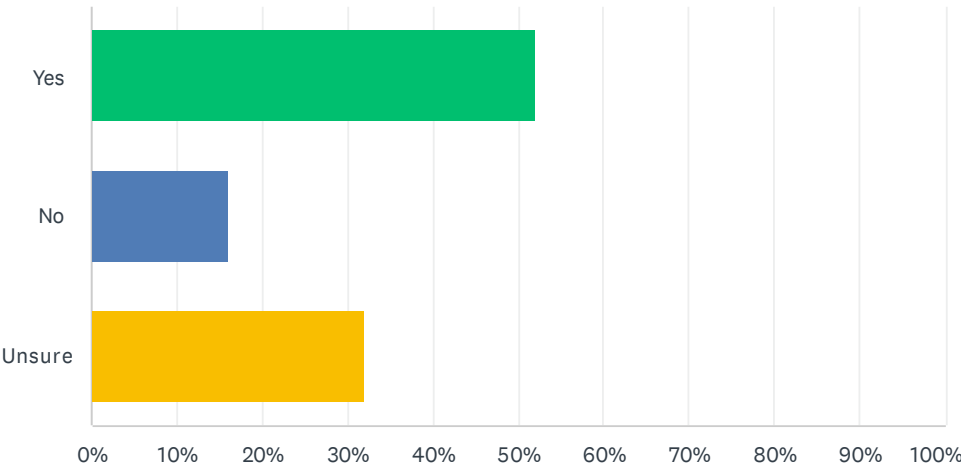
Answered: 42    Skipped: 276



ANSWER CHOICES		RESPONSES	
Yes		33.33%	14
No		40.48%	17
Unsure		26.19%	11
TOTAL			42

Q17 Are you currently looking, or do you anticipate looking for rental housing in Mashpee within the next five years?

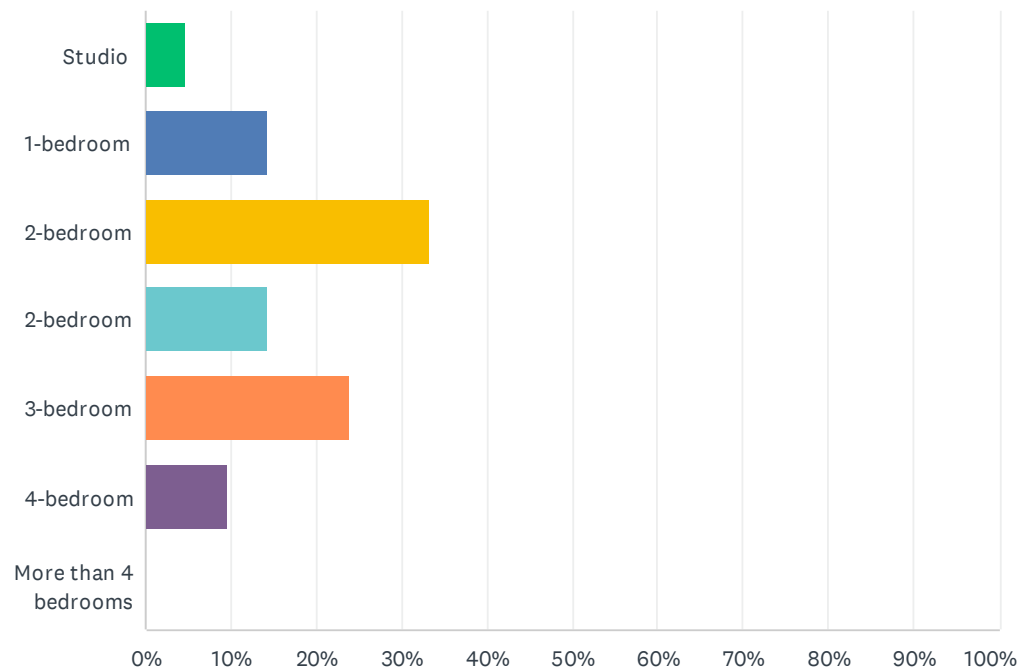
Answered: 25    Skipped: 293



ANSWER CHOICES	RESPONSES	
Yes	52.00%	13
No	16.00%	4
Unsure	32.00%	8
TOTAL		25

Q18 How many bedrooms would your household need to live in a rental home in Mashpee?

Answered: 21 Skipped: 297

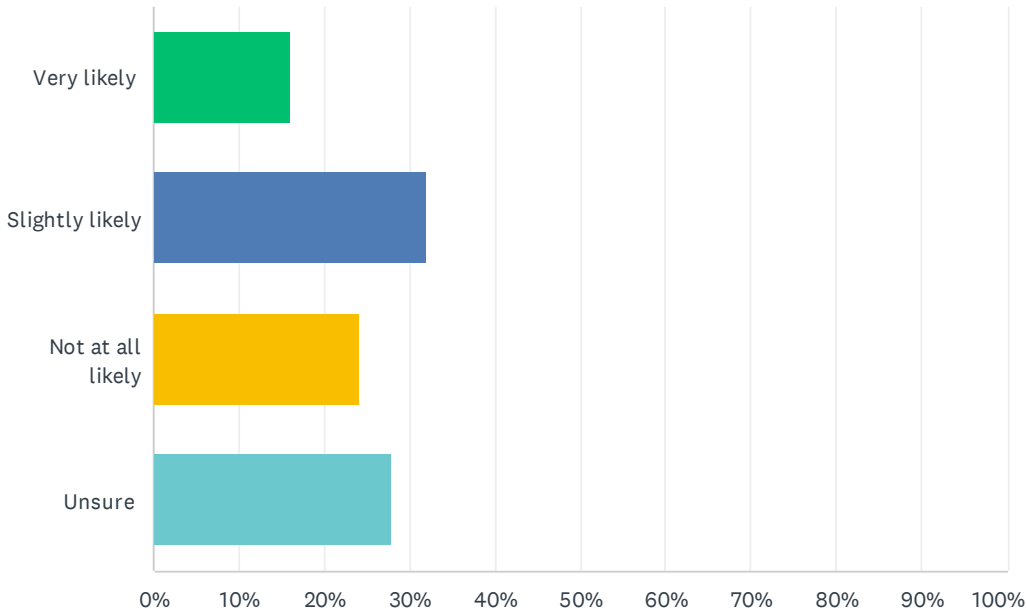


ANSWER CHOICES	RESPONSES	
Studio	4.76%	1
1-bedroom	14.29%	3
2-bedroom	33.33%	7
2-bedroom	14.29%	3
3-bedroom	23.81%	5
4-bedroom	9.52%	2
More than 4 bedrooms	0.00%	0
TOTAL		21



Q19 How likely is it that you will buy a home in Mashpee within the next five years?

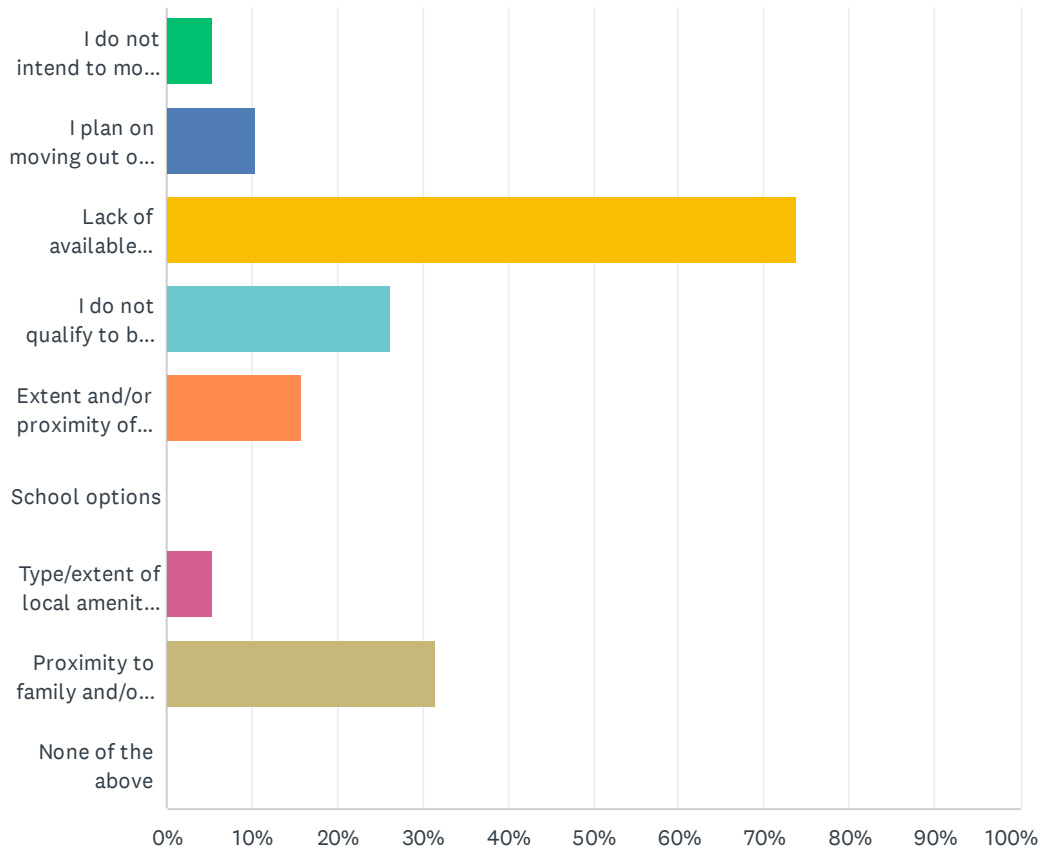
Answered: 25    Skipped: 293



ANSWER CHOICES	RESPONSES	
Very likely	16.00%	4
Slightly likely	32.00%	8
Not at all likely	24.00%	6
Unsure	28.00%	7
TOTAL		25

**Q20 You've indicated that buying a home in Mashpee within the next five years is slightly likely, not likely, or that you are unsure. Which of the following factors most influences this decision? Check all that apply**

Answered: 19 Skipped: 299



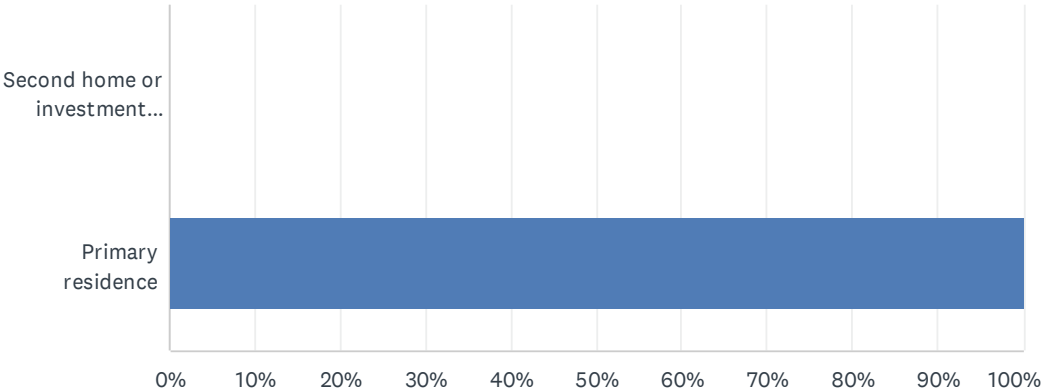
ANSWER CHOICES	RESPONSES	
I do not intend to move or to buy a new home in the next 10 years	5.26%	1
I plan on moving out of the area	10.53%	2
Lack of available housing in my price range (location, size, quality, etc.)	73.68%	14
I do not qualify to buy a home	26.32%	5
Extent and/or proximity of employment opportunities	15.79%	3
School options	0.00%	0
Type/extent of local amenities (parks, recreation, libraries, houses of worship)	5.26%	1
Proximity to family and/or friends	31.58%	6
None of the above	0.00%	0
Total Respondents: 19		

## Mashpee Housing Production Plan Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Downsize household	10/11/2023 6:02 PM
2	I'm not living in mashpee but would like to move back to mashpee	9/26/2023 11:19 AM

Q21 You’ve indicated that buying a new or different home in Mashpee within the next five years is very likely. What purpose would this home serve for your household?

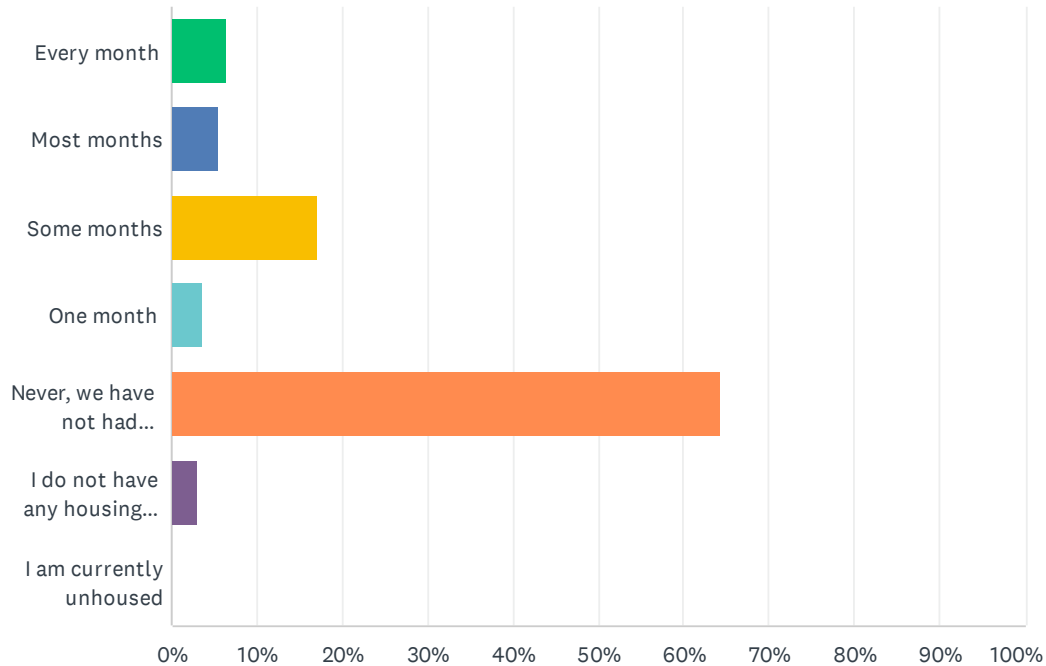
Answered: 4    Skipped: 314



ANSWER CHOICES	RESPONSES	
Second home or investment property	0.00%	0
Primary residence	100.00%	4
TOTAL		4

## Q22 How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?

Answered: 269 Skipped: 49



ANSWER CHOICES	RESPONSES	
Every month	6.32%	17
Most months	5.58%	15
Some months	17.10%	46
One month	3.72%	10
Never, we have not had problems paying for housing costs	64.31%	173
I do not have any housing costs	2.97%	8
I am currently unhoused	0.00%	0
<b>TOTAL</b>		<b>269</b>

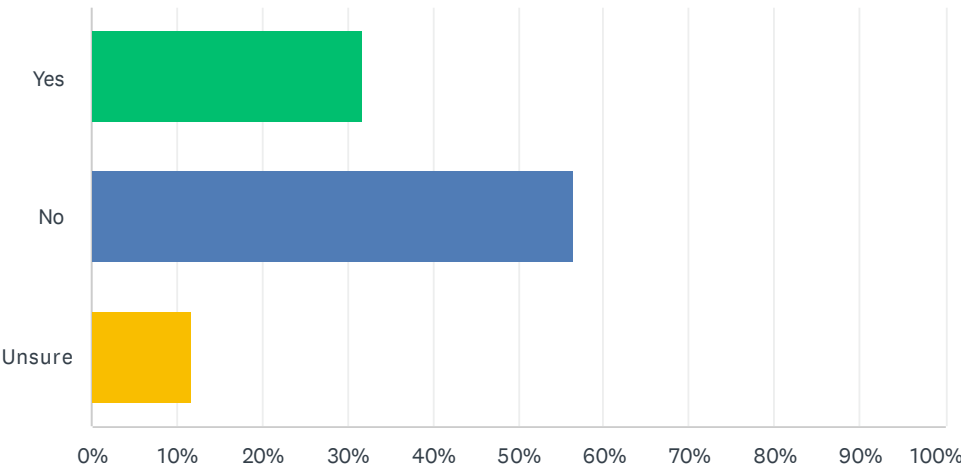
#	PLEASE FEEL FREE TO EXPLAIN YOUR ANSWER:	DATE
1	College tuition payments months.	11/2/2023 9:29 AM
2	My mortgage was paid off in June of this year. We have no credit card debt or car payments. We live on a budget and try to stay within our means as I am retired and my husband is semi-retired now.	10/30/2023 2:31 PM
3	We never had a problem paying, but we do live pay check to pay check.	10/30/2023 10:49 AM
4	I have paid all but need to cut things or lower the cost	10/29/2023 3:10 PM
5	If I would have to move I could not afford it	10/28/2023 11:09 AM

## Mashpee Housing Production Plan Survey

6	no mortgage	10/26/2023 4:20 PM
7	spouse's illness taking a toll	10/26/2023 4:13 PM
8	increased taxes and electric	10/26/2023 4:01 PM
9	rent, utilities, comcast all increased at same time	10/26/2023 3:10 PM
10	out of work due to health and lost job due to death (caregiver)	10/26/2023 2:59 PM
11	Dual income with no children	10/19/2023 7:09 PM
12	I have a pension.	10/19/2023 8:49 AM
13	Splitting a 3 bdr rental 3 ways. About 900 /mo each.	10/18/2023 12:32 PM
14	Work hard and don't but stuff you can't afford and you don't need.	10/18/2023 12:07 PM
15	The area is resort and thus there is a very slow season often within a week your income can decrease by half	10/17/2023 5:23 PM
16	they have raised my rent \$500 in the last yaer	10/17/2023 1:22 PM
17	heat electricity they need to do accurate readings every month not estimated like they do., and they do	10/13/2023 2:00 PM
18	Condo fees doubled in past decade. Taxes rose. Utilities rose. Food rose. Gas rose.	10/12/2023 12:14 PM
19	CURRENTLY UNEMPLOYED	10/10/2023 4:17 PM
20	Currently lucky enough to have understand family that allow me to stay at home, at my age as I finish school and try to find financial stability.	10/4/2023 12:56 PM
21	I was fortunate to buy before housing prices went through the roof. If I had to pay market rate for rent, I would be in a lot of trouble and struggling, and unable to save for retirement. I certainly would not be able to buy a home in this market.	10/4/2023 10:12 AM
22	We are currently financially fine.	10/4/2023 8:23 AM
23	Mortgage is paid off	9/28/2023 7:23 AM
24	Paid off mortgage.	9/23/2023 3:05 PM
25	I am keenly aware of how fortunate we are. I work with others who do experience difficulty with housing costs.	9/21/2023 6:44 PM
26	work two jobs to afford the cost of my shared two bedroom apartment between three roomates so no i do not struggle to manage the rent because i live in a semi unhealthy mental space and sacrifice what i desire in a living situation for affordability.	9/21/2023 1:09 PM
27	My aunt pays for our house	9/19/2023 8:42 PM

Q23 The median sales price for a single-family home in Mashpee was \$675,000 in 2022. If you were to buy today, would you be able to afford to purchase a home in Mashpee at this price?

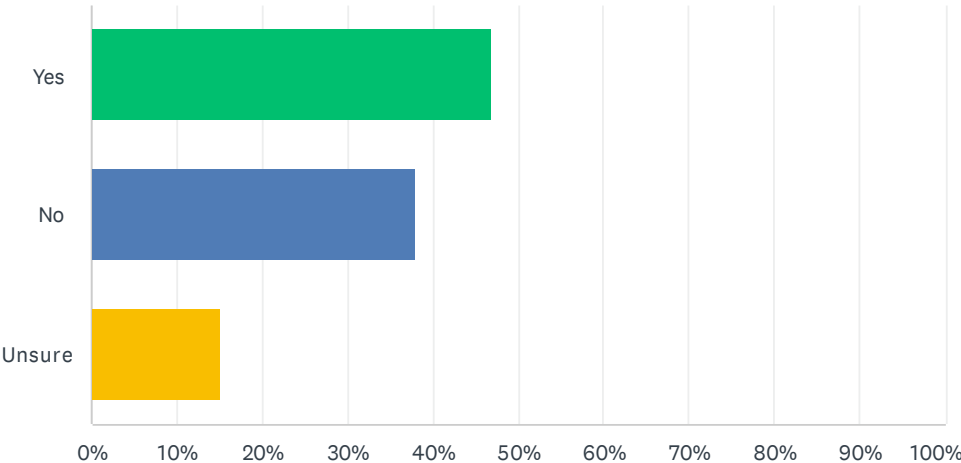
Answered: 274    Skipped: 44



ANSWER CHOICES		RESPONSES	
Yes		31.75%	87
No		56.57%	155
Unsure		11.68%	32
TOTAL			274

Q24 According to the U.S. Department of Housing and Urban Development (HUD), the 2023 “fair market rents” for Barnstable’s metropolitan statistical area (MSA) are as follows: 1-bedroom: \$1,553 2-bedroom: \$2,044 3-bedroom: \$2,501 4-bedroom: \$2,781 If you needed to seek rental housing today based on your household size, would you be able to afford rent at these prices?

Answered: 271 Skipped: 47

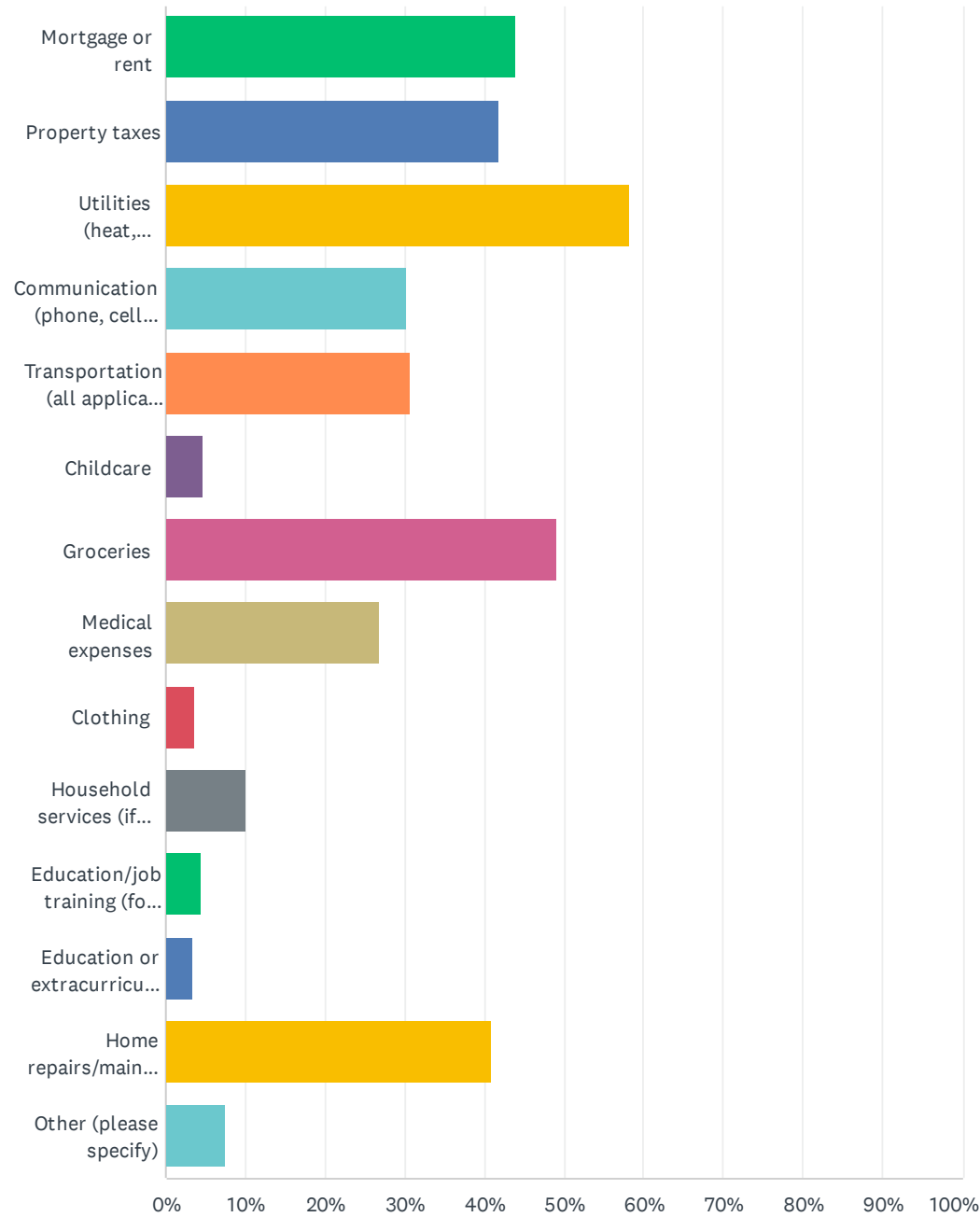


ANSWER CHOICES		RESPONSES	
Yes		46.86%	127
No		38.01%	103
Unsure		15.13%	41
TOTAL			271



Q25 What are the most burdensome expenses in your household's operating budget? Select up to five.

Answered: 271 Skipped: 47



# Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES
Mortgage or rent	43.91% 119
Property taxes	41.70% 113
Utilities (heat, electricity, water)	58.30% 158
Communication (phone, cell, Internet, etc.)	30.26% 82
Transportation (all applicable costs - car payment, insurance, gas, ride sharing, etc.)	30.63% 83
Childcare	4.80% 13
Groceries	49.08% 133
Medical expenses	26.94% 73
Clothing	3.69% 10
Household services (if such services are necessary due to limitation; e.g., lawn care, housekeeping food shopping, snow plowing, etc.)	9.96% 27
Education/job training (for adult householder[s], including student loan payments)	4.43% 12
Education or extracurricular activities not including childcare (for school-aged child[ren])	3.32% 9
Home repairs/maintenance	40.96% 111
Other (please specify)	7.38% 20
Total Respondents: 271	

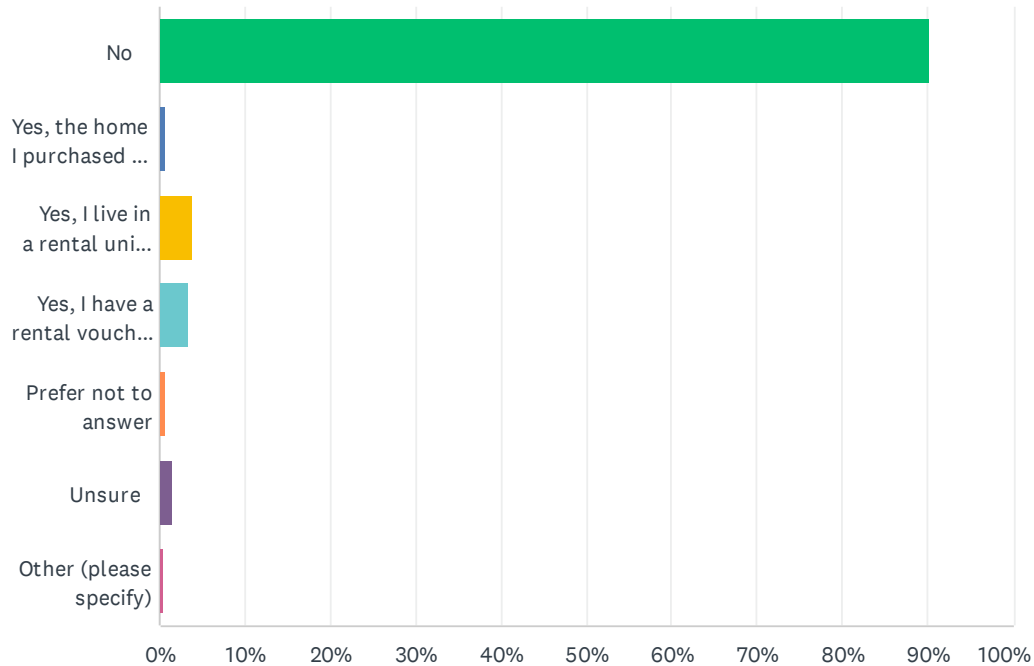
#	OTHER (PLEASE SPECIFY)	DATE
1	house insurance is going thru the roof, companies blame Cape wind and flood zones	10/29/2023 3:10 PM
2	None apply	10/29/2023 9:10 AM
3	Condo fees	10/28/2023 7:46 PM
4	Sticker fees and excise tax	10/27/2023 10:22 AM
5	car repairs	10/26/2023 3:10 PM
6	Insurance	10/20/2023 9:14 AM
7	Insurance	10/19/2023 2:37 PM
8	Elderly care, in home services, prescriptions	10/19/2023 8:49 AM
9	Condo fee	10/18/2023 12:45 PM
10	An emotional support animal because generational trauma and generational poverty are a strain on the overwhelming mental health of a single mother	10/17/2023 5:23 PM
11	Condo Fees	10/12/2023 12:14 PM
12	Internet is a joke, there is no options or choice...I know other who pay fractions of the cost for the same service or better. Its like autoinsurance back in the day.	10/4/2023 12:56 PM
13	Property Insurance	10/4/2023 9:48 AM
14	Condo fee	10/3/2023 8:27 PM
15	we are A okay	9/26/2023 4:27 PM
16	none	9/26/2023 3:48 PM
17	Currently managing everything okay.	9/26/2023 2:18 PM

## Mashpee Housing Production Plan Survey

18	none of the above	9/26/2023 12:31 PM
19	Home insurance	9/25/2023 2:46 PM
20	N/A right now	9/22/2023 2:45 PM

## Q26 Do you live in a housing unit with income restrictions? (I.e., was/is your housing limited to households up to a specified income threshold?)

Answered: 288 Skipped: 30

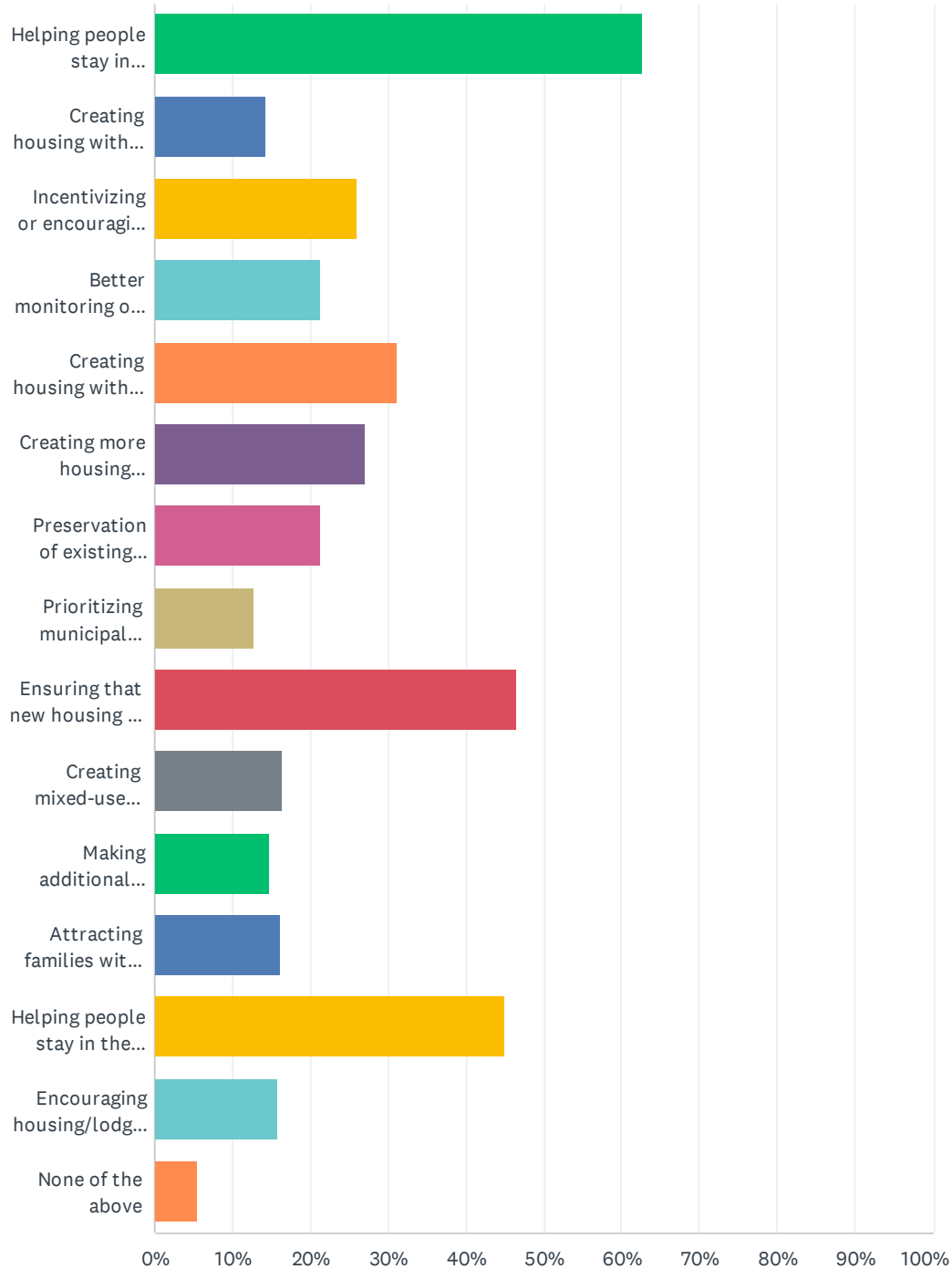


ANSWER CHOICES		RESPONSES	
No		90.28%	260
Yes, the home I purchased was restricted to households up to a certain income level at the time of purchase.		0.69%	2
Yes, I live in a rental unit that is restricted to households up to a certain income level.		3.82%	11
Yes, I have a rental voucher or other rental assistance based on my income.		3.47%	10
Prefer not to answer		0.69%	2
Unsure		1.39%	4
Other (please specify)		0.35%	1
Total Respondents: 288			

#	OTHER (PLEASE SPECIFY)	DATE
1	Renting a room in a home.	10/10/2023 4:17 PM

## Q27 Which of the following housing initiatives are important to you? Please check up to five.

Answered: 273 Skipped: 45



## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES
Helping people stay in year-round housing that is affordable to them	62.64% 171
Creating housing with convenient access to amenities	14.29% 39
Incentivizing or encouraging year-round housing	26.01% 71
Better monitoring or managing the impact of short term rentals on the community	21.25% 58
Creating housing with a mix of price ranges	31.14% 85
Creating more housing options/choices	27.11% 74
Preservation of existing housing	21.25% 58
Prioritizing municipal communication with the Mashpee Wampanoag Tribe regarding affordable housing opportunities	12.82% 35
Ensuring that new housing is sustainably built (e.g., environmentally responsible, protects water supply, energy efficient, and resource-efficient design and materials)	46.52% 127
Creating mixed-use development with retail on the ground level and residential space on upper floors	16.48% 45
Making additional funds available to improve public housing	14.65% 40
Attracting families with children	16.12% 44
Helping people stay in the community as they age	45.05% 123
Encouraging housing/lodging for seasonal employees	15.75% 43
None of the above	5.49% 15
Total Respondents: 273	

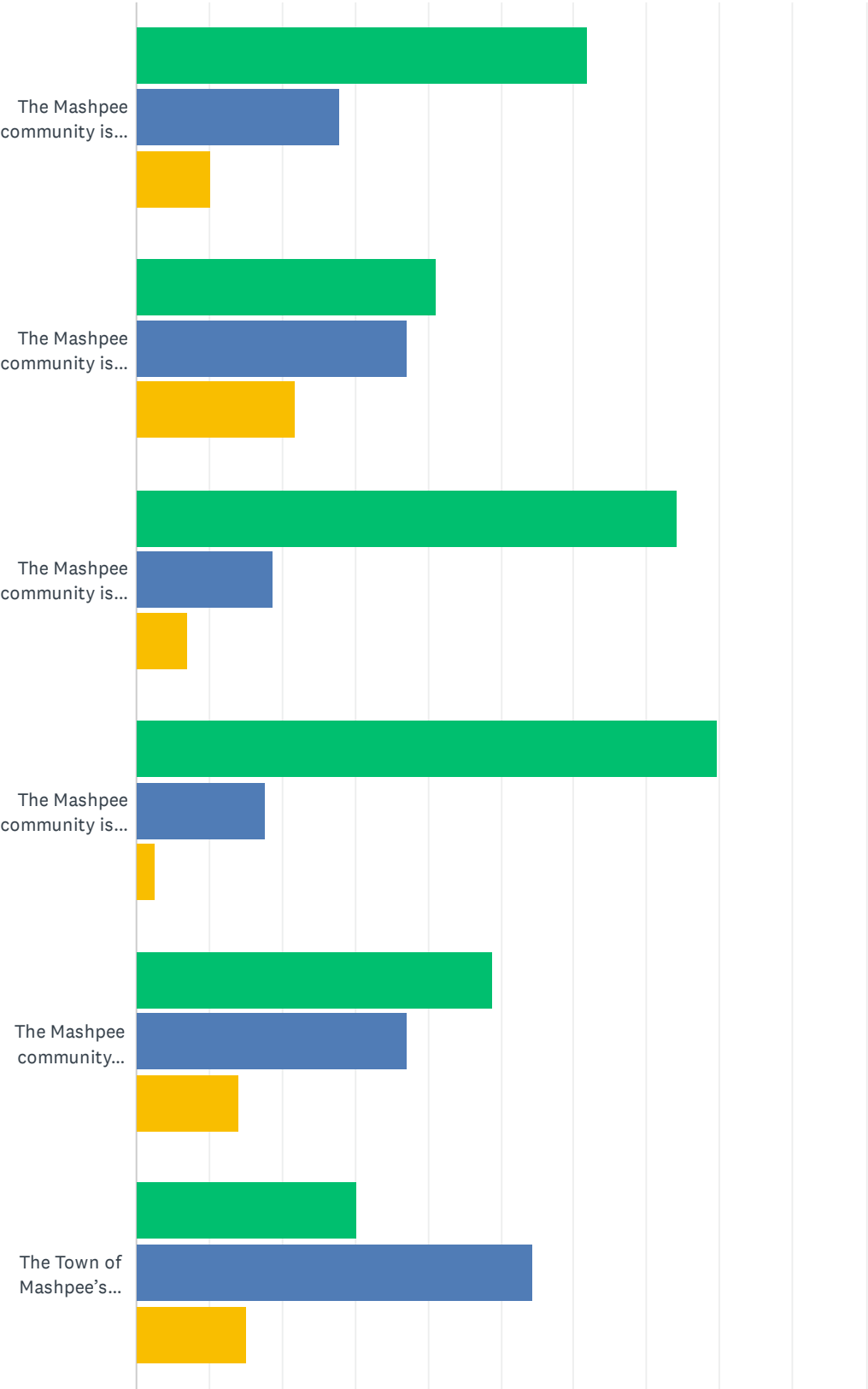
#	OTHER (PLEASE SPECIFY)	DATE
1	also wanted "attracting families w/children"; "helping people stay in community as they age"; and "encouraging housing/lodging for seasonal employees"	11/6/2023 12:29 PM
2	When I say 'encouraging year-round housing' I don't mean by mandate. Taxes are my single highest monthly expense. Perhaps tax incentives for full time resident ADUs would serve the community and the intention better.	10/20/2023 9:30 AM
3	Any large-scale developopments are 100% affordable. we have an affordability problem, not a quantity of houses issue. Initiatives to help people afford the maintenance of their homes so they arent displaced.	10/17/2023 1:37 PM
4	Do not further develop through low income housing until the town's infra structure is completed. We don't need more people that can't afford to live here. Complete sewage, refuse disposal and water projects	10/17/2023 1:13 PM
5	way too much traffic as it is on lowell road BIG mistake considering any more housing on this road	10/13/2023 2:21 PM
6	Encouraging housing/lodging for year round employees	10/11/2023 6:33 PM
7	No apartments or large building projects. Single family houses are fine.	10/4/2023 6:12 PM
8	Allow accessory dwelling units, allow portable, homeowner sized ground non rooftop solar units in property owner's yards. Work with all other towns to bring Verizon and other competition for cable to this side of the bridge	10/4/2023 9:57 AM
9	Build modern! Enough NIMBYs we're living in the 21st century!!!	10/4/2023 1:17 AM
10	Creating single family housing such as 'habitat' housing, where residents have a yard and proper living space for children. Children should not have to live in subsidized apartments.	9/27/2023 11:00 AM

## Mashpee Housing Production Plan Survey

11	Working with all other towns on the Cape concerning affordable housing. Every town should be working together on this and not individually.	9/23/2023 2:22 AM
12	It is critical to build more Affordable and affordable housing and to ensure that this housing is dense with appealing landscaping, open space, and common social areas for adults and children. Any future housing should be located in areas that have private wastewater or will be sewerred. I was impressed by models presented during the One Cape conference. Form-based housing will keep new housing looking like Mashpee!	9/21/2023 7:00 PM

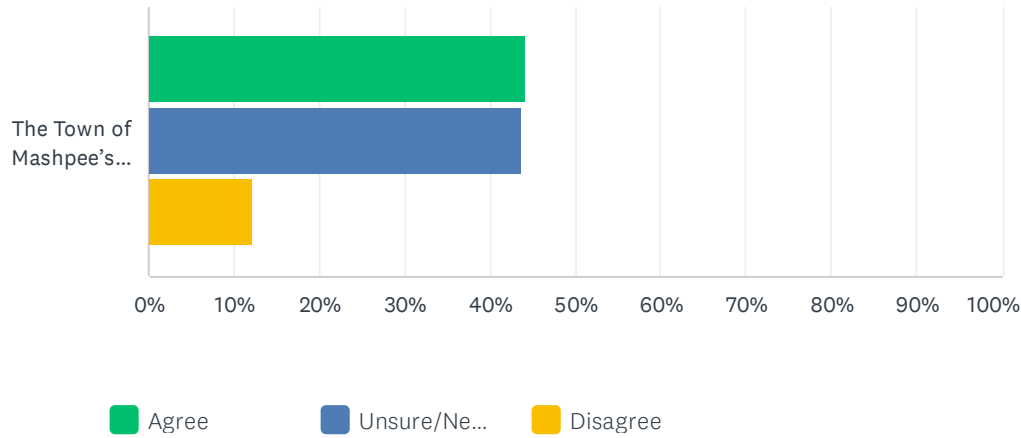
Q28 Please check off the box in each column that indicates your thoughts about each statement.

Answered: 273    Skipped: 45





## Mashpee Housing Production Plan Survey



	AGREE	UNSURE/NEUTRAL	DISAGREE	TOTAL	WEIGHTED AVERAGE
The Mashpee community is welcoming to people all of races, ethnicities, and cultural backgrounds.	61.90% 169	27.84% 76	10.26% 28	273	1.48
The Mashpee community is welcoming to people of all socioeconomic backgrounds.	41.18% 112	37.13% 101	21.69% 59	272	1.81
The Mashpee community is welcoming to families with children.	74.17% 201	18.82% 51	7.01% 19	271	1.33
The Mashpee community is welcoming to older adults.	79.70% 216	17.71% 48	2.58% 7	271	1.23
The Mashpee community prioritizes natural resource protection and environmental stewardship.	48.90% 133	37.13% 101	13.97% 38	272	1.65
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to social equity.	30.37% 82	54.44% 147	15.19% 41	270	1.85
The Town of Mashpee's bylaws, regulations, and policies demonstrate a commitment to natural resource protection and environmental stewardship.	44.07% 119	43.70% 118	12.22% 33	270	1.68

#	PLEASE FEEL FREE TO EXPLAIN YOUR ANSWERS:	DATE
1	The town and the state claim they want to clean up the waters and rivers but it was the Feds that made them. Just look around at all the building on the water with basic septic systems not the new age ones that would help reduce pollution and further more there are thousands of homeowners with failing and job title 5 systems that should be made by the health department to update	11/1/2023 7:32 AM
2	The current regulations are effective yet there is a push to further regulate and is some instances, completely block controlled growth.	10/30/2023 11:26 AM
3	Historically, Mashpee has failed on many of these questions	10/29/2023 8:10 PM
4	Voting policies are corrupt and need better enforcement. Need to show identification and only allow people who list the address of Mashpee on their identification to vote not coming from over the bridge or Yarmouth to vote to support specific group initiatives	10/28/2023 6:38 PM
5	Mashpee is divided by groups who are misinformed and do not have time or interest in changing. There are not enough informed people on important boards	10/28/2023 11:19 AM
6	I would like to see more preservation. Raise and replace in Popponesset and New Seabury is out of control. It should stick to the original footprint	10/27/2023 10:28 AM
7	I think there's room for improvement with the various groups in Mashpee. More involvement with the Wampanoag for example. I think we could be more united once we stop blaming each other for the past.	10/26/2023 4:16 PM

## Mashpee Housing Production Plan Survey

8	Mashpee should have/support a program for first-time homebuyers (minorities)	10/26/2023 2:07 PM
9	I honestly don't know, but get a sense that there's a lot of friction with the Wampanoag Tribe. Also see mostly white faces, so either others can't afford or don't feel welcome in Mashpee.	10/25/2023 10:44 AM
10	I have no experience with questions 1-3 or 6 so would not presume to answer. My 'yes' to questions 5 and 7 means we're working on it!	10/20/2023 9:30 AM
11	Restrictions on ADUs and especially trailers/RVs, tiny homes on wheels as lost cost alternative	10/19/2023 12:46 PM
12	Affluent seniors or wealthy families connects the Mashpee community	10/18/2023 7:54 PM
13	Mashpee is being lead by a small group of anti development, anti developer, anti broker, group of people who are operating under the guise of caring about our water quality. We all care about our water and the environment. The planning board is out of control.	10/18/2023 6:42 PM
14	-	10/18/2023 12:03 PM
15	For the most part we are green but we as a community could be doing a lot better	10/17/2023 5:32 PM
16	Mashpee is a beautiful Ocean town that cannot afford to increase its population, particularly with respect to people who cannot afford to live here and contribute to the development costs of infra structure through increased property tax assessments.	10/17/2023 1:13 PM
17	taxes in Mashpee way too high how can people with children and aging on limited income afford anything personally you are taxing any kind of people out of mashpee lower the TAXES	10/13/2023 2:21 PM
18	Mashpee in 2023 has improved since I moved here in 2001 when QVC condo was white, retired and has many snow-birds. In 2023, QVC is now diverse both ethnically and in terms of income, we have children and are more community oriented. Goods and services are better from Mashpee Commons and Falmouth to Hyannis with Trader Joes and Whole Foods.	10/12/2023 12:27 PM
19	Cant say I know much about town bylaws. I think the community is unwelcoming towards lower income folks	10/11/2023 6:33 PM
20	Mashpee's zoning ensures that housing production remains minimal and the only type of housing that may be developed is luxury detached houses in greenfield sprawl. It makes housing unaffordable, destroys the environment, and forces people into rely on cars for transportation which is also hyper expensive (owning a car costs, on average, \$10000 a year). Mashpee's policies are anti-child by making it dangerous for them to leave their property, with no safe sidewalks, bikepaths, or access to playgrounds or schools without being driven there.	10/11/2023 9:07 AM
21	I have not lived in Mashpee to give my Opinion on the Micro culture of the town. However, based on observation and historical information and accounts, I believe the elected officials of town are very biased with respect to the natural resource protections/policies/environmental stewardship and the Mashpee Wampanoag Tribal community'	10/10/2023 4:30 PM
22	Protect Mashpee's undeveloped land. Please do not make Mashpee the Jersey Shore.	10/4/2023 6:12 PM
23	I think there may be some people who think that lower income families/individuals are not good. That is wrong and there is too much gentrification in areas of mashpee the give that impression. We need diversity on every level and equal access. Just because you don't have money doesn't mean you should be excluded from society. There is no access to affordable living on Cape Cod but Mashpee could be that change.	10/4/2023 1:13 PM
24	Developers build large, luxury housing that people who work here cannot afford. Market rate apartment rents are out of reach for many people who work here. If we build more luxury housing and lots of apartments whose rates are "market rate" it will increase the population but not help the people who work here.	10/4/2023 10:22 AM
25	However, while we all love the planet and 99% of us are good stewards, the erosion of private property rights is getting worse and needs to be addressed.	10/4/2023 9:57 AM
26	Corrupt!!!!!!!!	10/4/2023 1:17 AM
27	It is the lack of enforcement of bylaws, regulation and policies that has created our current situation	10/3/2023 11:06 PM
28	Mashpee waters are completely polluted from residential development. With mats of green	10/3/2023 8:33 PM

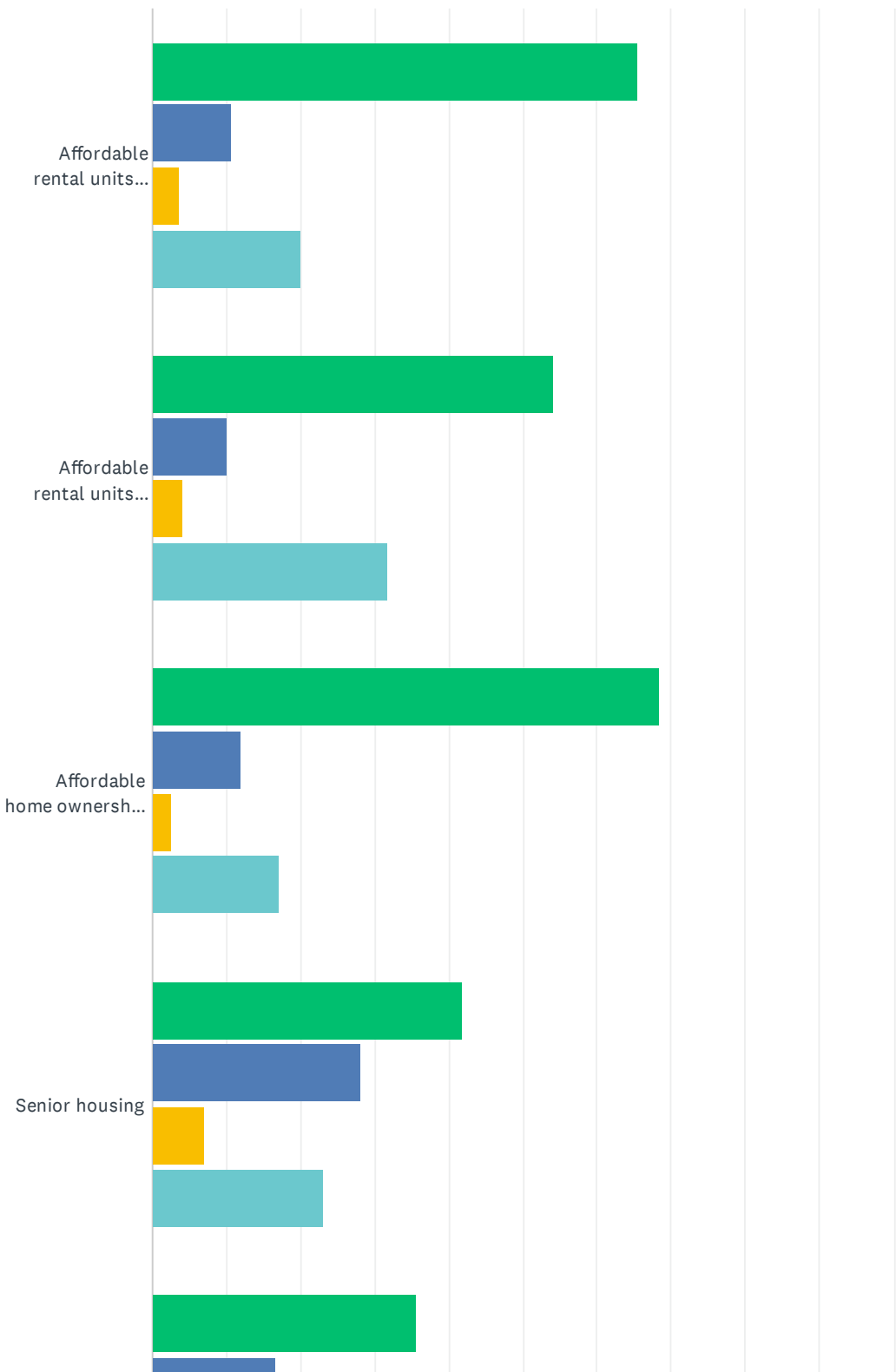
## Mashpee Housing Production Plan Survey

algae floating in our rivers and bays how can anyone promote more development?

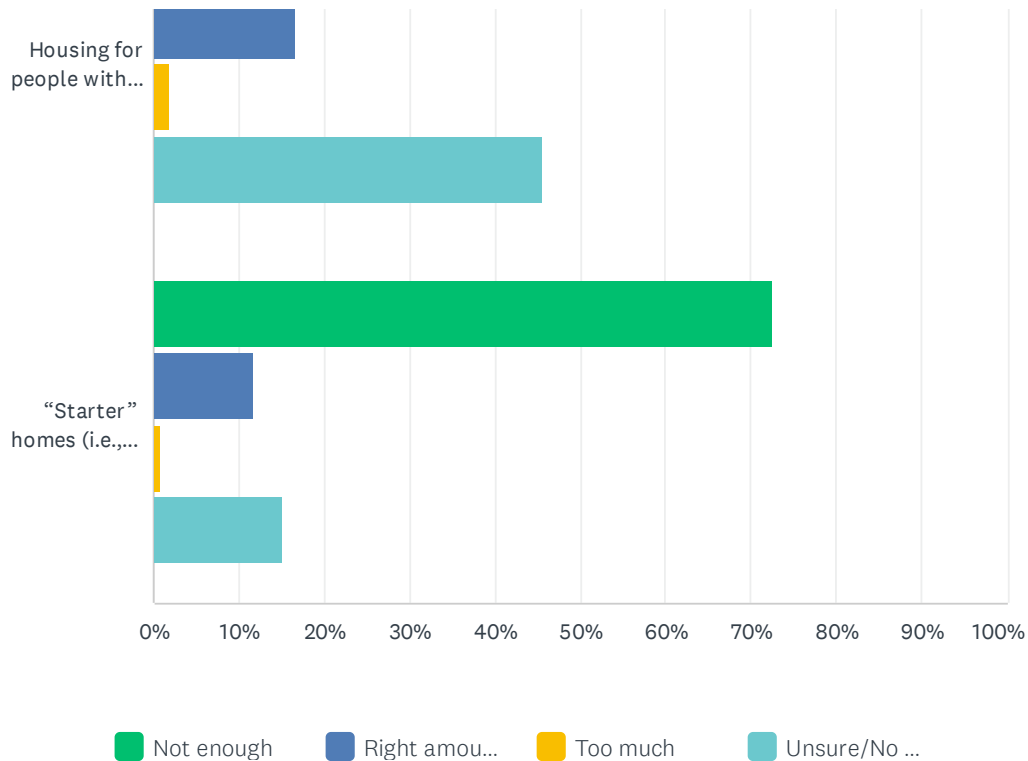
29	Mashpee caters to rich white people who live in new seabury and tourists. Our water, everthung in and around it is dying and nobody cares. Nobody will care until it is too late. Having big boats on the docks and invasive green grassy lawns is prioritized. The water here is poison. Select board had no issue recommending more land for the cemetery, but won't help with any other issues like housing, rights of nature, etc. The message from the community is loud and clear that they'd rather see all the natives buried, than to create a safe, affordable and sustainable community for everyone. Including natives, young adults, and elderly	10/3/2023 1:33 PM
30	The bulk of Mashpee tax dollars allocated towards the schools, when most of the population are senior citizens. Money would be better spent working on social services or at sent to the Council on Aging.	9/27/2023 11:13 AM
31	The Mashpee planning department is committed to building subsidized housing at any cost to citizens. They try to justify building high density apartments on inappropriate, small parcels which will saturate the groundwater with nitrogen, and expose children to heavy commercial traffic. They justify such poor decisions based on the housing "crisis". This word "crisis" is overused. Single family housing is more appropriate.	9/27/2023 11:00 AM
32	There are areas that are environmentally fragile... not protected( Quashnet valley country club)	9/26/2023 7:10 PM
33	Some individuals in the community aggressively refuse to accept others who are different from them in any way. Public behavior by some that was rejected by most just a few years ago is mow responded to by silence. A very good place has become less friendly and welcoming. The Town government and most community members don't feel this way, but the few are allowed to make life miserable for the many. That's unfortunate—almost criminally so.	9/26/2023 2:33 PM
34	The major driver in my response to this survey question is that there is a difference between what Town Government states as its intentions and its priority with regard to the importance of affordable housing, and the reality of what is needed to live here in terms of the severity of this problem and the number of families it affects, i.e., almost half of the town. For example, I would agree with the first 3 statements above if I consider the official dialog among officials, as well as what residents say they want in public forums. However, the commitment of needed funds and the lack of available infrastructure to expedite the actions needed to carry out the stated priorities are not consistent with the favorable dialog that exists in the Mashpee community. Bluntly put, more is needed in the sense of putting the money where the mouth is.	9/25/2023 4:30 PM
35	Continuous non-stop development when our waters are already trashed does not equate to environmental stewardship. Until sections of town are sewerred, why are we continuing to build there???	9/25/2023 2:52 PM
36	Whatever is in place to protect natural resources and offer environmental stewardship is weak. And even that is not enforced and the Planning Board could do better and the ZBA is a joke in factoring in protection of environment and natural resources. DO BETTER MASHPEE.	9/22/2023 11:33 AM
37	I love this community but believe we all have more work to do to effectively welcome and support the needs of all. Our schools do a good job in this regard!	9/21/2023 7:00 PM
38	there need to be less incentives for rich people with disposable income or large corporation to purchase tons of homes and rent them out for profit. Even small landlords are being pushed out. Govenment needs to be the unpopular guy and make the 1 percent pay their share after decades of shirting around paying their fair share into the housing economy to stimulate growth or turnover for anyone but themselves. Housing is a right now a commodity to be bought and sold to the highest bidder.	9/21/2023 1:18 PM

Q29 Do you think Mashpee has too much, too little, or just the right amount of the following specialized categories of housing? Please check off the box in each column that indicates your answer.

Answered: 273    Skipped: 45



## Mashpee Housing Production Plan Survey



	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Affordable rental units for individuals or smaller households (1-4 people)	65.56% 177	10.74% 29	3.70% 10	20.00% 54	270
Affordable rental units for larger households (5+ people)	54.10% 145	10.07% 27	4.10% 11	31.72% 85	268
Affordable home ownership opportunities	68.52% 185	11.85% 32	2.59% 7	17.04% 46	270
Senior housing	41.85% 113	28.15% 76	7.04% 19	22.96% 62	270
Housing for people with disabilities	35.69% 96	16.73% 45	1.86% 5	45.72% 123	269
“Starter” homes (i.e., typically a smaller home someone can afford to buy as their first home)	72.56% 193	11.65% 31	0.75% 2	15.04% 40	266

#	PLEASE FEEL FREE TO EXPLAIN YOUR ANSWERS:	DATE
1	Catering to the rich in New Seabury charge them a surcharge and hep those less fortunate	11/1/2023 7:32 AM
2	There are no affordable starter homes. We purchased our starter home in mashpee back in 1993 for \$59,900 after renting homes for 10 years ranging from \$500-\$600/month. We then purchased a lot of land where we currently reside for \$35,000 in 1999. We sold our starter home in 2000 for \$129,900 and built our present day home ourselves on our lot for under \$200,000 with an accessory apartment above our garage in the hopes of having income in our retirement years and we have paid off our mortgage this year. It is a good feeling not to have a mortgage payment anymore but we still have monthly & yearly expenses for the home such as homeowners insurance \$4,000/year (used to be \$2,000 but we were told no one wants to insure a home with and apartment attached anymore), RE taxes \$4,122/year, utilities approximately \$4,000/year so we still need approximately \$1,000/month put aside to pay these yearly expenses for our home not to mention a new roof (\$14,500 in 2022, new appliances \$5,500 in 2021, new water heater for accessory apartment \$4,500 in 2023, new furnishings and refurbishment for apartment \$8,500 in 2021) so we have used quite a bit of our savings over	10/30/2023 2:58 PM

## Mashpee Housing Production Plan Survey

the past few years and we are not looking forward to having to come up with more money when the new sewerage comes into our neighborhood. So no one is ever free of monthly payments but I know we would not be in as good a financial shape as we are now in our early retirement years if we had to pay over \$350,000 for our first starter home.

3	Mashpee is no longer affordable	10/29/2023 8:10 PM
4	No such thing as a starter home anymore with current economy	10/28/2023 6:38 PM
5	we need more affordable housing - but not to the detriment of poor location choices.	10/26/2023 4:16 PM
6	I work for Elder Services; not enough housing	10/26/2023 3:55 PM
7	huge demand in all categories with very limited supply	10/26/2023 2:46 PM
8	see 22	10/26/2023 12:51 PM
9	Questions 3 and 6 highlight a problem, but the solution is muddled by the fact that there is no land to build on. In the 1950s, a man named William Levitt built affordable tract housing in PA, NJ and NY, but there is no land here to do that. High density housing here would turn our landscape into Miami Beach (Google Miami Beach Skyline) and most residents don't want that. High speed rail service from off-Cape vicinities where land for affordable housing tracts is available would provide a regional solution.	10/20/2023 9:30 AM
10	I would separate my lease and buy a one bedroom house in the 300-400 range at this point, but those just don't exist.	10/18/2023 12:35 PM
11	Housing in general is in crisis here and all over! Our parents dreams of a modest home with a little white fence are an almost impossibility in this capitalist one percent'great' America!	10/17/2023 5:32 PM
12	Less housing development. Less people.	10/17/2023 1:13 PM
13	since COVID everything has gone way too high disgusting everyone has gone on the band wagon why arent people working wher are they getting their money	10/13/2023 2:21 PM
14	Mashpee is not unique in lacking affordable housing but has along with Massachusetts the opportunity to change this for the better of every economic class. Let's lead the nation.	10/12/2023 12:27 PM
15	Mashpee has far too little housing of all types. More market rate housing means more property taxes which means more capacity to support town-level affordable housing production, increased amenities (like sidewalks and playgrounds), and services (such as sewers)	10/11/2023 9:07 AM
16	I am 32 years old working full time and I have two small children. I am thankful enough to have a voucher, but I ultimately would love to buy a home. I just don't have the financial means or resources to buy in Mashpee nor on the cape.	10/10/2023 8:22 PM
17	In researching places to live the opportunities and choices are next to unavailable or none at all.	10/10/2023 4:30 PM
18	Not enough all around. There are too many homes for people who dont live year round and take take up too much space for being vacant most of the time. There is not enough homes of decent size for middle to low income. Plenty of elderly housing. We shouldn't have to rent from absent landlords or landlords who refuse to do their part of housing agreements.	10/4/2023 1:13 PM
19	The issue with starter homes is the cost to build, which in addition to typical market conditions, is higher because of the expense to conform to over regulation, zoning, conservation, septic, legal, etc.	10/4/2023 9:57 AM
20	Way too much focus on boomers and the silent generation	10/4/2023 1:17 AM
21	I May be wrong, but i think there's opportunities for elderly and disabled people to live in Mashpee. If you're just a regular person who can't afford to live here you're screwed	10/3/2023 1:33 PM
22	This community needs to do everything it can to stop investors from buying up smaller homes in order to make a killing in the VRBO vacation market. Those homes need to be made available to folks who merely want to be able to live where they work.	9/26/2023 2:33 PM
23	Unfortunately we don't have classified real estate ads with home prices	9/22/2023 2:07 PM
24	I believe we are building too many luxury homes, many for seasonal residents. I value what our seasonal residents and short term renters bring to our economy, AND I believe it is now	9/21/2023 7:00 PM

## Mashpee Housing Production Plan Survey

time to focus on full time residents-- this is what will keep Mashpee a community with a high quality of life for all.

25	<p>single family homes dominate residential areas while McMansions line our coast line, the little that we have in town. Changing zoning, having the town buy some of these million dollar properties in New Seabury and make them multi family affordable housing. Until the entitlement of the people who think normal individuals should be pushed out of their hometown realize they only have a home due to generational wealth or luck buying in the market years ago then things will change. Our community is divided by rich yuppies with multiple homes, families just hanging on working 40 plus hours a week to stay in a school system for their children and LITERAL homeless youth who sit in the Mashpee Commons with their tents waiting to sleep in the woods because it is their only option. Meanwhile the same Commons has STILL yet to make good on a promise of anything remotely affordable for people like the aforementioned. Children of longtime residents who want to survive cant and living in a basement forever isnt a fun option so everyone is leaving and it wont change until attitudes change or rich old people die and have no one to leave their land to but the town cause the same homes become occupied with the dead guys kids for generations and they will bitch about the town endlessly to get their way to maintain their "family summer home" passes down for generations when they turn around and rent the same one for three days for \$5,000. This town is screwed without major changes no one can live here making less than \$75,000 is even and the still you cant live alone</p>	9/21/2023 1:18 PM
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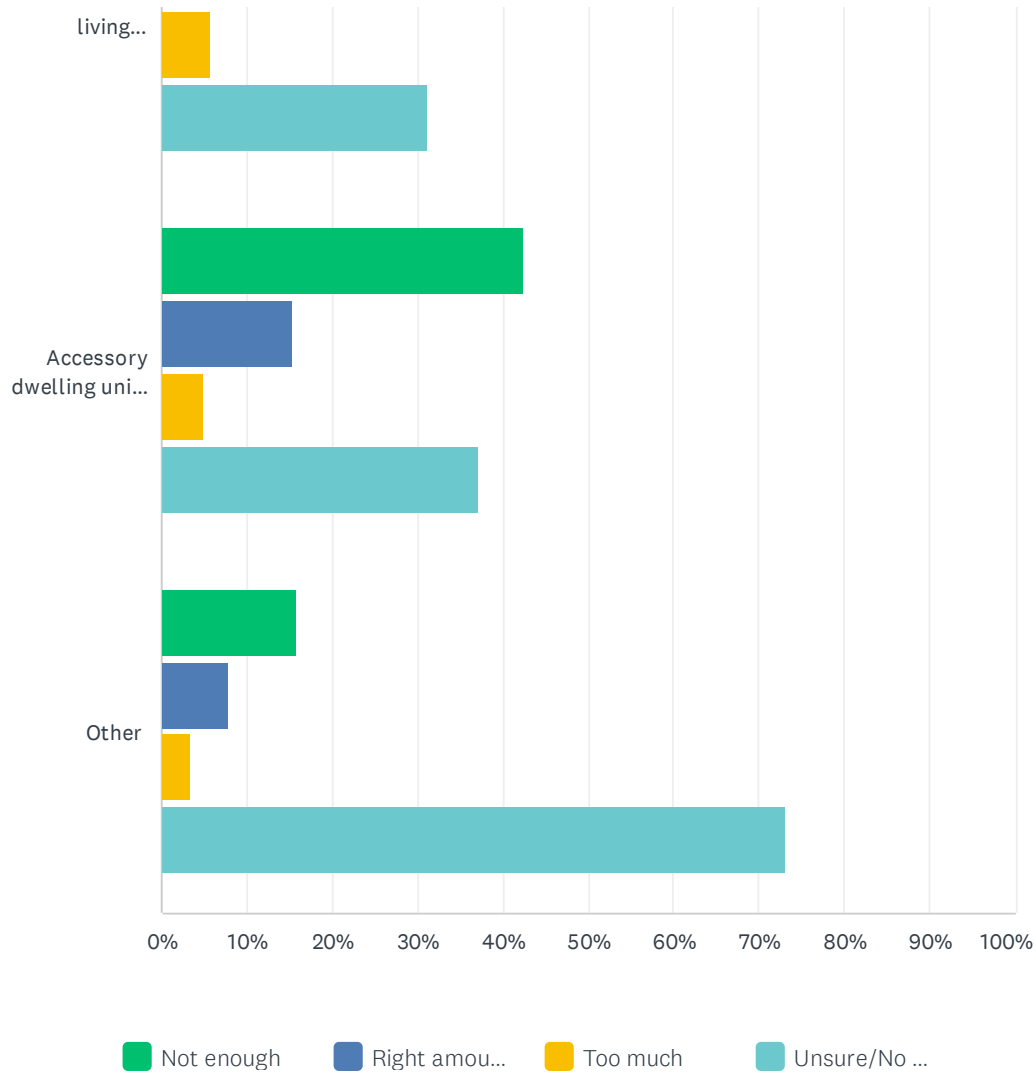
Q30 Do you think Mashpee has too much, too little, or just the right amount of the following types of housing?

Answered: 271    Skipped: 47





## Mashpee Housing Production Plan Survey



	NOT ENOUGH	RIGHT AMOUNT	TOO MUCH	UNSURE/NO OPINION	TOTAL
Single family (detached)	27.17% 72	44.53% 118	13.21% 35	15.09% 40	265
Duplexes	38.46% 100	18.85% 49	6.54% 17	36.15% 94	260
Condominiums	24.43% 64	40.84% 107	16.41% 43	18.32% 48	262
Multi-family	42.53% 111	18.39% 48	8.05% 21	31.03% 81	261
Assisted living facilities	26.14% 69	37.12% 98	5.68% 15	31.06% 82	264
Accessory dwelling units (smaller dwelling unit within or adjacent to single-family house)	42.53% 111	15.33% 40	4.98% 13	37.16% 97	261
Other	15.73% 14	7.87% 7	3.37% 3	73.03% 65	89

#	PLEASE FEEL FREE TO EXPLAIN YOUR ANSWERS:	DATE
1	we are over built. Reduce second-home ownership.	11/16/2023 10:26 AM

## Mashpee Housing Production Plan Survey

2	The unfortunate truth is many homes are now seasonal/2nd homes or rentals	10/29/2023 8:10 PM
3	Take away ADU rental restrictions. Would be ADU developers will spend their money elsewhere with too much regulation. Let them profit from it as they best see fit.	10/27/2023 2:12 PM
4	senior	10/26/2023 3:12 PM
5	small home communities or studio types	10/26/2023 12:51 PM
6	Enough for what?	10/20/2023 9:30 AM
7	I think it is time to reassess how we think of "high density" buildings. If we can agree that a housing crisis exists because of a shortage of housing, higher density is the best way to preserve our open space and address the crisis. The solution to a supply shortage is to build more, by building in a higher density it reduces the amount of space dedicated to meeting our housing needs while maximizing the usage. Every duplex built reduces the amount of roads we have to clear trees to build. Additionally, it is financially advantageous because it reduces the total length of sewer we need to build to adequately capture the nitrogen load imposed from building. There is a reason the sewer commission elected to go to Sea Oaks in phase one. Finally, by building denser close to amenities we reduce traffic by reducing the vehicle miles traveled to run daily errands.	10/19/2023 7:22 PM
8	Specify other	10/18/2023 7:54 PM
9	Probably need more workforce housing and senior housing. The wait to get into senior housing is way too long.	10/18/2023 12:50 PM
10	Nursing homes/rehabs	10/18/2023 12:03 PM
11	PROGRAMS FOR WORKING SENIORS LIKE MYSELF i AM ONE OF THE LUCKY ONES BUT NOT EVERYONE IS	10/13/2023 3:11 PM
12	just lower the prices or we will have too much homeless do your jobs	10/13/2023 2:21 PM
13	Do not want affordable housing developments	10/12/2023 7:09 PM
14	Cape Cod is primarily owner-occupied homes with very few rentals and a few more condos.	10/12/2023 12:27 PM
15	Tough balancing act required of maintaining Cape Cod charm and affordable housing. However often overlooked: a lack of affordable housing = no workforce = struggling businesses = not charming for patrons of local restaurants, stores, and other businesses	10/11/2023 6:33 PM
16	Mashpee needs more of everything. In particular, Mashpee needs to eliminate or greatly reduce minimum lot sizes, frontage requirements, setback requirements, and parking requirements to allow small-lot single family homes, townhomes, and 4-6 unit apartment complexes on already developed land.	10/11/2023 9:07 AM
17	It would be a progressive change to create tiny home communities as a sustainable alternative to the traditional style of housing.	10/10/2023 4:30 PM
18	Please no more apartments.	10/4/2023 6:12 PM
19	Too many gated communities (physically or socially) too many empty houses while people are homeless. This is getting ridiculous.	10/4/2023 1:13 PM
20	If we increase our available housing stock by 200% it won't matter if it's still priced out of reach.	10/4/2023 10:22 AM
21	Smaller newer ranches as starter or retirement homes	9/26/2023 7:10 PM
22	I just don't have enough understanding of the specifics to comment here. Would need to know where the pressure points lie, but I don't.	9/26/2023 2:33 PM
23	Regarding condominiums, the ones that exist do not meet the need, i.e., are not affordable and difficult to produce and finance for an affordable cost.	9/25/2023 4:30 PM
24	We're building way too much which is feeding into our antiquated water system	9/22/2023 2:07 PM
25	Accessory dwelling units, while well-intentioned, are a slippery slope. Mashpee does not need more ADUs attached to luxury seasonal homes.	9/21/2023 7:00 PM

## Q31 What are the top five most significant barriers to affordable housing in Mashpee? Please keep your answers to short phrases.

Answered: 215 Skipped: 103

ANSWER CHOICES	RESPONSES
Barrier #1	100.00% 215
Barrier #2	86.05% 185
Barrier #3	66.05% 142
Barrier #4	47.44% 102
Barrier #5	35.35% 76

#	BARRIER #1	DATE
1	greed	11/16/2023 10:38 AM
2	Cost of living	11/8/2023 9:10 PM
3	Affordability	11/7/2023 1:32 PM
4	Not enough affordable housing	11/4/2023 12:01 PM
5	Inventory	11/2/2023 9:31 AM
6	cost of housing	11/1/2023 12:12 PM
7	No land to build	11/1/2023 7:33 AM
8	Price	10/31/2023 3:57 PM
9	I don't think there are any	10/31/2023 2:24 PM
10	Housing Prices Very Inflated	10/31/2023 9:01 AM
11	Financial	10/30/2023 5:14 PM
12	Income	10/30/2023 4:09 PM
13	No affordable buildable lots	10/30/2023 3:02 PM
14	Opportunity not there	10/30/2023 1:03 PM
15	Income	10/30/2023 11:47 AM
16	Housing cost	10/30/2023 11:32 AM
17	Town focus by a select minority on limiting any development	10/30/2023 11:28 AM
18	Cost and Availability	10/30/2023 11:21 AM
19	Cost of rent	10/30/2023 10:51 AM
20	Lack of housing	10/30/2023 10:16 AM
21	cost of housing	10/30/2023 8:48 AM
22	Seasonal rentals/investment properties	10/29/2023 9:04 PM
23	Zoning that discourages multi-family housing	10/29/2023 4:36 PM
24	construction costs	10/29/2023 3:17 PM
25	Price	10/29/2023 2:32 PM

# Mashpee Housing Production Plan Survey

26	Cost	10/29/2023 9:59 AM
27	cost	10/28/2023 9:09 PM
28	Land	10/28/2023 9:07 PM
29	lack of willingness of contractors for affordable housing	10/28/2023 8:39 PM
30	Second homes	10/28/2023 8:08 PM
31	Cost	10/28/2023 7:50 PM
32	Cost	10/28/2023 7:44 PM
33	Interest rates	10/28/2023 6:40 PM
34	Cost	10/28/2023 12:05 PM
35	planning board	10/28/2023 11:22 AM
36	money	10/28/2023 8:52 AM
37	Too many buyers can't afford even the cheapest properties	10/27/2023 2:19 PM
38	Politics and elected officials	10/27/2023 1:32 PM
39	Traffic increase	10/27/2023 10:28 AM
40	right area to build	10/27/2023 8:40 AM
41	senior housing	10/26/2023 4:21 PM
42	location	10/26/2023 4:16 PM
43	appropriate building space available	10/26/2023 4:10 PM
44	prices	10/26/2023 4:02 PM
45	prices	10/26/2023 3:55 PM
46	lists are too long	10/26/2023 3:22 PM
47	tax policies	10/26/2023 3:13 PM
48	income	10/26/2023 3:01 PM
49	roadways/safety	10/26/2023 2:54 PM
50	seasonal ownership	10/26/2023 2:32 PM
51	community opposition	10/26/2023 2:07 PM
52	lack of housing units	10/26/2023 2:02 PM
53	cost	10/26/2023 1:57 PM
54	price of land	10/26/2023 1:06 PM
55	high interest rates & inflation have caused prices to skyrocket	10/26/2023 12:35 PM
56	Low income community	10/26/2023 7:25 AM
57	location	10/25/2023 12:01 PM
58	availability of land	10/25/2023 10:44 AM
59	money	10/25/2023 10:36 AM
60	People stealing our lands with quick claim deeds	10/25/2023 5:28 AM
61	Not enough out reach	10/24/2023 9:55 PM
62	House price aimed for higher income	10/24/2023 5:10 PM
63	Housing cost	10/20/2023 8:23 PM

## Mashpee Housing Production Plan Survey

64	availability	10/20/2023 10:09 AM
65	You can't have it all ... environment and high density housing	10/20/2023 9:43 AM
66	Short term rentals	10/19/2023 7:24 PM
67	Price	10/19/2023 6:08 PM
68	Developers/builders maximizing profit	10/19/2023 2:46 PM
69	High cost of housing, utilities, etc.	10/19/2023 1:45 PM
70	Lack of affordable rent / low cost homes	10/19/2023 12:48 PM
71	House prices/interest rates out of control	10/19/2023 12:18 PM
72	Affordable	10/19/2023 11:10 AM
73	Not affordable	10/19/2023 10:57 AM
74	Zoning and Planning	10/19/2023 8:54 AM
75	too many mc mansions	10/19/2023 7:15 AM
76	Cost	10/18/2023 7:55 PM
77	Zoning. Rezone commercial areas to include	10/18/2023 6:44 PM
78	Cost of homes	10/18/2023 4:26 PM
79	Real estate cost inflation	10/18/2023 4:03 PM
80	not enough	10/18/2023 3:43 PM
81	Cost	10/18/2023 3:40 PM
82	Zoning does not allow for different types of buildings	10/18/2023 3:10 PM
83	cost	10/18/2023 1:48 PM
84	Space	10/18/2023 1:35 PM
85	My fiance and I make too much for the current affordable housing rate and too little to own a home.	10/18/2023 1:08 PM
86	too many second homes	10/18/2023 12:52 PM
87	Cost	10/18/2023 12:35 PM
88	Inventory	10/18/2023 12:18 PM
89	Make too much to qualify, not enough for Market	10/18/2023 12:04 PM
90	Price	10/18/2023 11:58 AM
91	affordable land	10/18/2023 11:55 AM
92	Price	10/18/2023 11:47 AM
93	Unsure	10/18/2023 11:18 AM
94	Poverty/ High rent/unlivable wages	10/17/2023 5:35 PM
95	Availability	10/17/2023 4:08 PM
96	Cost	10/17/2023 3:42 PM
97	40B is an illusion of affordability and allows all units to count towards the towns affordable goals but they aren't actually all affordable. All new developments need to be affordable.	10/17/2023 1:40 PM
98	cheaper rent	10/17/2023 1:26 PM
99	Lack of resources because of a need to fund development of infrastructure	10/17/2023 1:16 PM
100	Land cost and availability	10/17/2023 12:05 PM

# Mashpee Housing Production Plan Survey

101	Not enough available units to rent year round.	10/17/2023 11:28 AM
102	Lot zoning size	10/16/2023 6:43 PM
103	Lot zoning size - too large	10/16/2023 6:43 PM
104	Money	10/16/2023 6:29 PM
105	Work place	10/14/2023 12:31 PM
106	Not enough homes with first floor bedrooms and baths	10/14/2023 10:31 AM
107	Pricing, affordable housing	10/14/2023 10:05 AM
108	Land use	10/13/2023 9:50 PM
109	People don't want them	10/13/2023 6:26 PM
110	Land costs	10/13/2023 4:47 PM
111	LACK OF AFFORDABLE RENTALS	10/13/2023 3:12 PM
112	Price	10/13/2023 2:08 PM
113	Inventory of available housing	10/13/2023 10:30 AM
114	summer only/part time residents	10/12/2023 10:35 PM
115	Amount	10/12/2023 4:42 PM
116	Housing prices	10/12/2023 3:23 PM
117	Location	10/12/2023 3:08 PM
118	Jobs not enough of decent paying jobs in Mashpee	10/12/2023 1:26 PM
119	too much traffic	10/12/2023 1:03 PM
120	Income	10/12/2023 12:30 PM
121	Taxes	10/12/2023 11:47 AM
122	traffic	10/12/2023 11:39 AM
123	Cost of land	10/12/2023 11:34 AM
124	Low availability	10/12/2023 11:23 AM
125	Cost	10/12/2023 10:57 AM
126	Purchase Price	10/12/2023 9:53 AM
127	trafic	10/12/2023 9:05 AM
128	General lack of housing inventory on CC	10/11/2023 6:36 PM
129	Affordable land	10/11/2023 6:11 PM
130	rents are too high	10/11/2023 12:51 PM
131	Cost	10/11/2023 12:29 PM
132	High rental/housing prices	10/11/2023 10:45 AM
133	Zoning	10/11/2023 9:09 AM
134	Cost of single family homes	10/10/2023 11:28 PM
135	No income	10/10/2023 8:24 PM
136	Affordability pricing overall	10/10/2023 4:36 PM
137	Income	10/9/2023 3:10 PM
138	Cost	10/6/2023 4:44 PM

## Mashpee Housing Production Plan Survey

139	Market dominated by rich newcomers	10/5/2023 7:27 PM
140	Developers like Mashpee Common not honoring their promises to build affordable housing	10/5/2023 4:53 PM
141	No barriers	10/5/2023 9:53 AM
142	Mashpee Commons	10/5/2023 6:35 AM
143	Price, too expensive for what is offered	10/4/2023 1:15 PM
144	Developers prioritize building large luxury homes	10/4/2023 10:28 AM
145	Regulations, see previous comment	10/4/2023 9:59 AM
146	high prices	10/4/2023 8:39 AM
147	AirBnB, etc	10/4/2023 8:31 AM
148	Prices	10/4/2023 1:18 AM
149	Incomes that dl'd not keep up with price of housing	10/3/2023 11:41 PM
150	Select Board	10/3/2023 11:08 PM
151	Polluted waters due to over development	10/3/2023 8:35 PM
152	Greed	10/3/2023 4:23 PM
153	THE COST OF EVERYTHING ELSE	10/3/2023 11:15 AM
154	Short-Term Rentals	10/3/2023 10:01 AM
155	Zoning issues	10/2/2023 3:58 PM
156	Availability	10/2/2023 1:09 PM
157	Not enough housing	10/2/2023 11:06 AM
158	Traffic	10/2/2023 11:06 AM
159	Not near my property	9/30/2023 12:17 PM
160	Cost	9/29/2023 5:25 PM
161	Single family housing cost	9/28/2023 9:50 AM
162	Traffic congestion	9/28/2023 9:18 AM
163	Finding an area that doesn't crowd out the existing homes	9/28/2023 8:48 AM
164	Prices	9/28/2023 7:29 AM
165	available land	9/27/2023 12:37 PM
166	not enough professional jobs	9/27/2023 11:42 AM
167	Lack of rental properites - especially year round	9/27/2023 11:15 AM
168	High local and state taxes	9/27/2023 11:03 AM
169	Overdevelopment of million dollar homes	9/27/2023 10:55 AM
170	Income	9/27/2023 10:50 AM
171	Living wage	9/27/2023 10:22 AM
172	There isn't enough	9/27/2023 10:16 AM
173	Cost	9/27/2023 10:02 AM
174	LAND USE AND ZONING REGULATIONS	9/27/2023 10:01 AM
175	Too many large houses being built	9/27/2023 9:03 AM
176	Developments need to be spread through out Mashpee to avoid over saturation in any given area	9/26/2023 8:37 PM

## Mashpee Housing Production Plan Survey

177	Housing prices	9/26/2023 7:12 PM
178	Location of units	9/26/2023 6:16 PM
179	I do not see any. I work, I pay my bills	9/26/2023 4:29 PM
180	Income has not kept up with inflation	9/26/2023 3:52 PM
181	Sewers	9/26/2023 3:28 PM
182	NIMBY	9/26/2023 3:05 PM
183	Resistance by abutters—NIMYBY	9/26/2023 2:37 PM
184	Availability	9/26/2023 2:31 PM
185	To much conservation	9/26/2023 1:51 PM
186	Cost	9/26/2023 1:36 PM
187	Land, real estate, locations	9/26/2023 1:23 PM
188	Money	9/26/2023 12:59 PM
189	no opinion	9/26/2023 12:36 PM
190	Inventory	9/26/2023 12:34 PM
191	Cost	9/26/2023 12:30 PM
192	environment	9/25/2023 5:02 PM
193	Lack of any full time staff devoted to diverse affordable Housing options	9/25/2023 4:39 PM
194	Available land	9/25/2023 2:53 PM
195	Cost	9/23/2023 3:15 PM
196	Septic and sewage increase	9/23/2023 1:12 PM
197	Further impacts water quality	9/23/2023 11:32 AM
198	Not enough available	9/23/2023 11:09 AM
199	Environmental considerations, particularly water	9/23/2023 8:46 AM
200	Cost of housing	9/22/2023 8:23 PM
201	High rent/mortgage	9/22/2023 5:56 PM
202	lack of 40b developments	9/22/2023 4:58 PM
203	Over crowding	9/22/2023 2:09 PM
204	no idea	9/22/2023 11:33 AM
205	market inflation	9/22/2023 10:17 AM
206	Cost	9/22/2023 10:05 AM
207	Cost of land to build affordable housing	9/22/2023 8:58 AM
208	home prices in general	9/21/2023 7:04 PM
209	Planning board only focus is no development	9/21/2023 7:02 PM
210	Walkability	9/21/2023 6:45 PM
211	Too expensive	9/21/2023 4:21 PM
212	lack of inventory	9/21/2023 3:24 PM
213	land	9/21/2023 1:19 PM
214	Zoning Regulations	9/20/2023 4:15 PM



# Mashpee Housing Production Plan Survey

215	land access	9/19/2023 8:50 PM
#	BARRIER #2	DATE
1	envy	11/16/2023 10:38 AM
2	Lack of new housing	11/8/2023 9:10 PM
3	Structures	11/7/2023 1:32 PM
4	Seasonal second homes	11/4/2023 12:01 PM
5	Cost	11/2/2023 9:31 AM
6	availability	11/1/2023 12:12 PM
7	The tribe	11/1/2023 7:33 AM
8	I don't think we need any more affordable housing	10/31/2023 2:24 PM
9	Rules to strict on buildable lot	10/31/2023 9:01 AM
10	Availability	10/30/2023 5:14 PM
11	Availability	10/30/2023 4:09 PM
12	Excessive prices for building materials	10/30/2023 3:02 PM
13	Price	10/30/2023 1:03 PM
14	Avaliablilty of dwelling units	10/30/2023 11:47 AM
15	Avaliable land	10/30/2023 11:32 AM
16	NIMBYISM by those who have time to show up to town meetings	10/30/2023 11:21 AM
17	Cost of a house	10/30/2023 10:51 AM
18	Price	10/30/2023 10:16 AM
19	low wages on cape	10/30/2023 8:48 AM
20	Adu's used as short term rentals	10/29/2023 9:04 PM
21	Lack of public funding support development of A.H.	10/29/2023 4:36 PM
22	finding land	10/29/2023 3:17 PM
23	Availability	10/29/2023 2:32 PM
24	Availability	10/29/2023 9:59 AM
25	Property	10/28/2023 9:09 PM
26	Regulations	10/28/2023 9:07 PM
27	Air b and B	10/28/2023 8:08 PM
28	Availability	10/28/2023 7:50 PM
29	Taxes	10/28/2023 6:40 PM
30	Availability	10/28/2023 12:05 PM
31	lack of civility and cooperation	10/28/2023 11:22 AM
32	mortgage rates	10/28/2023 8:52 AM
33	Too many regulations bar developers from developing new opportunities that are profitable, that neuters the opportunity.	10/27/2023 2:19 PM
34	affordable housing that is not congested with traffic, etc.	10/27/2023 8:40 AM
35	traffic	10/26/2023 4:16 PM
36	not on corner of Lowell Road and Old Barnstable!!!	10/26/2023 4:10 PM

# Mashpee Housing Production Plan Survey

37	prices	10/26/2023 4:02 PM
38	prices	10/26/2023 3:55 PM
39	not enough available	10/26/2023 3:22 PM
40	land use controls	10/26/2023 3:13 PM
41	amenities	10/26/2023 3:01 PM
42	water/septic vs. sewer	10/26/2023 2:54 PM
43	seasonal homeowners	10/26/2023 2:07 PM
44	strict regulations on ADUs	10/26/2023 2:02 PM
45	cost	10/26/2023 1:57 PM
46	homes too big (not necessary)	10/26/2023 1:06 PM
47	Senior citizens	10/26/2023 7:25 AM
48	sewer issue	10/25/2023 12:01 PM
49	natural resources (limited)	10/25/2023 10:44 AM
50	land	10/25/2023 10:36 AM
51	we should have options to claiming these land deeds	10/25/2023 5:28 AM
52	No Opportunity for the next generation youth/ adult	10/24/2023 9:55 PM
53	Jobs	10/24/2023 5:10 PM
54	Find house	10/20/2023 8:23 PM
55	eligibility, requirements meeting needs of truly qualified	10/20/2023 10:09 AM
56	Mashpee homeowners like the town the way it is and don't want its nature to change	10/20/2023 9:43 AM
57	Opposition to new construction	10/19/2023 7:24 PM
58	Inventory	10/19/2023 6:08 PM
59	Low average income compared to high avg housing cost	10/19/2023 2:46 PM
60	Getting folks to come out and work on problem areas	10/19/2023 1:45 PM
61	Lack of high paying jobs to cover rent	10/19/2023 12:48 PM
62	Wages need to be increased	10/19/2023 12:18 PM
63	Available	10/19/2023 11:10 AM
64	Zoning and Planning	10/19/2023 8:54 AM
65	poor land stewardship	10/19/2023 7:15 AM
66	Not enough space	10/18/2023 7:55 PM
67	Incentivise builders and developers	10/18/2023 6:44 PM
68	Insufficient affordable housing stock	10/18/2023 4:03 PM
69	availability - low inventory	10/18/2023 3:40 PM
70	Residents complain/protest new building so nothing gets built	10/18/2023 3:10 PM
71	inventory	10/18/2023 1:48 PM
72	too many homes above a million dollars value	10/18/2023 12:52 PM
73	Prioritizing Mix Use	10/18/2023 12:35 PM
74	Restrictive ADU policy	10/18/2023 12:18 PM

# Mashpee Housing Production Plan Survey

75	cost of building materials	10/18/2023 11:55 AM
76	location	10/18/2023 11:47 AM
77	Wealthy people taxing our resources	10/17/2023 5:35 PM
78	Location: walkable to shopping	10/17/2023 3:42 PM
79	down payments	10/17/2023 1:40 PM
80	more access to financial assistance	10/17/2023 1:26 PM
81	Population density is a problem. We have to many people who can't afford to live here.	10/17/2023 1:16 PM
82	Construction costs	10/17/2023 12:05 PM
83	Affordable housing for families.	10/17/2023 11:28 AM
84	AirBnb	10/16/2023 6:43 PM
85	Air BNB	10/16/2023 6:43 PM
86	Money	10/16/2023 6:29 PM
87	Price	10/14/2023 12:31 PM
88	Mortgage rates	10/14/2023 10:05 AM
89	Housing market	10/13/2023 9:50 PM
90	Construction costs	10/13/2023 4:47 PM
91	PRICING OF HOUSES	10/13/2023 3:12 PM
92	Price	10/13/2023 2:08 PM
93	Cost	10/13/2023 10:30 AM
94	NIMBY/racism	10/12/2023 10:35 PM
95	Cost of living(utilities)	10/12/2023 4:42 PM
96	Housing Prices	10/12/2023 3:23 PM
97	Strain on existing infrastructure	10/12/2023 3:08 PM
98	Transportation we need more busses and routes	10/12/2023 1:26 PM
99	security	10/12/2023 1:03 PM
100	Age	10/12/2023 12:30 PM
101	Income sales tax	10/12/2023 11:47 AM
102	safety on roads	10/12/2023 11:39 AM
103	Resistance to modular homes	10/12/2023 11:34 AM
104	The cost of rent	10/12/2023 11:23 AM
105	Perceived design	10/12/2023 10:57 AM
106	Mortgage Interest Rates	10/12/2023 9:53 AM
107	safety	10/12/2023 9:05 AM
108	Rentals that are winter only/lucrative short term summer rentals	10/11/2023 6:36 PM
109	Cost of building materials	10/11/2023 6:11 PM
110	Employment	10/11/2023 12:29 PM
111	Too many short term rentals	10/11/2023 10:45 AM
112	Discretionary review	10/11/2023 9:09 AM

## Mashpee Housing Production Plan Survey

113	No affordable rentals available to individuals or families not able to buy housing	10/10/2023 11:28 PM
114	Very little income	10/10/2023 8:24 PM
115	Cost of materials to build housing	10/10/2023 4:36 PM
116	Available	10/9/2023 3:10 PM
117	Employment	10/6/2023 4:44 PM
118	Builders only build trophy homes for rich newcomers	10/5/2023 7:27 PM
119	The problem is not just in Mashpee, this is a national problem with corporations buying up houses	10/5/2023 4:53 PM
120	New seabury	10/5/2023 6:35 AM
121	Internet costs	10/4/2023 1:15 PM
122	Apartment complexes charge "market rent" which is unaffordable	10/4/2023 10:28 AM
123	Market conditions lack of supply vs demand	10/4/2023 9:59 AM
124	not enough multi-family	10/4/2023 8:39 AM
125	previous year-round properties now being rented by the week	10/4/2023 8:31 AM
126	Prices	10/4/2023 1:18 AM
127	Very high priced short term rentals outpacing long term rentals	10/3/2023 11:41 PM
128	Planning Board	10/3/2023 11:08 PM
129	limited drinking water supply	10/3/2023 8:35 PM
130	Cash versus credit	10/3/2023 4:23 PM
131	Cost of living	10/3/2023 10:01 AM
132	Open Space Demands	10/2/2023 3:58 PM
133	Price	10/2/2023 1:09 PM
134	Politics	10/2/2023 11:06 AM
135	Safety	10/2/2023 11:06 AM
136	Availability	9/29/2023 5:25 PM
137	Year round employment with comparable salary for cost of living in Mashpee	9/28/2023 9:50 AM
138	Public housing in or adjacent to established estates	9/28/2023 9:18 AM
139	Year round resident priced out by seasonal buyers	9/28/2023 7:29 AM
140	contractors building AH	9/27/2023 12:37 PM
141	high cost of home ownership	9/27/2023 11:42 AM
142	Lack of workforce housing	9/27/2023 11:15 AM
143	Lack of work ethic	9/27/2023 11:03 AM
144	Lack of affordable housing and affordable rents for working community	9/27/2023 10:55 AM
145	Regulatory Restrictions	9/27/2023 10:50 AM
146	Available affordable housing inventory	9/27/2023 10:22 AM
147	Rents are incredibly high.	9/27/2023 10:16 AM
148	Availability	9/27/2023 10:02 AM
149	HIGH COST OF LIVING	9/27/2023 10:01 AM
150	Too many year round rentals turned into short term rentals	9/27/2023 9:03 AM

## Mashpee Housing Production Plan Survey

151	Development proposals submitted with excessive unit density	9/26/2023 8:37 PM
152	Salaries	9/26/2023 7:12 PM
153	we are looing to much green space	9/26/2023 4:29 PM
154	Not in my backyard mentality	9/26/2023 3:52 PM
155	Traffic safety - limited sidewalks	9/26/2023 3:28 PM
156	Not enough funding sources to draw from	9/26/2023 3:05 PM
157	Drawn out planning processes that encounter numerous obstacles	9/26/2023 2:37 PM
158	Rise in real estate values	9/26/2023 2:31 PM
159	Inventory	9/26/2023 1:36 PM
160	costs, funding	9/26/2023 1:23 PM
161	High interest rates	9/26/2023 12:59 PM
162	Not enough year round rentals available	9/26/2023 12:34 PM
163	Volume	9/26/2023 12:30 PM
164	quality of sites to develop	9/25/2023 5:02 PM
165	Structuring and supporting key Town committees and Boards with the resources they need to more effectively address the housing problem	9/25/2023 4:39 PM
166	Our already compromised waters	9/25/2023 2:53 PM
167	Availability	9/23/2023 3:15 PM
168	Water quality decrease	9/23/2023 1:12 PM
169	Financial burden on the town of Mashpee	9/23/2023 11:32 AM
170	Not affordable	9/23/2023 11:09 AM
171	Clusters of low income/ affordable housing, 209 Old Barnstable too close to Mashpee Village	9/23/2023 8:46 AM
172	Lack of inventory	9/22/2023 8:23 PM
173	High Property taxes	9/22/2023 5:56 PM
174	Lack of leadership by planning board	9/22/2023 4:58 PM
175	too many golf courses	9/22/2023 10:17 AM
176	Cost	9/22/2023 10:05 AM
177	lack of land for affordable housing	9/22/2023 8:58 AM
178	lack of smaller, affordable (small a) housing for families and older residents	9/21/2023 7:04 PM
179	Affordable housing committee not taking advantage of funding opportunities	9/21/2023 7:02 PM
180	Locations	9/21/2023 6:45 PM
181	Prioritizing 2nd homeowners rather than full time	9/21/2023 4:21 PM
182	companies purchasing family starter homes and using them for Air BnBs	9/21/2023 3:24 PM
183	negative attitudes toward more housing	9/21/2023 1:19 PM
184	Limited Infrastructure	9/20/2023 4:15 PM
185	stigmatism	9/19/2023 8:50 PM
#	<b>BARRIER #3</b>	<b>DATE</b>
1	covetousness	11/16/2023 10:38 AM
2	Lack of housing turnover	11/8/2023 9:10 PM

## Mashpee Housing Production Plan Survey

3	Year round job opportunities	11/4/2023 12:01 PM
4	Not in my back yard mentality	11/2/2023 9:31 AM
5	cost to feed	11/1/2023 12:12 PM
6	Non residents	11/1/2023 7:33 AM
7	I do believe that the Wampanoag tribe should have plenty of housing	10/31/2023 2:24 PM
8	Not enough income for average worker	10/31/2023 9:01 AM
9	Excessive labor costs	10/30/2023 3:02 PM
10	Taxes	10/30/2023 11:47 AM
11	Perspective buyers	10/30/2023 11:32 AM
12	Not enough housing types	10/30/2023 11:21 AM
13	Low paying jobs	10/30/2023 10:51 AM
14	increasing taxes	10/30/2023 8:48 AM
15	Lack of land to build	10/29/2023 9:04 PM
16	Need for creative financing for A.H. projects	10/29/2023 4:36 PM
17	mortgage rates	10/29/2023 3:17 PM
18	Accessibility	10/29/2023 9:59 AM
19	Access to shopping	10/28/2023 9:09 PM
20	Funding	10/28/2023 9:07 PM
21	Cash sales from rich	10/28/2023 8:08 PM
22	Easments	10/28/2023 6:40 PM
23	Amenities	10/28/2023 12:05 PM
24	miss information	10/28/2023 11:22 AM
25	The "I'll fry you in everyway I can" planning board (and some others) makes the town of Mashpee a no go zone for development, which makes affordable housing that much more unlikely.	10/27/2023 2:19 PM
26	unsuitable infrastructure (ie, sidewalks, lighting, paths)	10/26/2023 4:16 PM
27	not able to get mortgage	10/26/2023 4:02 PM
28	prices	10/26/2023 3:55 PM
29	rent is still too high	10/26/2023 3:22 PM
30	zoning ordinances	10/26/2023 3:13 PM
31	transportation	10/26/2023 3:01 PM
32	sidewalks	10/26/2023 2:54 PM
33	land	10/26/2023 2:07 PM
34	cost	10/26/2023 1:57 PM
35	4 or 5 story building not allowed	10/26/2023 1:06 PM
36	Families	10/26/2023 7:25 AM
37	loss of natural resources	10/25/2023 12:01 PM
38	building costs	10/25/2023 10:44 AM
39	zoning	10/25/2023 10:36 AM

## Mashpee Housing Production Plan Survey

40	homes or condominiums are over priced	10/25/2023 5:28 AM
41	Cost utilities and food etc.	10/24/2023 9:55 PM
42	People looking for affordable housing in Mashpee are rigid about what they want and demand others to provide for them rather than trying to find their own path.	10/20/2023 9:43 AM
43	Availability	10/19/2023 6:08 PM
44	Cost of materials	10/19/2023 2:46 PM
45	Lack of year round housing options with pets (dogs)	10/19/2023 12:48 PM
46	Summer rentals should only be allowed if they are by a beach	10/19/2023 12:18 PM
47	Greed	10/19/2023 11:10 AM
48	Zoning and Planning	10/19/2023 8:54 AM
49	poor use of existing housing stock	10/19/2023 7:15 AM
50	Cost	10/18/2023 7:55 PM
51	Educate developers on programs, financing, how to get it done	10/18/2023 6:44 PM
52	2nd home owner preference - outbidding	10/18/2023 3:40 PM
53	zoning vagaries	10/18/2023 1:48 PM
54	opposition to building new affordable housing	10/18/2023 12:52 PM
55	Zoning	10/18/2023 12:35 PM
56	community opposition	10/18/2023 11:55 AM
57	amount	10/18/2023 11:47 AM
58	Generational trauma	10/17/2023 5:35 PM
59	single incomes can not do it, you have to be coupled with another source of income	10/17/2023 1:40 PM
60	lack of an appreciation of basic economics.	10/17/2023 1:16 PM
61	Luxury housing/seasonal housing	10/17/2023 12:05 PM
62	Not enough affordable housing for seniors.	10/17/2023 11:28 AM
63	Corporations purchasing homes	10/16/2023 6:43 PM
64	Corporations purchasing homes to rent	10/16/2023 6:43 PM
65	Money	10/16/2023 6:29 PM
66	Taxes	10/13/2023 9:50 PM
67	Building regulations	10/13/2023 4:47 PM
68	HIGH INTEREST RATES	10/13/2023 3:12 PM
69	Not enough available	10/13/2023 2:08 PM
70	Internet prices	10/12/2023 4:42 PM
71	Housing prices	10/12/2023 3:23 PM
72	Housing Cost	10/12/2023 1:26 PM
73	Work opportunities	10/12/2023 12:30 PM
74	Insurance	10/12/2023 11:47 AM
75	Lack of incentives for duplexes and triplexes	10/12/2023 11:34 AM
76	The cost of owning a home	10/12/2023 11:23 AM
77	Cost of Electricity	10/12/2023 9:53 AM

## Mashpee Housing Production Plan Survey

78	qualiy of water	10/12/2023 9:05 AM
79	Lack of professional jobs with wages that support median house prices	10/11/2023 6:36 PM
80	Adequate septic solutions	10/11/2023 6:11 PM
81	Lack of year-round inventory	10/11/2023 10:45 AM
82	Minimum lot sizes	10/11/2023 9:09 AM
83	Income sources of year round residents does not match housing costs	10/10/2023 11:28 PM
84	Reference checks	10/10/2023 8:24 PM
85	Location and Land availability	10/10/2023 4:36 PM
86	Affordable	10/9/2023 3:10 PM
87	Length of waitlists	10/6/2023 4:44 PM
88	Land has already been overbuilt	10/5/2023 7:27 PM
89	Impact on the environment of more houses	10/5/2023 4:53 PM
90	Willow bend	10/5/2023 6:35 AM
91	Utilites	10/4/2023 1:15 PM
92	Our pay has not risen with the cost of housing	10/4/2023 10:28 AM
93	Inflation, mortgage rates	10/4/2023 9:59 AM
94	millionaires buying properties they don't intend to live in	10/4/2023 8:31 AM
95	Prices	10/4/2023 1:18 AM
96	Zoning Board	10/3/2023 11:08 PM
97	Sensitive environment such as wetlands, rivers, coastline	10/3/2023 8:35 PM
98	Land/Construction cost	10/3/2023 10:01 AM
99	Resident refusal	10/2/2023 3:58 PM
100	Maintenance	10/2/2023 1:09 PM
101	Density/congestion	10/2/2023 11:06 AM
102	Utility service cost	9/28/2023 9:50 AM
103	Increases to town expenses on maintenance	9/28/2023 9:18 AM
104	Houses seem to sell faster than people who work with children can see them	9/28/2023 7:29 AM
105	overall Town Planning	9/27/2023 12:37 PM
106	lack of choices of internet providers	9/27/2023 11:42 AM
107	Rising cost of living in Mashpee	9/27/2023 11:15 AM
108	Drug abuse	9/27/2023 11:03 AM
109	Bylaw does not have teeth to prevent gentrification, just allows contractors to do whatever they want.	9/27/2023 10:55 AM
110	Rich people driving up real estate prices	9/27/2023 10:22 AM
111	WEALTH AND INCOME INEQUALITY	9/27/2023 10:01 AM
112	Lack of infrastructure; no public sewer	9/27/2023 9:03 AM
113	Site selection & acquisition costs	9/26/2023 8:37 PM
114	Entry level job wages	9/26/2023 7:12 PM



# Mashpee Housing Production Plan Survey

115	Property costs	9/26/2023 3:28 PM
116	Lack of land	9/26/2023 3:05 PM
117	Time needed to get funding in place	9/26/2023 2:37 PM
118	Agreeable placement for housing	9/26/2023 2:31 PM
119	New buildouts	9/26/2023 1:36 PM
120	traffic flow, safety	9/26/2023 1:23 PM
121	Lack of different types of jobs	9/26/2023 12:59 PM
122	rental fee	9/26/2023 12:34 PM
123	Social bias	9/26/2023 12:30 PM
124	Organizing Town departments & boards to enable them to expedite actions related to the housing shortage	9/25/2023 4:39 PM
125	Lack of will	9/25/2023 2:53 PM
126	Traffic increase	9/23/2023 1:12 PM
127	Incremental financial burden on tax payers	9/23/2023 11:32 AM
128	Too much focus on single family detached	9/23/2023 11:09 AM
129	Traffic impact in already high traffic areas	9/23/2023 8:46 AM
130	Too many second homes	9/22/2023 8:23 PM
131	High utility rates/costs	9/22/2023 5:56 PM
132	Focus on conservation land	9/22/2023 4:58 PM
133	market not catered to families	9/22/2023 10:17 AM
134	Cost	9/22/2023 10:05 AM
135	lack of money	9/22/2023 8:58 AM
136	focus on high-end luxury homes and condos	9/21/2023 7:04 PM
137	Cost	9/21/2023 6:45 PM
138	no inventory due to 2nd homes	9/21/2023 4:21 PM
139	high rent	9/21/2023 3:24 PM
140	defining affordable to rich people	9/21/2023 1:19 PM
141	NIMBYism / Negative Percepitions	9/20/2023 4:15 PM
142	water quality	9/19/2023 8:50 PM
#	<b>BARRIER #4</b>	<b>DATE</b>
1	gluttony	11/16/2023 10:38 AM
2	Zoning and building restrictions/ regulations	11/8/2023 9:10 PM
3	Salaries	11/4/2023 12:01 PM
4	Politics. Keep the politics out	10/31/2023 2:24 PM
5	Cost of Living	10/31/2023 9:01 AM
6	High interest rates	10/30/2023 3:02 PM
7	Utility costs	10/30/2023 11:47 AM
8	Town year round population	10/30/2023 11:32 AM
9	Not enough rental housing	10/30/2023 11:21 AM

## Mashpee Housing Production Plan Survey

10	higher costs of everything on cape (food, utilities, gas)	10/30/2023 8:48 AM
11	cost to build	10/29/2023 9:04 PM
12	utility costs	10/29/2023 3:17 PM
13	Nimby	10/28/2023 9:07 PM
14	A	10/28/2023 8:08 PM
15	Cost of permits and expectations to do house projectd	10/28/2023 6:40 PM
16	Regulations	10/28/2023 12:05 PM
17	no collaboration	10/28/2023 11:22 AM
18	The timeframe of the sewer limits development in the scale needed to mitigate the problem	10/27/2023 2:19 PM
19	not able to get mortgage	10/26/2023 3:55 PM
20	fees and charges	10/26/2023 3:13 PM
21	"affordable" means different things	10/26/2023 2:07 PM
22	cost	10/26/2023 1:57 PM
23	alternative housing/camp	10/26/2023 1:06 PM
24	Native Americans	10/26/2023 7:25 AM
25	water issue	10/25/2023 12:01 PM
26	public attitude (NIMBY)	10/25/2023 10:44 AM
27	building contractors	10/25/2023 10:36 AM
28	more outsiders are getting all the homes and rentals	10/25/2023 5:28 AM
29	Livable wages	10/24/2023 9:55 PM
30	Mashpee - and nearly the entire Cape - has become a relatively high end area. You wouldn't go to Palm Beach and demand affordable housing. People live across the bridge and commute. The difference is the bridge/commute system there, with multiple, multilane bridges adequate to handle the traffic. Modern, efficient and effective transportation across the Canal is the solution, IMO	10/20/2023 9:43 AM
31	Cost of living	10/19/2023 6:08 PM
32	No Campgrounds/RV park in town	10/19/2023 12:48 PM
33	Local businesses should have discount price for those that live on Cape	10/19/2023 12:18 PM
34	Lack of concern for others	10/19/2023 11:10 AM
35	Zoning and Planning	10/19/2023 8:54 AM
36	opinions of not in my backyard	10/19/2023 7:15 AM
37	Cost	10/18/2023 7:55 PM
38	Town donate land for affordable housing	10/18/2023 6:44 PM
39	Low paying job market	10/18/2023 3:40 PM
40	possibility of building moratorium	10/18/2023 12:52 PM
41	2nd+ Home Owners	10/18/2023 12:35 PM
42	town by laws	10/18/2023 11:55 AM
43	transportation availability	10/18/2023 11:47 AM
44	Mental health	10/17/2023 5:35 PM
45	can we simply help people buy homes that exist? IDK	10/17/2023 1:40 PM

## Mashpee Housing Production Plan Survey

46	Raze and replace modest houses	10/17/2023 12:05 PM
47	Money	10/16/2023 6:29 PM
48	Environmental regulations	10/13/2023 4:47 PM
49	LOW WAGES	10/13/2023 3:12 PM
50	Density Limits BUT by cramming so many people into a small area creates problems	10/12/2023 1:26 PM
51	the rich want Cape Cod to become a gated community	10/12/2023 12:30 PM
52	Property Title ambiguities	10/12/2023 11:34 AM
53	Proximity to services, eg shopping	10/12/2023 11:23 AM
54	Maintenance costs	10/12/2023 9:53 AM
55	location	10/12/2023 9:05 AM
56	NIMBYs	10/11/2023 6:36 PM
57	Available land	10/11/2023 6:11 PM
58	Lack of units for individuals/single families	10/11/2023 10:45 AM
59	Frontage/setback requirements	10/11/2023 9:09 AM
60	Down payments	10/10/2023 8:24 PM
61	Lack of sustainable practices for development	10/10/2023 4:36 PM
62	Location	10/9/2023 3:10 PM
63	Types of housing	10/6/2023 4:44 PM
64	Very low paying jobs	10/5/2023 7:27 PM
65	The traffic problem if even more houses added	10/5/2023 4:53 PM
66	Mashpee select board	10/5/2023 6:35 AM
67	Job opportunities	10/4/2023 1:15 PM
68	"Affordable" housing is still too expensive for many people and there isn't enough of it anyway	10/4/2023 10:28 AM
69	Policy decisions	10/4/2023 9:59 AM
70	Lack of modern living—we need a septic and modernization!!!!	10/4/2023 1:18 AM
71	Available Land	10/3/2023 11:08 PM
72	Climate change and sea level rise	10/3/2023 8:35 PM
73	Building/Zoning obstacles (i.e. restrictive zoning laws)	10/3/2023 10:01 AM
74	Affordable	10/2/2023 1:09 PM
75	Preservation of open space	10/2/2023 11:06 AM
76	Child care cost	9/28/2023 9:50 AM
77	lack of public transportation	9/27/2023 11:42 AM
78	Breakdown of nuclear family	9/27/2023 11:03 AM
79	Lack of affordable restaurants, mostly high end	9/27/2023 10:55 AM
80	Places like Newseabury catering to the ultra-rich	9/27/2023 10:22 AM
81	INADEQUATE WAGES	9/27/2023 10:01 AM
82	Financing, Construction and material costs	9/26/2023 8:37 PM
83	Too much land locked up in Community preservation	9/26/2023 7:12 PM

## Mashpee Housing Production Plan Survey

84	Unreasonable projected solutions by town planning board	9/26/2023 3:28 PM
85	Water quality	9/26/2023 3:05 PM
86	Challenges of getting entire community on board	9/26/2023 2:37 PM
87	walking paths	9/26/2023 1:23 PM
88	Changing the Bylaws to provide better incentives to build affordable housing	9/25/2023 4:39 PM
89	impact on the schools (capacities, staffing/facilitators, etc)	9/23/2023 1:12 PM
90	Cost for new and redevelopment construction	9/23/2023 11:32 AM
91	Poor communication	9/23/2023 11:09 AM
92	Few year round rentals	9/22/2023 8:23 PM
93	Minimal public transportation	9/22/2023 5:56 PM
94	too easy for developers to disregard community	9/22/2023 10:17 AM
95	Cost	9/22/2023 10:05 AM
96	too many large homes	9/22/2023 8:58 AM
97	lack of Affordable housing	9/21/2023 7:04 PM
98	low pay for residents to live and have the ability to afford a home	9/21/2023 4:21 PM
99	elected officials/town hall conflict creating stagnation for most initiatives	9/21/2023 3:24 PM
100	rich peoples attitudes	9/21/2023 1:19 PM
101	Dominant demographic doesn't care	9/20/2023 4:15 PM
102	price	9/19/2023 8:50 PM
#	BARRIER #5	DATE
1	sloth	11/16/2023 10:38 AM
2	Competition with second home owners and investors	11/8/2023 9:10 PM
3	Seasonal environment	11/4/2023 12:01 PM
4	Tax burden	10/31/2023 9:01 AM
5	Not enough full time blue collar jobs I commuted for 30 years off cape to north shore area so my family could have health insurance and a pension to look forward to in retirement years	10/30/2023 3:02 PM
6	Energy costs	10/30/2023 11:47 AM
7	Political pressure to keep Mashpee Commons from expanding	10/30/2023 11:21 AM
8	inflation	10/30/2023 8:48 AM
9	High interest rates	10/29/2023 9:04 PM
10	TV & phone costs	10/29/2023 3:17 PM
11	Complacency	10/28/2023 9:07 PM
12	A	10/28/2023 8:08 PM
13	Income	10/28/2023 6:40 PM
14	Clear fresh water sources	10/28/2023 12:05 PM
15	leadership	10/28/2023 11:22 AM
16	you can't save every tree and make affordable housing at the same time. Choose.	10/27/2023 2:19 PM
17	grown units	10/26/2023 3:13 PM
18	tourism	10/26/2023 2:07 PM

## Mashpee Housing Production Plan Survey

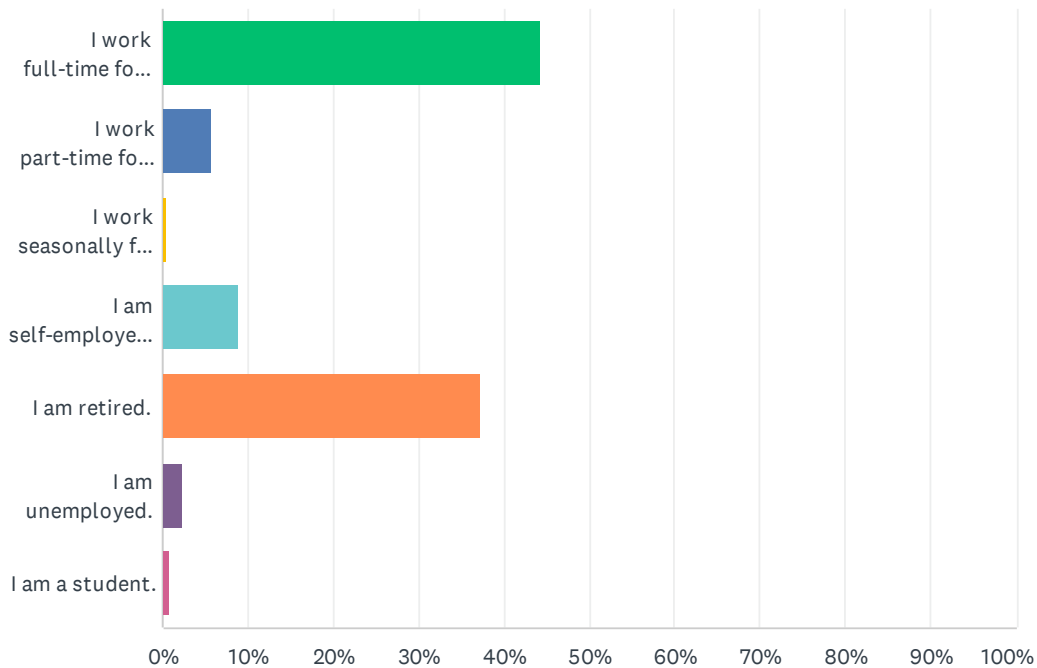
19	cost	10/26/2023 1:57 PM
20	Prize of rentals	10/26/2023 7:25 AM
21	zoning	10/25/2023 10:44 AM
22	Mashpee Wamps should have housing priorities over non-natives	10/25/2023 5:28 AM
23	Lack public transportation that runs everywhere	10/24/2023 9:55 PM
24	Second home owners and high end developers	10/20/2023 9:43 AM
25	Wages not consistent with the cost of todays living	10/19/2023 6:08 PM
26	Too many vacation homes vs yr round options	10/19/2023 12:48 PM
27	Lack of commitment from town leaders	10/19/2023 11:10 AM
28	Zoning and Planning	10/19/2023 8:54 AM
29	cost of single homes	10/19/2023 7:15 AM
30	Cost	10/18/2023 7:55 PM
31	mortgage rates and developer greed	10/18/2023 3:40 PM
32	fragile environment	10/18/2023 12:52 PM
33	Vacation homes	10/18/2023 12:35 PM
34	department approvals	10/18/2023 11:55 AM
35	Housing that allows pets	10/17/2023 5:35 PM
36	Money	10/16/2023 6:29 PM
37	Permitting process	10/13/2023 4:47 PM
38	Not sure	10/12/2023 1:26 PM
39	Rising costs of home insurance and condo fees due to climate change	10/12/2023 12:30 PM
40	Transportaion if one doesn't own or can't drive a car	10/12/2023 11:23 AM
41	Property Taxes	10/12/2023 9:53 AM
42	schools	10/12/2023 9:05 AM
43	Social stigma around affordable housing	10/11/2023 6:36 PM
44	Public opinion	10/11/2023 6:11 PM
45	Loss of community due to short term rental inventory	10/11/2023 10:45 AM
46	Design requirements	10/11/2023 9:09 AM
47	Affordable rent or mortgage	10/10/2023 8:24 PM
48	Poor Planning	10/10/2023 4:36 PM
49	People who bought at high prices won't want to see house prices get lower	10/5/2023 4:53 PM
50	Sidewalk and disability access	10/4/2023 1:15 PM
51	Developers are reluctant to create affordable housing	10/4/2023 10:28 AM
52	Nimbys	10/4/2023 1:18 AM
53	Construction costs	10/3/2023 11:08 PM
54	Majority of land already developed	10/3/2023 8:35 PM
55	Not exploring suitable mixed-use options	10/3/2023 10:01 AM
56	Priority	10/2/2023 1:09 PM

## Mashpee Housing Production Plan Survey

57	increase in taxes every year	9/27/2023 11:42 AM
58	Lack of father at home	9/27/2023 11:03 AM
59	Zoning approves EVERYTHING which sadly helps with gentrification	9/27/2023 10:55 AM
60	PEOPLE IN THE TOWN AGAINST IT	9/27/2023 10:01 AM
61	Lengthy and complicated permitting and zoning process	9/26/2023 8:37 PM
62	Communication between town managers	9/26/2023 3:28 PM
63	Lack of Sewering	9/26/2023 3:05 PM
64	Prejudice	9/26/2023 2:37 PM
65	community support	9/26/2023 1:23 PM
66	Requiring housing development of all types to include a minimum amount of affordable housing, eg Ch 40B and inclusionary zoning.	9/25/2023 4:39 PM
67	Utilities increase	9/23/2023 1:12 PM
68	Traffic and Safety	9/23/2023 11:32 AM
69	Home prices	9/22/2023 8:23 PM
70	most of coastline in town is private owned	9/22/2023 10:17 AM
71	Cost	9/22/2023 10:05 AM
72	not enough support of mixed use developments ie Mashpee Commons	9/22/2023 8:58 AM
73	lack of political will to say no to wealth and luxury and less to community housing	9/21/2023 7:04 PM
74	Not enough assistance from banks and community	9/21/2023 4:21 PM
75	seasonal rental unit push back on policy change	9/21/2023 1:19 PM
76	construction costs	9/19/2023 8:50 PM

## Q32 What describes your current employment status?

Answered: 257 Skipped: 61



ANSWER CHOICES	RESPONSES	
I work full-time for an employer.	44.36%	114
I work part-time for an employer.	5.84%	15
I work seasonally for an employer.	0.39%	1
I am self-employed/own my own business.	8.95%	23
I am retired.	37.35%	96
I am unemployed.	2.33%	6
I am a student.	0.78%	2
TOTAL		257

#	OTHER (PLEASE SPECIFY)	DATE
1	I am retired after working a full time job off Cape for 30 years while also working part time for the last 15 years of it on and off Cape and my husband is semi-retired after being self employed since 1980.	10/30/2023 3:05 PM
2	And own my own buisness.	10/30/2023 1:04 PM
3	Mother, raising 4	10/30/2023 10:52 AM
4	due to costs, I plan to look for a part time job	10/29/2023 3:17 PM
5	A past commission chair for approx 25 years	10/28/2023 12:07 PM
6	I am involved with library board Housing Authority Human services and very discouraged with	10/28/2023 11:25 AM

## Mashpee Housing Production Plan Survey

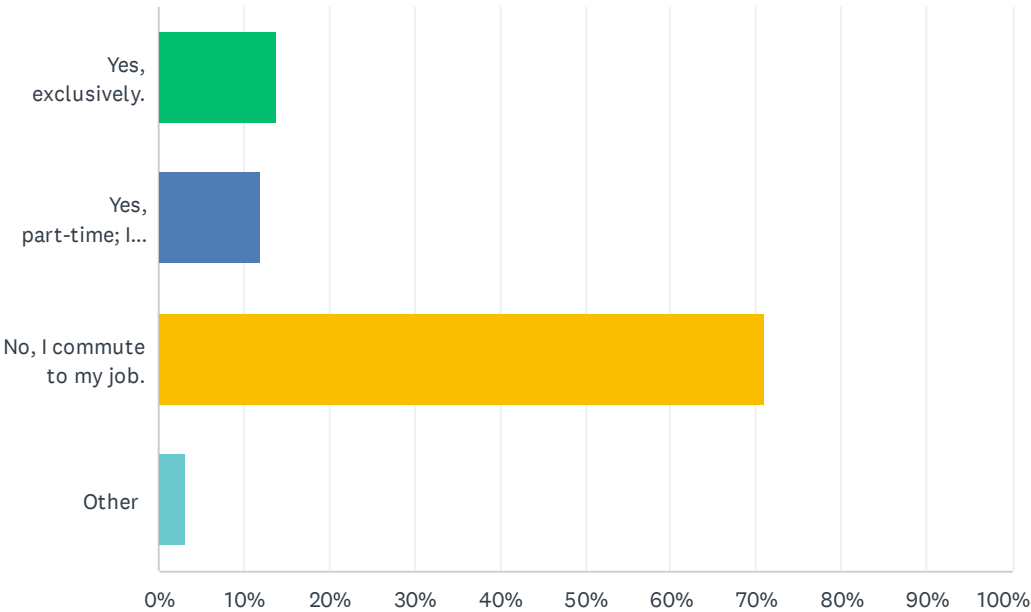
the people in Mashpee who have their own interests at heart

7	I am self employed/own my own business and also work part time for a Mashpee business to make ends meet.	10/19/2023 12:48 PM
8	Also receive a pension	10/19/2023 8:55 AM
9	Two full time incomes plus a part time job to afford to live w/ two children	10/18/2023 7:56 PM
10	Work very part-time for family business.	10/18/2023 4:04 PM
11	I WORK FOR TWO DIFFERENT COMPANIES EACH ABOUT 25 TO 26 HOURS PER WEEK I ALSO HAVE A SMALL BUSINESS I DO ON WEEKENDS AND OFF HOURS	10/13/2023 3:13 PM
12	im on disability my check does not go up but everything has gone up thats disgusting	10/13/2023 2:24 PM
13	I work for the state	10/12/2023 9:07 PM
14	Retired university professor, I live on Social Security supplemented by contract work as writer, curator and sales of my artwork.	10/12/2023 12:32 PM
15	Currently seeking employment	10/10/2023 4:36 PM
16	I work part-time for an employer and also self-employed	10/6/2023 4:45 PM
17	Contract employee	10/2/2023 3:59 PM
18	I work two jobs to be able to afford here	9/27/2023 11:01 AM
19	I'm on disability	9/26/2023 11:27 AM
20	I work two full time jobs 75 hours a week for 50 days on and 1 day off throughout the year with one two week vacation to afford living on Cape Cod where I was born and raised and had no choice but to return to after college with the prices of the market then.	9/21/2023 1:20 PM
21	I work full-time for an employer but also own my own business.	9/20/2023 4:15 PM



Q33 Do you work remotely/from home?

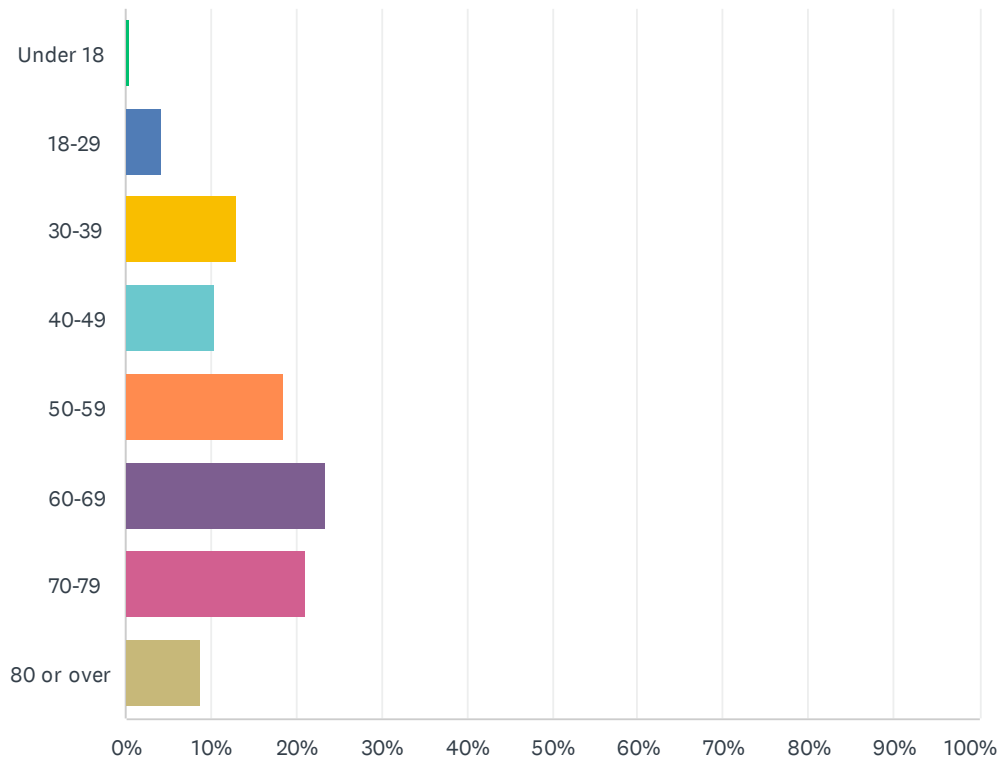
Answered: 159    Skipped: 159



ANSWER CHOICES		RESPONSES	
Yes, exclusively.		13.84%	22
Yes, part-time; I have a hybrid work schedule.		11.95%	19
No, I commute to my job.		71.07%	113
Other		3.14%	5
TOTAL			159

Q34 What is your age?

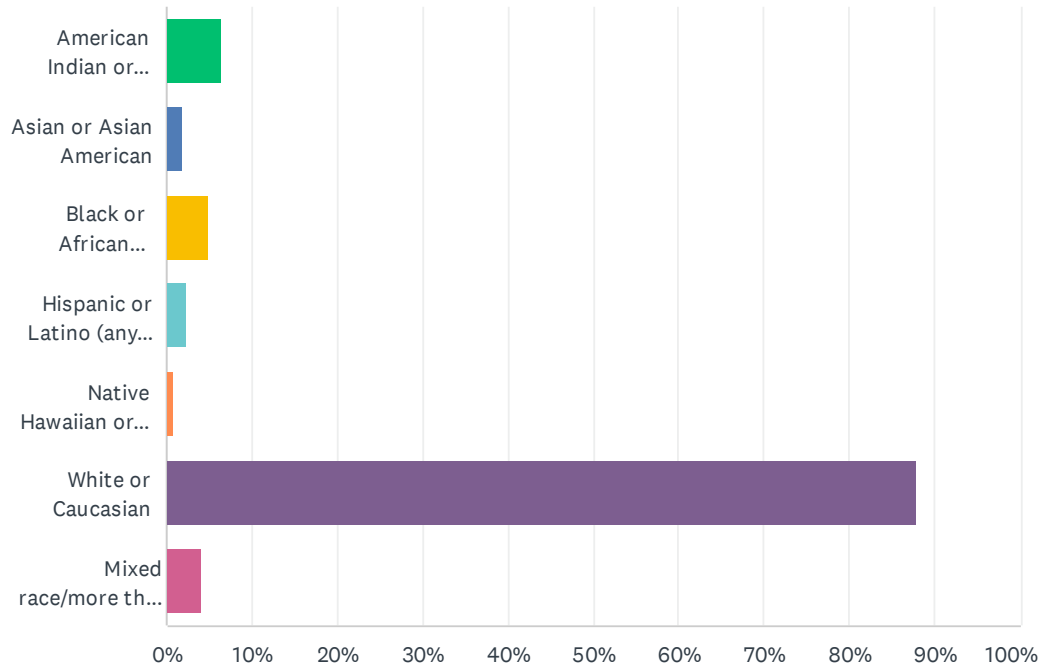
Answered: 238    Skipped: 80



ANSWER CHOICES	RESPONSES	
Under 18	0.42%	1
18-29	4.20%	10
30-39	13.03%	31
40-49	10.50%	25
50-59	18.49%	44
60-69	23.53%	56
70-79	21.01%	50
80 or over	8.82%	21
TOTAL		238

## Q35 Which of the following racial or ethnic categories best describes you? Check all that apply.

Answered: 247 Skipped: 71



ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native	6.48%	16
Asian or Asian American	2.02%	5
Black or African American	4.86%	12
Hispanic or Latino (any race)	2.43%	6
Native Hawaiian or other Pacific Islander	0.81%	2
White or Caucasian	87.85%	217
Mixed race/more than one race	4.05%	10
Total Respondents: 247		

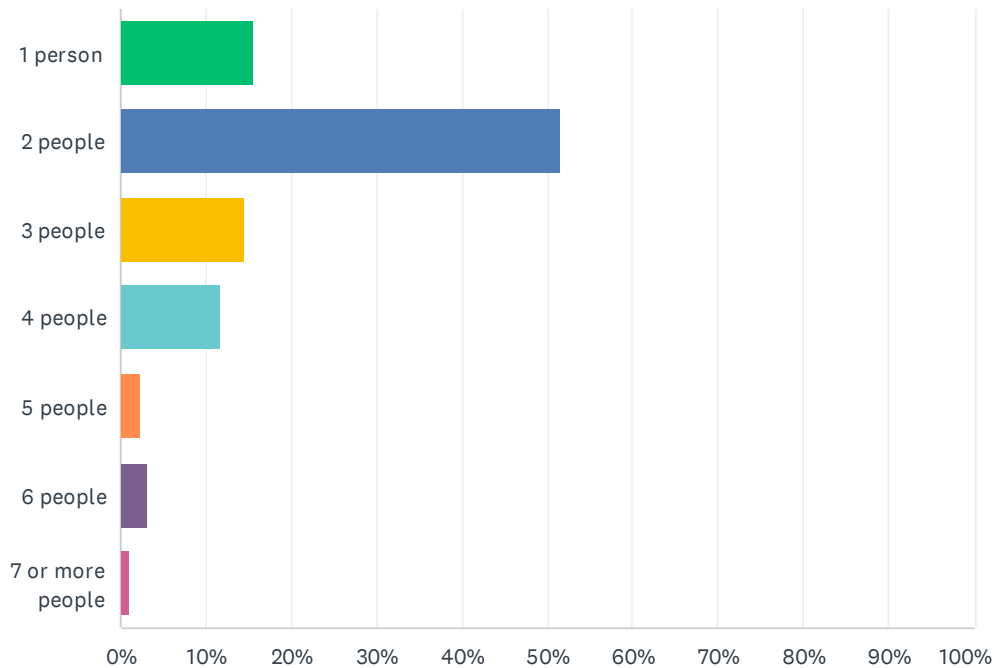
#	OTHER (PLEASE SPECIFY)	DATE
1	Do not want to answer.	10/31/2023 2:27 PM
2	African Caribbean	10/31/2023 9:03 AM
3	There should be an option not to select.	10/28/2023 6:42 PM
4	nope	10/20/2023 9:47 AM
5	it does not matter what i am iam a person why do you even ask that	10/13/2023 2:29 PM
6	Mixed Marriage	10/12/2023 4:48 PM

## Mashpee Housing Production Plan Survey

7	Human Being	9/28/2023 9:53 AM
8	Should not matter.	9/27/2023 11:06 AM
9	I am wampanoag	9/26/2023 11:33 AM
10	Not going to answer	9/21/2023 7:04 PM

Q36 How many people (including yourself) live in your household?

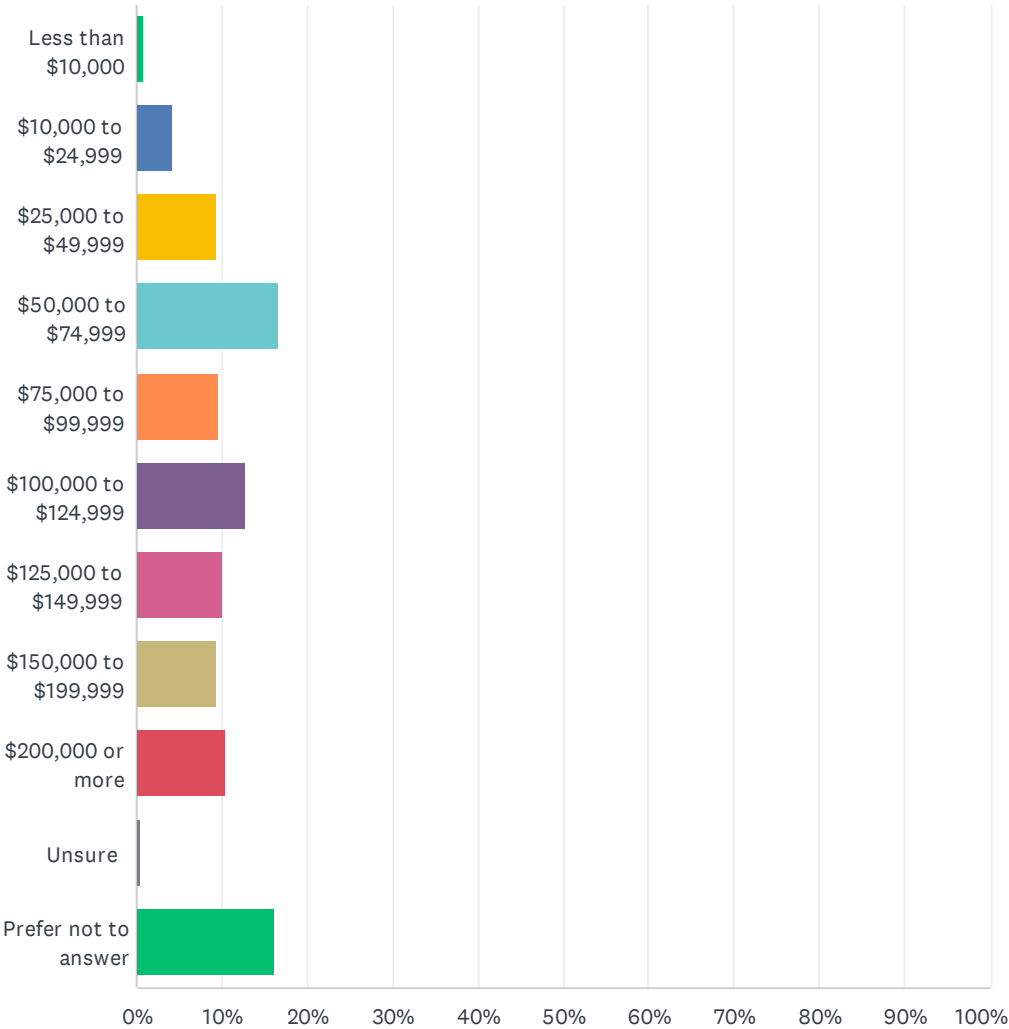
Answered: 256 Skipped: 62



ANSWER CHOICES	RESPONSES	
1 person	15.63%	40
2 people	51.56%	132
3 people	14.45%	37
4 people	11.72%	30
5 people	2.34%	6
6 people	3.13%	8
7 or more people	1.17%	3
TOTAL		256

Q37 What is your gross (pre-tax) annual household income?

Answered: 258    Skipped: 60

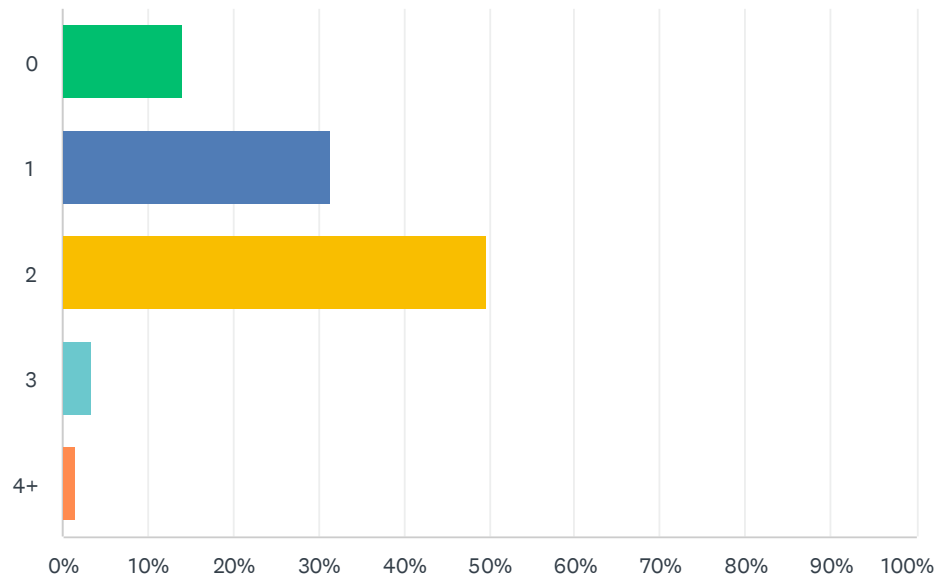


## Mashpee Housing Production Plan Survey

ANSWER CHOICES	RESPONSES	
Less than \$10,000	0.78%	2
\$10,000 to \$24,999	4.26%	11
\$25,000 to \$49,999	9.30%	24
\$50,000 to \$74,999	16.67%	43
\$75,000 to \$99,999	9.69%	25
\$100,000 to \$124,999	12.79%	33
\$125,000 to \$149,999	10.08%	26
\$150,000 to \$199,999	9.30%	24
\$200,000 or more	10.47%	27
Unsure	0.39%	1
Prefer not to answer	16.28%	42
TOTAL		258

Q38 How many income earners are in your household?

Answered: 256    Skipped: 62

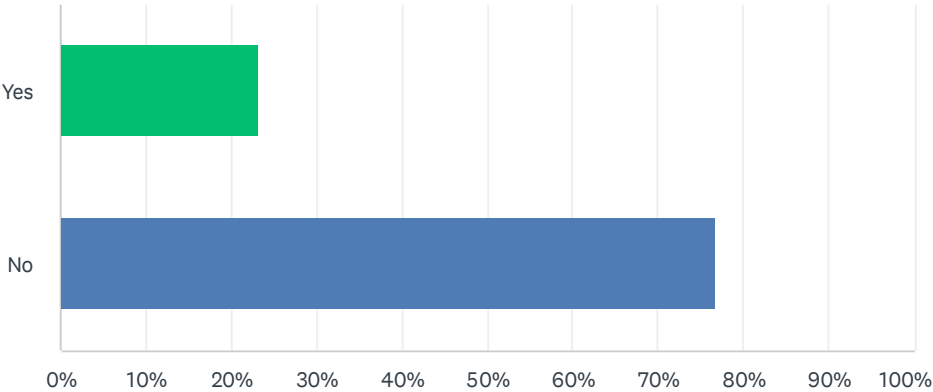


ANSWER CHOICES		RESPONSES	
0		14.06%	36
1		31.25%	80
2		49.61%	127
3		3.52%	9
4+		1.56%	4
TOTAL			256



Q39 Do you have children under 18 who reside in your household for more than 3 months/year?

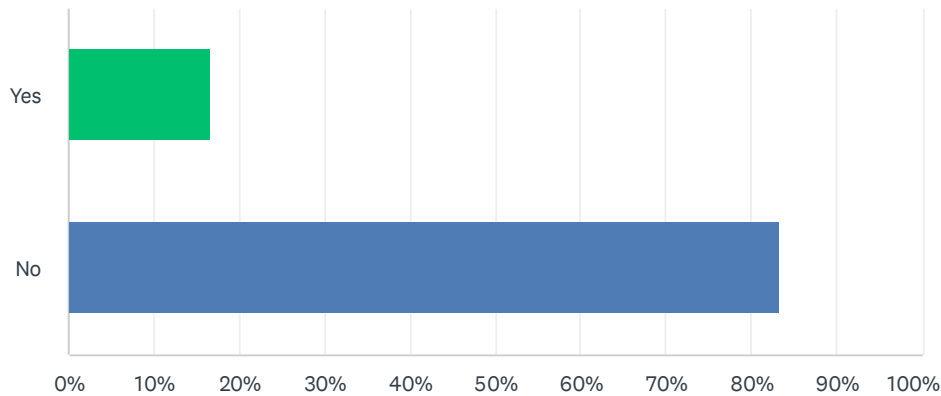
Answered: 259    Skipped: 59



ANSWER CHOICES	RESPONSES	
Yes	23.17%	60
No	76.83%	199
TOTAL		259

Q40 Do you have adult children of your own who reside in your household for more than 3 months/year?

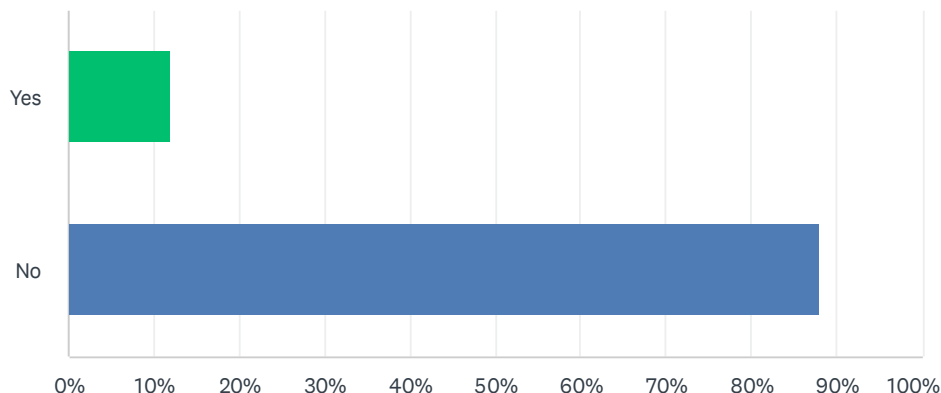
Answered: 235    Skipped: 83



ANSWER CHOICES		RESPONSES	
Yes		16.60%	39
No		83.40%	196
TOTAL			235

## Q41 Is your household a multigenerational household – i.e., children, parents, and grandparents living together, or some similar arrangement?

Answered: 259 Skipped: 59

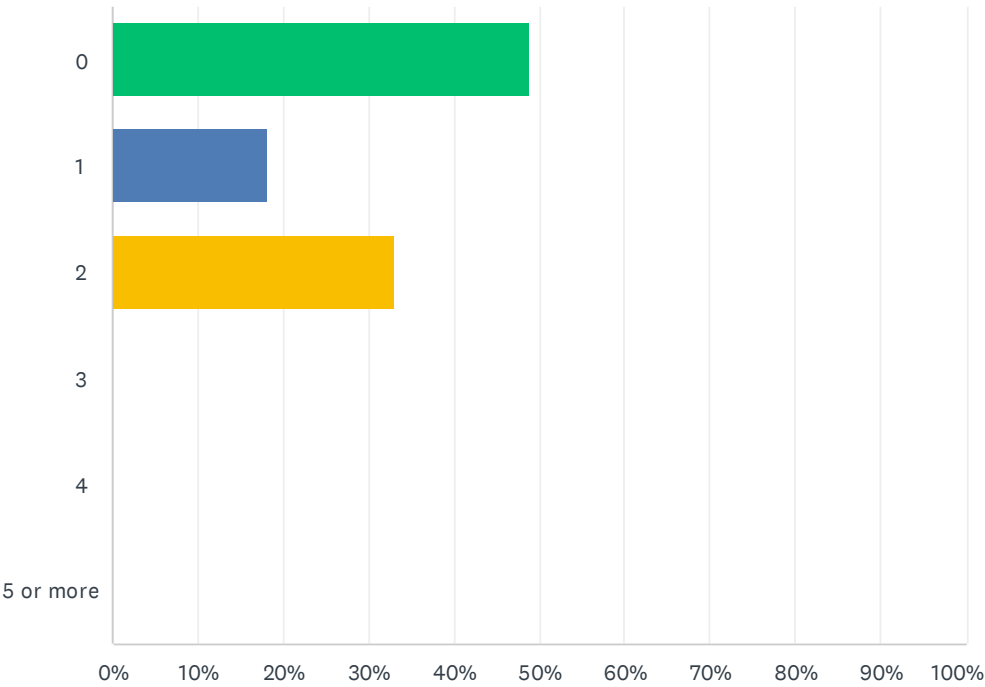


ANSWER CHOICES	RESPONSES	
Yes	11.97%	31
No	88.03%	228
TOTAL		259

#	OTHER (PLEASE SPECIFY)	DATE
1	My younger sister recently had to move in with my husband and I as she found herself jobless after the company she worked for 27 years closed down and she had only been able to get part time work and it is not enough for her to pay rent and all other expenses on her own.	10/30/2023 3:11 PM
2	I live with fiance and inlaws. Combined income is of myself and fiance.	10/18/2023 1:11 PM
3	MY DISABLED DAUGHTER IN A GROUP HOME IN MASSACHUSETTS FUNDED BY THE MA DDS AND I FUND HER CLOTHING AND OTHER ITEMS OVER WHAT HER SSI PAYS	10/13/2023 3:16 PM
4	I	10/13/2023 2:11 PM
5	Perhaps in the future	10/5/2023 9:55 AM
6	I am an adult living with a parent	10/4/2023 1:20 PM
7	some seasons parents, grandparents are living here	9/27/2023 11:33 AM
8	Adults son has his children with him on a weekly schedule.	9/23/2023 3:18 PM
9	My mother lives with us.	9/20/2023 4:17 PM

Q42 How many members of your household are 65 or older, including yourself?

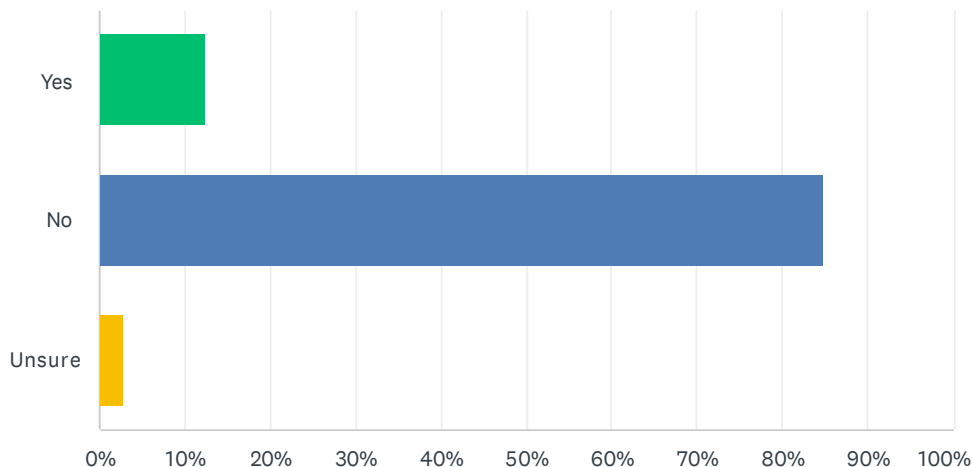
Answered: 260 Skipped: 58



ANSWER CHOICES	RESPONSES	
0	48.85%	127
1	18.08%	47
2	33.08%	86
3	0.00%	0
4	0.00%	0
5 or more	0.00%	0
TOTAL		260

## Q43 Does anyone in your household have a disability (any physical or mental impairment that substantially limits one or more major life activity)?

Answered: 257 Skipped: 61

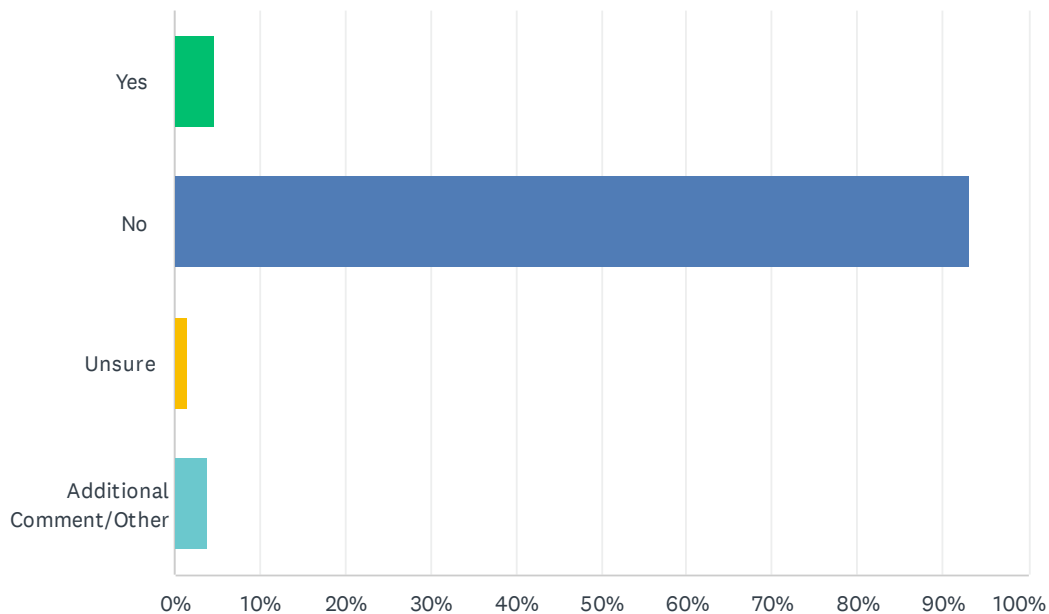


ANSWER CHOICES	RESPONSES	
Yes	12.45%	32
No	84.82%	218
Unsure	2.72%	7
TOTAL		257

#	OTHER (PLEASE SPECIFY)	DATE
1	I was injured on my full time job and forced to retire early and was deemed 100% disabled	10/30/2023 3:11 PM
2	Age we are 70 and 78 years old with normal aging issues, heart, arthritis, stroke, hearing, etc the Golden Years crap	10/29/2023 10:02 AM
3	Physical/medical	10/28/2023 12:13 PM
4	myself and my husband	10/13/2023 2:29 PM
5	I have post Polio.	10/12/2023 12:35 PM
6	husband	10/11/2023 12:54 PM

**Q44 Do you or any member(s) of your household receive support services through an outside organization to assist with home or life activities?**  
 (Examples include home-based healthcare, assistance with household duties, transportation, etc.) If yes, please feel free to identify your support organizations or agencies in the "Additional Comment/Other" field below.

Answered: 260 Skipped: 58



ANSWER CHOICES	RESPONSES	
Yes	4.62%	12
No	93.08%	242
Unsure	1.54%	4
Additional Comment/Other	3.85%	10
Total Respondents: 260		

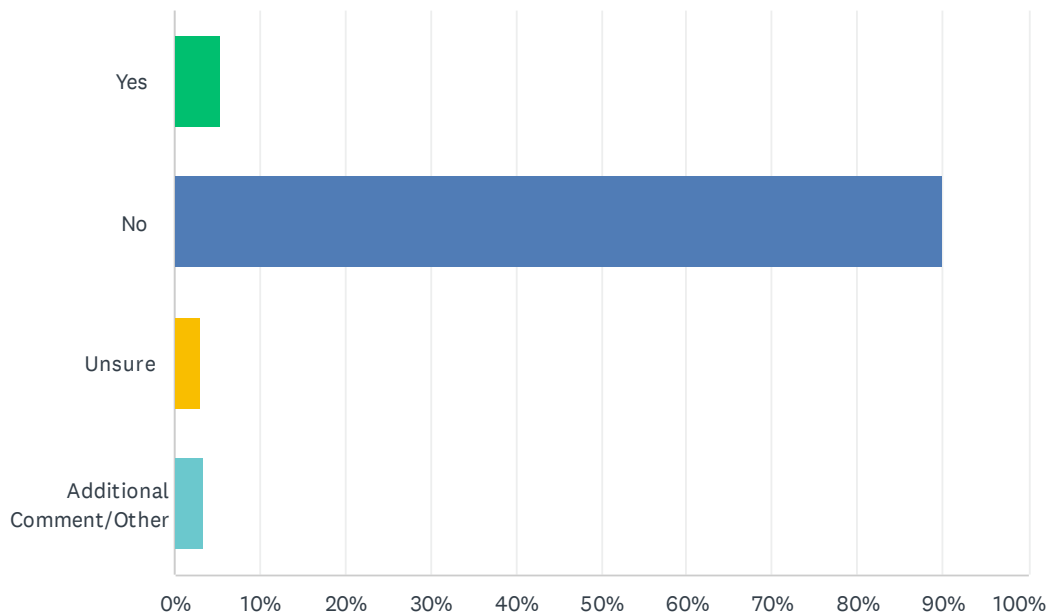
#	ADDITIONAL COMMENT/OTHER	DATE
1	LIHEAP 25% reduction in gas and electric bills	11/16/2023 10:40 AM
2	We hire an aid as necessary	10/28/2023 12:13 PM
3	at times	10/28/2023 11:28 AM
4	hospice and elder service	10/26/2023 4:17 PM
5	elders service	10/26/2023 3:14 PM
6	Department of mental health	10/18/2023 11:20 AM
7	Periodically V A Transportation.	10/12/2023 4:48 PM

## Mashpee Housing Production Plan Survey

8	Eldercare housekeeper and laundry service.	10/12/2023 12:35 PM
9	Cleaning help and landscaping	10/5/2023 9:55 AM
10	Veterans Services	9/27/2023 11:17 AM

**Q45 Do you or any member(s) of your household require support services that you/they are unable to afford or access for some other reason? (Examples include home-based healthcare, assistance with household duties, transportation, etc.) Please feel free to explain your answer in the "Additional Comment/Other" field below.**

Answered: 259 Skipped: 59



ANSWER CHOICES	RESPONSES	
Yes	5.41%	14
No	89.96%	233
Unsure	3.09%	8
Additional Comment/Other	3.47%	9
Total Respondents: 259		

#	ADDITIONAL COMMENT/OTHER	DATE
1	Medical physical from time to time	10/28/2023 12:13 PM
2	EBT SNAP	10/26/2023 2:09 PM
3	Not at this time	10/19/2023 8:57 AM
4	V A transportation at times.	10/12/2023 4:48 PM
5	Eldercare provides a housekeeper and laundry service. In 2022, Cape Light Compact installed a heat pump system that replaced one I had installed in 2013 when I was still teaching. I get fuel assistance.	10/12/2023 12:35 PM
6	I am unable to obtain medical referrals from IHS because I currently live outside the tribal	10/10/2023 4:41 PM



## Mashpee Housing Production Plan Survey

specified support network area.

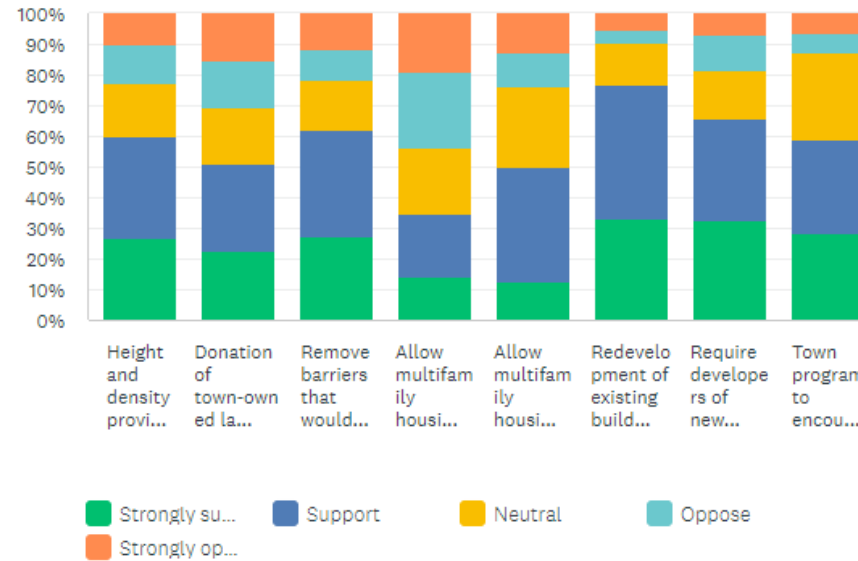
7	Not answering this	10/4/2023 6:14 PM
8	Not yet	10/4/2023 10:29 AM
9	Yes my health insurance covers some groceries and electric bill	9/26/2023 11:33 AM

# HPP Overview of Zoning Strategies

Evan Lehrer

## To what extent do you support or oppose each of the following?

Answered: 587 Skipped: 33



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	OPPOSE	STRONGLY OPPOSE	TOTAL
▼ Height and density provided that a significant portion of the units are attainable, affordable, and/or workforce housing	27.05% 155	32.98% 189	17.45% 100	12.74% 73	9.77% 56	573
▼ Allow multifamily housing in all residential districts town-wide	14.16% 82	20.55% 119	21.59% 125	24.87% 144	18.83% 109	579
▼ Allow multifamily housing in only some areas in town	12.61% 72	37.13% 212	26.44% 151	11.21% 64	12.61% 72	571
▼ Redevelopment of existing buildings/properties into housing	33.39% 194	43.55% 253	13.43% 78	4.30% 25	5.34% 31	581

- 60% support height and density where attainable, affordable, workforce.
- 50% support allowing multifamily in only some areas of Town with 27% of respondents neutral (undecided)
- District-wide multifamily isn't supported
- 77% of respondents support redeveloping existing buildings/properties

## HPP Strategies with suggested amendments (proposed changes/comments in red)

1.) Establishing conventional zoning overlay districts **or form based code overlay districts if desired** in areas with suitable infrastructure (or planned infrastructure) that would allow townhouses and/or multifamily buildings **commonly identified as building types in the “missing middle.”**

2.) Establishing a form-based code overlay district in areas with suitable infrastructure (or planned infrastructure). **I propose deleting this and merging it with #1 above as shown.**

3.) Allowing conversion of existing single-family homes to small multifamily homes by special permit. **Considering over 80% of stock is single-family, and over 70% support converting existing buildings into housing it seems prudent to evaluate this as a strategy. Do not recommend deleting.**

4.) Allowing two-family homes by right in residential districts. **District-wide allowance of duplexes by right isn't consistent with the LCP survey. Duplexes by right would serve the goal of diversifying the stock but should be evaluated as an overlay. Can delete and consider it covered by #1 or specify a desire for a two-family overlay. Main Street/Mashpee Center Overlay to me given its larger lot sizes seems like an advantageous overlay for two-family and other smaller missing middle types like cottage courts.**

5.) Amending the Town's Cluster Development bylaw to allow additional residential uses beyond what is allowed in the underlying zoning. **This pairs housing diversity with open space preservation goals. I would keep.**

6.) Conduct an analysis of buildable residential land and consider reducing dimensional requirements in appropriate areas to better match the surrounding density on the ground. This is here because of a stated desire by the community to create more “starter homes.” Smaller lot sizes would result in smaller homes that would translate to greater affordability. With that said I do think our efforts are best placed on diversifying the stock and not on increased single-family production.

7.) Consider reducing parking requirements, particularly for multifamily development, to reduce impervious surface and lower development costs. This is a proven strategy and easily implemented. Would not delete.

OLD BUSINESS

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 bylaw. 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 bylaw. 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 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 non-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 without the issuance of a variance from the Zoning Board of Appeals.

### **For All Properties except those Located Within the Floodplain Zone Overlay District and/or Popponesset Overlay District**

1. The Zoning Board of Appeals may approve replacement structures that continue, extend, or alter lawful pre-existing nonconformities as follows:
  - a) For structures that do not comply with one or more required setbacks (front, side, rear, and/or setback to water and wetlands) property owners may increase the footprint within the side, front, rear or water and wetlands setback area provided that the replacement structure is not any closer to the applicable property line (or resource area) than existed previously. Any structure that is proposed to increase the intensity of a setback nonconformity as described shall be considered substantially more detrimental to the neighborhood and shall not be permitted.
  - b) For portions of a structure that are not nonconforming, the replacement structure may increase the building footprint and height to the maximum extent allowed in the applicable zoning district. For example, a 1.5 story house may be replaced with a 2.5 story house or a house with 20 feet to the side property line may be replaced with a house that is 15 feet from the side property line. The creation of any new nonconformities shall be considered substantially more detrimental to the neighborhood and shall not be permitted.

- c) For properties with pre-existing lot coverage nonconformities, the Zoning Board of Appeals may approve replacement structures that maintain, but do not increase, the lot coverage nonconformity. Any increase of a lot coverage nonconformity shall be considered substantially more detrimental to the neighborhood and shall not be permitted.
- d) For structures with nonconformities described in items a-c above (setbacks, lot coverage, and building height) replacement structures may increase the height of replacement structures up to the maximum height allowed in the applicable zoning district. For homes with pre-existing nonconforming building heights, the Board of Appeals can approve a replacement structure that maintains, but does not increase, the nonconforming nature of the building height. Increases in building height nonconformities shall be considered to be substantially more detrimental to the neighborhood and shall not be permitted.

**For Properties within the Floodplain Zone Overlay District and/or the Popponesset Overlay District**

The Zoning Board of Appeals may approve replacement structures in the Floodplain Zone Overlay District and/or the Popponesset Overlay District that continue, extend, or alter lawful pre-existing nonconformities as follows:

- a) For structures that do not comply with one or more required setbacks (front, side, or rear) property owners may NOT increase the footprint within the side, front or rear setback area that was pre-existing nonconforming. Increases in the size of the building footprint in the Floodplain Zone Overlay and Popponesset Overlay Districts shall be considered substantially more detrimental to the neighborhood than existed previously and shall not be permitted. The location of the footprint of a replacement structure may be adjusted on the lot so long as the overall footprint area is not larger than existed previously and is otherwise compliant with the provisions of this bylaw.
- b) For replacement structures that propose to continue a pre-existing side, front, or rear setback nonconformity than any increase in building height within the nonconforming setback area shall be considered substantially more detrimental to the neighborhood than existed previously and shall not be permitted. Building height may increase provided that the increase in height is located within the portion of a structure that conforms with the applicable setbacks of the underlying zoning district or overlay as applicable. For example, a house that is situated 10 feet from a property line where 15 feet is required may increase the height of a building at the 15 foot setback line. The portion of a home within the nonconforming setback area shall not exceed the height of the home that existed previously.
- c) Any reconstruction of a single or two-family dwelling that renders any portion of the lot outside of the building footprint impervious shall be considered substantially more detrimental to the neighborhood than existed previously and shall not be permitted. 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.

## 11.0 IMPLEMENTATION PLAN AND ADAPTIVE MANAGEMENT

### 11.1 Implementation Plan

Mashpee engaged in an extensive, public process to evaluate and develop strategies for the Local Comprehensive Plan. Input from the public and stakeholders was gathered through multiple public workshops and an online survey. The implementation plan provides an overview of the process for achieving the Plan's overall vision for the future through a series of goals, policies, and actions.

### 11.2 Implementation Table

The implementation table below provides a roadmap of strategies geared toward achieving the Local Comprehensive Plan's vision for the future. Goals and policies support the overall vision while actions provide insight into how those goals and policies will be realized. Each action has at least one corresponding theme, a set of responsible parties that will be tasked with its successful implementation, a timeframe to provide context for when it could reasonably be implemented, and a cost range. Actions tie directly into one of 5 themes, which relate to Mashpee's most pressing concerns. Meanwhile, responsible parties may range from community members to government officials or departments. Bolded "lead" parties will oversee the project while non-bolded "support" parties are tasked with assisting in carrying out the action item. Timeframes are considered short-term (1 to 5 years), medium-term (5 to 10 years), and long-term (10 plus years). Cost estimates are based on a similar scheme consisting of \$ (\$0 – \$50,000), \$\$ (\$50,000 - \$100,000) and \$\$\$ (\$100,000+). The implementation matrix is not intended as prioritization, and short-term actions do not necessarily take priority over long-term actions. These actions are subject to amendment and will need to be reviewed and possibly revised on an annual basis to account for changes in policy or circumstances within Mashpee.



<b>AHC</b>	Affordable Housing Committee	<b>HR</b>	Human Resources
<b>BD</b>	Building Department	<b>HS</b>	Human Services
<b>BH</b>	Board of Health	<b>IDC</b>	Inclusion and Diversity Committee
<b>BLRC</b>	By-Law Review Committee	<b>IT</b>	Information Technology
<b>BOS</b>	Board of Selectmen	<b>L</b>	Library
<b>CA</b>	Council on Aging	<b>MassDOT</b>	Massachusetts Department of Transportation
<b>CC</b>	Cemetery Commission	<b>MWTC</b>	Mashpee Wampanoag Tribal Council
<b>CCRTA</b>	Cape Cod Regional Transit Authority	<b>PB</b>	Planning Board
<b>CHC</b>	Chamber of Commerce	<b>PD</b>	Planning Department
<b>ConC</b>	Conservation Commission	<b>PLD</b>	Police Department
<b>CPC</b>	Community Preservation Committee	<b>RD</b>	Recreation Department
<b>DNR</b>	Department of Natural Resources	<b>SC</b>	Sewer Commission
<b>DPW</b>	Department of Public Works	<b>SD</b>	School Department
<b>EDIC</b>	Economic Development and Industrial Corporation	<b>SEC</b>	Special Events Committee
<b>EOC</b>	Environmental Oversight Committee	<b>SHC</b>	Shellfish Committee
<b>ER</b>	Energy Review	<b>TM</b>	Town Manager
<b>FD</b>	Fire Department	<b>TTC</b>	Treasurer-Tax Collector
<b>HA</b>	Housing Authority	<b>WC</b>	Waterways Commission
<b>HAC</b>	Housing Assistance Corporation Cape Cod	<b>ZB</b>	Zoning Board of Appeals
<b>HC</b>	Historical Commission		
<b>HM</b>	Harbor Master		

### Major Themes

The actions follow one or more of the following overarching themes. Each theme relates directly to chapters within the plan and assists with depicting connections between distinct actions. Some actions may only pertain to one theme while others may relate to multiple depending on the nature and specificity of the action.



Protects Mashpee's unique natural and environmental resources.



Addresses housing, land use, and historic/cultural needs of existing and future Mashpee residents.












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























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











Strengthens and improves upon Town services, programs, and regulatory frameworks to increase resident's connection to the community and provide streamlined service to the public.

















Housing								
Goals, Policies, & Actions								
Goals								
<b>Goal H-1:</b> Ensure that current and future Mashpee residents have access to safe, decent, affordable and diverse types of housing options.								
<b>Goal H-2:</b> Ensure that sustainable and environmentally sensitive practices are integrated into all housing development decisions to create a safer, more resilient, and healthier housing stock and populace.								
<b>Goal H-3:</b> Ensure fair and equal opportunity in housing.								
<b>Goal H-4:</b> Create affordable housing to meet the state's 10% mandate.								
Policies								
<b>Policy H-1:</b> 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.								
<b>Policy H-2:</b> Maximize the Town's potential to provide Subsidized Housing Inventory (SHI) eligible deed restricted affordable units by using Town owned property.								
<b>Policy H-3:</b> Expand the diversity of housing types to provide all residents with appropriate shelter.								
<b>Policy H-4:</b> 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.								
<b>Policy H-5:</b> Incentivize the production of Accessory Dwelling Units (ADUs).								
<b>Policy H-6:</b> Implement sustainable building practices for all new construction and redevelopment.								
<b>Policy H-7:</b> Minimize housing vulnerabilities to climate change and natural disasters.								
<b>Policy H-8:</b> Preserve existing year-round housing stock for year-round use.								
<b>Policy H-9:</b> Create workforce housing.								
<b>Policy H-10:</b> Prevent evictions, relocation and loss of housing with housing services.								
<b>Policy H-11:</b> Minimize or mitigate the impacts of seasonal housing and short-term rentals on the local housing Market.								
<b>Policy H-12:</b> Regularly audit Mashpee's zoning bylaw to ensure that land use regulation's aren't in conflict and/or appropriately incentivizing the patterns of development/redevelopment that is desired by the community.								
<b>Policy H-13:</b> Encourage joint housing efforts with the Mashpee Wampanoag Tribe so that displaced tribal citizens have the opportunity to return home to Mashpee or stay in Mashpee.								
Actions						Timeframe	Responsibility	Cost
<b>H-1.</b> Conduct a visual preference survey or other suitable engagement activity to determine the types and styles of housing that is supported by the community in priority redevelopment areas.						S	PD AHC PB BOS	\$
<b>H-2.</b> 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 BOS	\$

Housing								
<b>H-3.</b> Explore and potentially develop, adopt, and implement a form-based code town-wide or in the form of an overlay district.						M	PD PB SB	\$
<b>H-4.</b> Develop and adopt an Affordable Housing Bylaw that requires a minimum contribution of SHI eligible affordable units in exchange for density bonuses.						S	PD PB AHC BOS	\$
<b>H-5.</b> Change zoning to allow 'missing middle' housing typologies in appropriate residential areas with the possibility of establishing a new zoning district(s) to encourage the development or redevelopment of these building types in areas where its desirable and discouraging it where its unsustainable.						M	PD PB SB	\$
<b>H-6.</b> Regularly fund the Affordable Housing Trust to take advantage of opportunities as they arise and that are consistent with the framework developed in the Housing Production Plan.						O	BOS AHC	\$
<b>H-7.</b> Update and adopt the Housing Production Plan (HPP) with a focus on developing a roadmap and implementation plan for the development of the Town's identified sites for affordable/workforce housing.						M	PD PB BOS AHC	\$\$
<b>H-8.</b> Implement the Housing Production Plan update.						O	AHC PD PB BOS	\$
<b>H-9.</b> Prioritize options for year-round rental housing.						O	PD PB BOS AHC	\$
<b>H-10.</b> Develop incentivizes to encourage developers to build affordable senior housing.						S	AHC CA PB BOS	\$\$\$

Housing								
H-11. Create a new position titled Affordable Housing Coordinator or Housing Planner within the Planning Department whose job description would be consistent with the objectives outlined in the Housing Production Plan.						S	TM BOS PD	\$
H-12. Conduct bi-annual workshops led by the Town Planner and Building Commissioner alongside community partners such as HAC to inform property owners of the permitting process for Accessory Dwelling Units.						O	PB BD HAC	\$
H-13. Assess ways for the private sector to contribute to the Town's inventory of Affordable Dwelling Units (ADUs).						O	PD PB	\$
H-14. Establish a revolving loan fund to provide small forgivable loans to property owners to construct an ADU to supplement programs offered by Housing Assistance and certain private lenders.						M	BOS TM TTC	\$
H-15. Identify suitable sites for infill development outside of flood zones.						S	PB PD EOC	\$
H-16. Determine and address the housing needs of priority demographic sectors, such as the elderly, veterans, disabled residents via a needs assessment that supplements the work of the Cape Cod Commission.						M	HA PB ZB	\$
H-17. Determine and address the housing needs of priority demographic sectors, such as the elderly, veterans, disabled residents via a needs assessment that supplements the work of the Cape Cod Commission.							HA CA HS	\$












Housing								
H-18. Coordinate with the Mashpee Wampanoag Tribe to develop a local preference policy that, with participation by the Tribal Housing Department, would require a set-aside of any affordable dwelling units created by the Town for Mashpee Wampanoag.							MWTC HA TC	\$

Economic Development								
Goals, Policies, & Actions								
Goals								
<b>Goal ED-1:</b> Ensure a prosperous and steadily growing local economy that supports financial independence for all residents while preserving Mashpee's environmental quality, town character, and cultural heritage.								
<b>Goal ED-2:</b> Bolster support for local businesses, local agriculture, and the "blue economy."								
<b>Goal ED-3:</b> Produce a stable and adequate local workforce with education and affordable living (affordable and attainable housing, education, health, transportation, childcare and recreation).								
<b>Goal ED-4:</b> Meet or exceed the best available technological resources/infrastructure to ensure Mashpee is economically competitive in the region and state.								
Policies								
<b>Policy ED-1:</b> Provide financial and policy-based support for local fishers and businesses.								
<b>Policy ED-2:</b> Minimize homelessness and the proportion of Mashpee residents living below the poverty line.								
<b>Policy ED-3:</b> Regularly explore grant funding opportunities for projects that support Mashpee's economic development goals whether it be related to community systems, natural systems, or built systems.								
<b>Policy ED-4:</b> Prioritize economic development which create jobs with a liveable wage.								
<b>Policy ED-5:</b> Promote joint economic development effort with the Mashpee Wampanoag Tribe.								
<b>Policy ED-6:</b> Develop municipal broadband service.								
<b>Policy ED-7:</b> Leverage the assets of the Economic Development and Industrial Corporation to better meet the needs of the local economy and to support its growth.								
<b>Policy ED-8:</b> Minimize or remove barriers of entry for new startups or small businesses including but not limited to streamlining the local permitting process and incentivizing certain uses by allowing them by-right as opposed to a special permit process.								
<b>Policy ED-9:</b> Increase access to childcare for Mashpee's workforce.								
Actions						Timeframe	Responsibility	Cost
ED-1. Incentivize locally owned, small business development and maintain its long-term growth by auditing the zoning bylaw to determine regulatory areas that discourage local business and harm its long-term sustainability. Bring forth zoning changes for Town						O	EDIC PD	\$











Economic Development								
Meeting consideration based on those audits.								
ED-2. Work with the EDIC and Mashpee Chamber of Commerce to assess areas where the Town can assist with start-up costs.						S	EDIC CHC BOS	\$
ED-3. Partner with higher education and regional institutions, including Woods Hole MBL, to enhance childcare and afterschool programs.						S	TM BOS	\$
ED-3. Consider increasing the Kids Klub Childcare program.						M	HS BOS	\$
ED-4. Evaluate use conflicts in fisheries and invest in appropriate infrastructure.						S	DNR TM BOS	\$
ED-5. Promote business which offer living wages for all Mashpee residents.						S	SB TM IDC	\$
ED-6. Ensure prime soils and shellfishing areas are preserved and set side for agriculture and aquaculture, respectively.							DNR BOS WS	\$
ED-7. Support current major local industries (such as financial services) while promoting new and emerging ones (such as eco-tourism and solar companies).							EDIC BOS CHC	\$
ED-8. Identify and remove barrier to full engagement in the local economy (such as childcare, education).							EDIC BOS CHC	\$
ED-9. Provide public incubator space for emerging businesses.							EDIC BOS CHC	\$















Sustainability
Goals, Policies, & Actions
Goals
Goal S-1: Ensure Mashpee serves as an exemplary regional leader in municipal electrification and reduces its dependency on fossil fuels for energy.
Goal S-2: Be leaders in municipal resiliency and minimize to the maximum extent possible the Town's exposure to climate related impacts such extreme storm event, drought, flooding and sea level.
Policies














Sustainability								
<b>Policy S-1:</b> Reduce the Town's reliance on fossil fuel for energy by investing in renewable technologies.								
<b>Policy S-2:</b> Maximize the opportunities and monies available to the Town following receipt of Municipal Vulnerability Preparedness Certification from the Commonwealth.								
<b>Policy S-3:</b> Assist with transition of gasoline-powered vehicles to electric vehicles.								
<b>Policy S-4:</b> Prioritize the use protection, preservation, and municipal control of open space with environmentally sensitive features such as water and wetlands increase the Town's resilience to climate change.								
<b>Policy S-5:</b> Promote responsible consumption and production of products.								
<b>Policy S-6:</b> Maintain all dams in good condition.								
Actions						Timeframe	Responsibility	Cost
<b>S-1.</b> Develop a pipeline of projects potentially eligible for MVP Action Grants from the Commonwealth that are consistent with the Town's climate vulnerability planning priorities.						O	BOS ConC EOC ER	\$
<b>S-2.</b> Convert the municipal fleet to electric vehicles and install adequate charging stations for the fleet.						M	BOS ER	\$\$\$
<b>S-3.</b> Identify and construct sites for public EV charging stations.						S	BOS ER PB ZB	\$\$
<b>S-4.</b> Develop solar canopy 'carports' in municipal parking lots and on install solar panels on any municipal structure where solar is viable and productive.						M	BOS ER PB ZB	\$\$\$
<b>S-5.</b> Update the Town's Evacuation Plan and Hazard Mitigation Plan.						M	BOS PD	\$
<b>S-6.</b> Develop and implement a Climate Resilience Plan for the Town.						M	BOS PD	\$









Natural Resources	
Goals, Policies, & Actions	
Goals	
<b>Goal NR-1:</b> Ensure that all residents have access to high quality drinking water, surface water bodies, estuaries, wetlands, air and land.	
<b>Goal NR-2:</b> Protect and improve terrestrial and aquatic habitats for long-term environmental and social benefits as well as Mashpee's woodlands, trees, and tree canopy.	
<b>Goal NR-3:</b> Protect the health, safety, and welfare of residents who use and enjoy Mashpee's waterways.	
<b>Goal NR-4:</b> Return Mashpee's water bodies to pristine condition,	
<b>Goal NR-5:</b> Protect the aboriginal rights of the Wampanoag Native People for fishing, hunting and gathering in	
















Natural Resources								
and on clean water and lands.								
<b>Goal NR-6:</b> Enhance the resiliency of low lying areas and land subject to coastal storm.								
<b>Goal NR-7:</b> Develop a robust Blue Economy and satisfy Eco-Tourism demand.								
Policies								
<b>Policy NR-1:</b> Return Mashpee's water quality to within normal parameters.								
<b>Policy NR-2:</b> Identify areas for coastal and habitat restoration to enhance water quality.								
<b>Policy NR-3:</b> Identify, preserve, and enhance ancient ways to water with a particular focus on those areas identified in the Coastal Resources Element of the 1998 Comprehensive Plan.								
<b>Policy NR-4:</b> Limit construction in land under ocean to maintain and restore habitat vital to our fisheries.								
<b>Policy NR-5:</b> Maintain and enhance cross-sector collaborations such as with educational institutions and research organizations to bolster water quality sampling programs and reporting.								
<b>Policy NR-6:</b> Identify the most appropriate sites to establish Aquaculture Development Zones consistent with the Department of Natural Resources Harbor Management Plan.								
<b>Policy NR-7:</b> Promote shell fishing and aquaculture, especially in areas with impacted water quality								
<b>Policy NR-8:</b> Maintain navigational channels for not only navigation but for adequate stream and tidal flow.								
<b>Policy NR-9:</b> Minimize and mitigate the impacts of development and climate change on all natural systems.								
<b>Policy NR-10:</b> Reduce pollutant and nutrient loads into Mashpee's natural systems.								
<b>Policy NR-11:</b> Coordinate with officials at Joint Base Cape Cod to determine strategies and funding sources to address the pollutants, such as PFAS, negatively impacting Mashpee residents quality.								
<b>Policy NR-12:</b> Appropriately manage stormwater as to reduce the loading of petroleum products and nutrients into Mashpee waters and sensitive natural systems.								
<b>Policy NR-13:</b> Strengthen and enforce laws, rules and regulations which protect natural systems.								
Actions						Timeframe	Responsibility	Cost
<b>NR-1.</b> Conduct a personnel needs assessment to understand gaps in consideration of current and planned water quality monitoring and testing programs.						S	DNR ConC	\$
<b>NR-2.</b> Establish Water Quality Task force as a subcommittee of the Environmental Oversight Committee to conduct necessary engagement and community education around recommended bylaw changes to address water quality issues: fertilizer and pesticide use, wetlands buffers, floodplain management.						S	TM BOS EOC DNR	\$
<b>NR-3.</b> Implement recommended stormwater improvements within the Santuit Pond Watershed as recommended by the Fuss & O'Neill MVP Action Grant.						S	DNR BOS ConC DPW EOC	\$\$






Natural Resources								
<b>NR-4.</b> Construct the Wastewater Treatment Facility and wastewater collection system consistent with the Watershed Nitrogen Management plan as amended from time to time.						M	SC BOS BH DPW	\$\$\$
<b>NR-5.</b> Continue acquisition of conservation lands with a priority in areas with high environmental sensitivity or areas adjacent to other open space, wildlife refuge, and/or conservation land in recharge areas.						S	ConC BOS PD	\$
<b>NR-6.</b> Implement water quality improvement measures as recommended upon completion of the Mashpee Wakeby Diagnostic Study - To be completed in 2025.						M	DNR BOS ConC TM	\$\$
<b>NR-7.</b> Invest in necessary equipment and facilities to test cyanobacteria in-house that would specifically identify species in real time to assist in determinations of toxicity.						S	DNR BOS ConC TM	\$
<b>NR-8.</b> Remedy user conflicts within waterways consistent with the DNHRMP.						S	DNR BOS WC	\$
<b>NR-9.</b> Continue to maintain navigational channels for not only navigation but for adequate stream and tidal flow.						O	DNR WC	\$
<b>NR-10.</b> Continue to investigate and inventory the legal status of all known public landings and access to coastal water and great ponds to develop an access plan.						O	DNR WC	\$
<b>NR-11.</b> Work to purchase parcels if feasible to enhance public access to water or create new sites for public landings.						O	BOS ConC DNR	\$\$\$
<b>NR-12.</b> Identify areas for coastal and habitat restoration to enhance water quality and implement restoration projects with a focus on areas within or						M	DNR BOS ConC	\$







Natural Resources								
in close proximity to wetland resource areas. Cranberry Bogs are an obvious place to start.								
NR-13. Remediate polluted ponds, rivers, lakes, bays and remove all pollution sources.							DNR ConC	\$
NR-14. Protect Mashpee from invasive species through education, regulations and enforcement.							DNR BOS ConC	\$
NR-15. Increase protective buffers to wetlands, ponds, rivers, lakes, bays and other sensitive natural systems.							DNR BOS ConC PD	\$
NR-16. Seek funding from Joint Base Cape Cod to begin addressing the PFAS contamination of John's Pond.							DNR BOS ConC	\$
NR-17. Explore the use of a District of Critical Planning Concern to temporarily curb nutrient loads while a long term solution is planned.							DNR ConC PD	\$
NR-18. Adopt fertilizer restrictions to reduce pollution loading from fertilizers.							DNR BOS ConC	\$
NR-19. Implement stormwater retrofit projects or new stormwater systems using Best Management Practices (and low impact design principles) that have been identified by the Stormwater Task Force.							DPW DNR ConC	\$

Land Use and Growth Management
Goals, Policies, & Actions
Goals
<b>Goal LU-1:</b> Maintain and enhance Mashpee's small-town community character, natural beauty, and cultural and historical amenities.
<b>Goal LU-2:</b> Ensure development is consistent with current and future growth projections and is responsive to infrastructural capacity and resource availability so that people and families are stably housed, further degradation of Mashpee's polluted waterbodies is prevented, and traffic flow and congestion are properly mitigated.
<b>Goal LU-3:</b> Promote mixed-use development/redevelopment to concentrate various activities in appropriate centralized locations.
<b>Goal LU-4:</b> Limit gentrification of historically low-income neighborhoods and culturally significant areas of the Town.
<b>Goal LU-5:</b> Ensure access and availability of high-quality drinking water, within the allowed nutrient loading from wastewater (such as the TDML for Nitrogen) by ushering in growth that does not degrade the Town's

Land Use and Growth Management								
capacity to deliver or the capacity of our natural systems.								
Policies								
<b>Policy LU-1:</b> Focus new growth in already disturbed areas of Town where adequate infrastructure is planned or in place and incentivize the protection/preservation of the remaining vacant properties where the only feasible growth does not meet the projected housing need (year-round housing).								
<b>Policy LU-2:</b> Ensure Town services and facilities are adequate in consideration of current shortfalls and future growth projections.								
<b>Policy LU-3:</b> Maintain the legitimacy and accuracy of the zoning bylaw and other local regulatory documents.								
<b>Policy LU-4:</b> Identify opportunities for mixed-use development in existing commercial areas as appropriate.								
<b>Policy LU-5:</b> Ensure that any new growth does not exceed the Town's capacity to provide high quality drinking water and/or treat wastewater.								
<b>Policy LU-6:</b> Improve connectivity between neighborhoods, between commercial, municipal and residential centers, and between Mashpee's unique combination of native American community, resort community, and residential/small town.								
<b>Policy LU-7:</b> Ensure new development provides a net tax by encouraging or requiring the use of fiscal impact analysis for certain uses or projects.								
Actions						Timeframe	Responsibility	Cost
<b>LU-1.</b> Re-establish an ambitious program of acquisition of undeveloped lands for open space protection, including all currently undeveloped land within the Mashpee National Wildlife Refuge and all other lands shown as being for conservation or recreation interest in the Open Space and Recreation element of this plan via the establishment of an Open Space Committee to be appointed by the Select Board.						L	BOS TM PD PB	\$\$
<b>LU-2.</b> 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 as described in the Housing element of this plan.						M	PD PB EDIC AHC	\$\$\$
<b>LU-3.</b> Reassess the role of Transfer of Development Rights in the Town's land use and growth management priorities and consider overhaul of the Open Space Incentive Development Zoning Bylaw (OSID).						M	PD PB BLRC	\$

Land Use and Growth Management								
<b>LU-4.</b> Continue buildout of Town cemetery as needed in consideration of capacity and the Cemetery Master Plan.						O	CC BOS TM	\$\$
<b>LU-5.</b> Construct a new Fire Department substation in North Mashpee.						M	FD BOS DPW	\$\$\$
<b>LU-6.</b> Construct a new Community Center that may include those recreation services and facilities identified in the Open Space and Recreation element of this plan.						L	BOS DPW RD	\$
<b>LU-7.</b> Consider the development of a dog/animal pound facility.						L	BOS NP	\$
<b>LU-8.</b> Develop a tree bylaw that would prohibit, or require permits for, clear cutting of lots as well as provide for performance standards and impact fees for the removal and replacement of certain native specimen trees.						S	ConC CPC PB PD	\$
<b>LU-9.</b> Overhaul the Mashpee sign code with a form-based approach.						M	PD BLRC PB	\$
<b>LU-10.</b> Develop a form-based code that would encourage structures that will be both aesthetically pleasing, consistent with the traditional character of the Town and be cohesive with the surrounding town-fabric by ensuring building scale and type that is consistent with the character of surrounding neighborhood.						M	PD PB CPC BLRC BOS	\$
<b>LU-11.</b> Reassess current parking requirements and consider how to minimize parking impacts on aesthetic quality and the environment.						M	PD PB	\$
<b>LU-12.</b> Re-codify and clarify the entire zoning bylaw.						M	BLRC PD PB BOS	\$
<b>LU-13.</b> Amend ADU bylaw to expand opportunity for property owners and affordable housing.						M	PD PB BLRC	\$












Land Use and Growth Management								
							AHC	
<b>LU-15.</b> Proper siting of development.						O	PB HA SBA ZB	\$
<b>LU-16.</b> Restrict development in flood zones by preventing the use of fill to raise a home's first floor elevation to above base flood elevation. Encourage the use of solid wall foundations with flood vents or pilings.						M	PB PD EOC BOS	\$
<b>LU-17.</b> Set a target population that balances the projected needs of the housing supply and the environmental carrying capacity of the Town.						L	BOS HA PD	\$









Heritage and Preservation								
Goals, Policies, & Actions								
Goals								
<b>Goal HP-1:</b> Ensure that unique archaeological resources are preserved and protected.								
<b>Goal HP-2:</b> Ensure that future development and redevelopment reflects the historic character of Mashpee and celebrates local culture.								
<b>Goal HP-3:</b> Ensure the Mashpee's unique history and Native American culture is preserved and accurately portrayed to residents, business owners and visitors.								
<b>Goal HP-4:</b> Preserve and protect Mashpee's community character and quality of life that makes Mashpee a unique and identifiable place.								
<b>Goal HP-5:</b> Establish and maintain a mutually beneficial intergovernmental relationship between the Town of Mashpee and the Mashpee Wampanoag Tribe.								
<b>Goal HP-6:</b> Support and promote museums and the performing arts focuses on Mashpee's culture and history or promotes local artists.								
Policies								
<b>Policy HP-1:</b> Enhance the vitality of the Mashpee Historic District located at the Traditional Village Center of Mashpee.								
<b>Policy HP-2:</b> Preserve and protect the Town's known archaeological and scenic resources and work to investigate and catalogue any potentially unknown archaeological resources.								
<b>Policy HP-3:</b> Support Mashpee's unique cultural heritage through education programs.								
<b>Policy HP-4:</b> Promote coordinated intergovernmental functions such as protection and improvement of natural resources, historic resources, economic development and financial prosperity, public infrastructure protection of natural systems and access to water and land for hunting, gathering, and fishing.								
Actions						Timeframe	Responsibility	Cost
<b>HP-1.</b> Nominate any additional structures beyond the Avant House located within the Mashpee Historic District for						S	HC CPC BOS	\$









Heritage and Preservation								
inclusion on the National Register of Historic Places.								
<b>HP-2.</b> Adopt a form-based code in the form of an overlay district intended to reflect traditional settlement patterns and historic main streets.						L	<b>PB</b> <b>ZB</b>	\$
<b>HP-3.</b> Adopt and implement financial incentives for the rehabilitation of historic structures.						M	<b>HC</b> <b>EDIC</b> <b>BOS</b> <b>TM</b>	\$
<b>HP-4.</b> Collaborate with the Mashpee Wampanoag Tribe on the reconstruction of the Attaquin Hotel in its location across from Lake Avenue as a workforce/attainable housing project.						L	<b>BOS</b> <b>MWTC</b> <b>TM</b> <b>CPC</b>	\$
<b>HP-5.</b> Determine a location for an appropriately designed “monument” of Wampanoag heritage significance.						M	<b>MWTC</b> <b>BOS</b> <b>HC</b>	\$
<b>HP-6.</b> Adopt a demolition delay bylaw*						M	<b>BOS</b> <b>TM</b> <b>BLRC</b>	\$
<b>HP-7.</b> Protect existing known burial sites and enhance with more dignified fencing and regular cleaning of grave markers						M	<b>CC</b> <b>HC</b>	\$
<b>HP-8.</b> Highlight tribal heritage throughout local school curriculum.						M	<b>SC</b> <b>MWTC</b>	\$
<b>HP-9.</b> Create wayfinding and cultural heritage program to tell the story of Mashpee through trails.						S	<b>MWTC</b> <b>CPC</b> <b>RD</b>	\$
<b>HP-10.</b> Work with the Mashpee Community Garden Advisory Committee, the Historical Commission, Historic District Commission and Mashpee Wampanoag Tribe’s to develop the Attaquin Hotel within an overall “Master Plan for the District.”						\$\$	<b>BOS</b> <b>MWTC</b> <b>HC</b>	\$

Open Space & Recreation
Goals, Policies, & Actions


















Goals								
<b>Goal OS-1:</b> Ensure that residents and visitors have access to a variety of passive and active recreation Opportunities that meet the needs and desires of the Mashpee Community.								
<b>Goal OS-2:</b> Preserve the quantity and quality of conservation and open space lands as a means to protect natural resources, provide a high quality of life for residents, provide access for passive recreation, ensure adequate wildlife habitat, and preserve access for hunting and fishing rights.								
<b>Goal OS-3:</b> Increase access to public bathrooms and drinking water stations.								
<b>Goal OS-4:</b> Protect open space and recreational areas from the impact of heavy summer use.								
<b>Goal OS-5:</b> Increase the amount of open space and recreational opportunities in Mashpee.								
Policies								
<b>Policy OS-1:</b> Ensure that public access to open space and water bodies is preserved where it will not adversely affect sensitive natural resources.								
<b>Policy OS-2:</b> Provide adequate recreational programs and facilities for existing residents and plan for additional programs and services for projected future growth and changing demographics.								
<b>Policy OS-3:</b> Continue to pursue opportunities to preserve sensitive areas as conservation and passive open space lands.								
<b>Policy OS-4:</b> Improve beach facilities and amenities including beach preservation and access, parking, shuttle system etc.								
<b>Policy OS-5:</b> Protect scenic and natural views of Town lands, and consider these views when siting town facilities.								
Actions						Timeframe	Responsibility	Cost
<b>OS-1.</b> Create and upload map of trails to the Town website/interactive Town Map.						S	PD RD	\$
<b>OS-2.</b> Increase signage and wayfinding for trails to promote use by residents and visitors.						M	RD PD	\$
<b>OS-3.</b> Consider adding facilities (i.e., bathrooms, water fountains, water etc.) to provide residents with access to passive recreation when visiting conservation lands.						L	BOS TM DPW	\$\$
<b>OS-4.</b> Improve the protection of the Mashpee River Corridor by acquiring the properties surrounding Trout Pond owned by Mashpee Commons with the exception of any land area necessary to complete a rotary bypass road between Route 28 and Great Neck Road S as identified in the Transportation Element of the LCP.						L	PB DNR WC	\$\$\$
<b>OS-5.</b> Identify and work to acquire any parcels of conservation interest that were defined as priority acquisitions in both the 1998 LCP and 2007 Open Space Plan that remain						L	ConC DNR PD PB	\$\$\$













unprotected particularly in recharge areas, identified rare species habitat (as per the August 1st, 2021, Estimated and Priority Habitat Map from MA Natural Heritage and Endangered Species Program) and/or the acquisition boundary of the Mashpee National Wildlife Refuge.								
<b>OS-6.</b> Identify site for construction of a new Community Center complete with public community spaces, active recreation, etc.						M	<b>DPW</b> CPC	\$
<b>OS-7.</b> Construct public bathroom facilities at beach/pond parking areas.						M	<b>DPW</b> RD	\$\$
<b>OS- 8.</b> Continue acquisition of cranberry bogs (active and/or abandoned) for wetlands restoration.						L	<b>DNR</b> BOS TM	\$\$
<b>OS-9.</b> Assess trail networks for gaps and plan to connect those areas.						L	<b>PD</b> RD	\$
<b>OS-10.</b> Plan a Town sponsored trail half marathon to bring community together and put Mashpee's open spaces on display.						M	<b>RD</b> BOS SEC TM	\$
<b>OS-11.</b> Acquisition of 423 Main St (Map 27 Parcel 43) using CPA funds or other grant sources. This undeveloped parcel directly abuts Mill Pond, the Mashpee River, and the upper portion of the Mashpee River Herring Run. Acquisition of this parcel will allow for much needed maintenance of the land immediately abutting the Mashpee River herring run and improvements for recreational access to this area to highlight the herring run on the Mill Pond side of Rte. 130. The town owns the paved pull off area that abuts Mill Pond, which is also in need of improvements, including stormwater runoff.						M	<b>BOS</b> PD TM	\$\$\$

















<b>OS-12.</b> Acquisition of parcels on Timber Landing and River roads (primarily unbuildable Sandalwood subdivision lots) to protect and enhance Mashpee River Woodlands (Map 82 Blocks 3, 13A, 13B, 94 & 95 and map 89, blocks 75 & 77. Funding through Town CPA funds or state grant funding.						M	BOS PD TM	\$\$\$
<b>OS-13.</b> Acquisition of 4 undeveloped parcels on Main Street: 493 (map 27/parcel 164), 495 (map 27/parcel 164), 497 (Map 27/parcel 162) and 499 (map 27/parcel 161) for open space/conservation land.						L	BOS PD TM	\$\$\$
<b>OS-14.</b> Annually educate Mashpee Community and guest users of Mashpee recreational facilities about harmonious use and sharing of the facilities with each other.						O	BOS PD TM	\$
<b>OS-15.</b> Ensure adequate staff and support of all recreational facilities.						S	BOD TM	\$\$\$
<b>OS-16.</b> Identify, protect and improve ancient ways and public ways to water.						M	BOS DNR PD	\$
<b>OS-17.</b> Restore and protect all waters for swimming, boating, shell fishing and fishing.						M	BOS DNR PD	\$\$
<b>OS-18.</b> Establish a Select Board policy that requires the protection of scenic and natural views when siting Town facilities.						M	BOS DNR PD	\$
<b>OS-19.</b> Assess feasibility for certain improvements to beach facilities and amenities including beach preservation and access, parking, shuttle system, bathrooms etc.						L	BOS PD	\$










Municipal Buildings, Facilities, and Services	
Goals, Policies, & Actions	
Goals	
<b>Goal FS-1:</b> Ensure all Mashpee residents have access to the highest quality of physical, mental, and emotional health care.	
<b>Goal FS-2:</b> Provide safe, equitable school facilities that allow all Mashpee students to receive an excellent education and achieve their full potential.	
<b>Goal FS-3:</b> Ensure municipal facilities are equipped with the most advanced communications technologies with	

<b>Municipal Buildings, Facilities, and Services</b>
particular focus to emergency service communications.
<b>Goal FS-4:</b> Maintain financial stability and AAA bond rating.
<b>Goal FS-5:</b> Ensure every Mashpee resident and taxpayer has accessibility to local government and maximized ability to participate in decision making
<b>Goal FS-6:</b> Ensure appropriate facilities for the number of students expected in the school system, as well as the kinds of facilities that best support and accommodate a quality educational program for the Town.
<b>Goal FS-7:</b> Ensure that the development and operation of school facilities and programs are coordinated to the maximum extent possible with those of other municipal agencies.
<b>Goal FS-8:</b> Ensure that the development of new school facilities not only assists each Mashpee child in reaching his or her full potential but also enhances life-long learning for Mashpee adults as well.
<b>Goal FS-9:</b> Maximize non-property tax sources of funding for school facilities and programs
<b>Goal FS-10:</b> Ensure that the greatest possible contributions to the town's educational program are achieved in relation to the dollars expended.
<b>Goal FS-11:</b> Ensure adequate municipal facilities to meet community needs.
<b>Goal FS-12:</b> Ensure that the location and construction of municipal buildings & facilities is consistent with Mashpee's other planning goals.
<b>Goal FS-13:</b> Ensure that the construction and maintenance of municipal buildings & facilities enhances community pride and the visual quality of our built environment.
<b>Goal FS-14:</b> Maximize non-property tax funding sources for new municipal buildings and facilities.
<b>Goal FS-15:</b> Ensure that new development provides or contributes a fair share of the cost of municipal infrastructure and services necessary to support it.
<b>Goal FS-16:</b> Ensure that new development provides or contributes a fair share of the cost of municipal infrastructure and services necessary to support it.
<b>Goal FS-17:</b> Ensure that Mashpee interests are fully represented in the location and development of regional facilities.
<b>Goal FS-18:</b> Minimize loss and suffering in our community due to fire, storms and other man-made and natural disasters.
<b>Goal FS-19:</b> Ensure that Mashpee residents, visitors and their property are
<b>Goal FS-20:</b> Ensure that the laws and regulations of the town and commonwealth are obeyed and enforced.
<b>Goal FS-21:</b> Minimize vehicular, boating and other accidents and injuries.
<b>Goal FS-22:</b> Ensure the highest quality of care and minimum response times in the event of medical and fire emergencies.
<b>Goal FS-23:</b> Minimize injuries and property damage caused by animals and to ensure proper treatment of domestic animals and wildlife.
<b>Goal FS-24:</b> Ensure that public safety services are delivered in a coordinated, cost-effective and humanitarian manner.
<b>Goal FS-25:</b> Protect and improve the physical, mental and emotional health of all Mashpee residents.
<b>Goal FS-26:</b> Access for all town residents to a full continuum of health and human services, including social and leisure services.
<b>Goal FS-27:</b> Collaboration and cooperation between the public, non-profit and private sectors in Mashpee to develop a common understanding of health and human service needs, priorities and appropriate resource allocation.
<b>Policies</b>
<b>Policy FS-1:</b> Encourage sustainable solid waste management practices to prevent hazardous waste from infiltrating natural areas and municipal systems.
<b>Policy FS-2:</b> Protect Mashpee residents, visitors, and their property from crime.
<b>Policy FS-3:</b> Expand role of emergency management in minimizing loss and suffering from man-made and natural disasters.
<b>Policy FS-4:</b> Efficiently coordinate public safety services to ensure rapid response times and high-quality care.

Municipal Buildings, Facilities, and Services								
<b>Policy FS-5:</b> Increase collaboration internally between Town departments and externally with Mashpee residents to limit the chance for a lack of communication or miscommunication.								
<b>Policy FS-6:</b> Maintain and enhance cross-sector collaborations such as with educational institutions and research organizations to bolster water quality sampling programs and reporting.								
<b>Policy FS-7:</b> Increase substance abuse support programs.								
<b>Policy FS-8:</b> Identify a site to be used for materials storage and develop the materials storage site.								
<b>Policy FS-9:</b> Enhance Suicide Prevention programming and educational awareness.								
<b>Policy FS-10:</b> Enhance collaboration and communication with Mashpee Wampanoag Tribe.								
<b>Policy FS-11:</b> Ensure critical facilities are located near populated centers while promoting equitable access to underserved communities.								
<b>Policy FS-12:</b> Increase the supply and availability of public meeting space for Town Boards and Committees, working groups, and for Mashpee-based non-profit service organizations such as Girls Scouts, Boy Scouts, etc.								
<b>Policy FS-13:</b> Support volunteer members of public board and committee with training, conflict resolution/mediation services, and legal support.								
<b>Policy FS-14:</b> Increase youth participation in local governance with integration of activities with other youth systems, such as school and youth groups.								
Actions						Timeframe	Responsibility	Cost
<b>FS-1.</b> Remedy user conflicts within waterways consistent with the DNHRMP.						S	DNR BOS WC	\$
<b>FS-2.</b> Assess Town's staff capacity.						S	TM BOS HR	\$
<b>FS-3.</b> Conduct parking needs assessment for Town Hall and modify parking layout as recommended.						S	PD PB	\$
<b>FS-4.</b> Construct a unisex locker room and shower facility for Town Employees.						M	BOS DPW TM	\$\$
<b>FS-5.</b> Add EV charging stations as discussed in the Transportation and Circulation Element of this plan.						O	BOS DPW EOC TM	\$\$\$
<b>FS-6.</b> Construct solar canopies in the parking area as discussed in the Sustainability element of this plan.						M	DPW EOC ER	\$\$\$
<b>FS-7.</b> Audio/Visual overhaul of Waquoit Meeting Room system with most advanced technology that will better facilitate remote and other alternate forms of participation.						S	BOS IT TM	\$










Municipal Buildings, Facilities, and Services								
FS-8. Consider a new website host platform.						S	TM BOS IT	
FS-9. Implement recommended stormwater improvements within the Santuit Pond Watershed as recommended by the Fuss & O'Neill MVP Action Grant.						S	DNR BOS ConC DPW EOC	\$\$
FS-10. Construct wastewater treatment plant and all lift stations and phases as needed in accordance with the Watershed Nitrogen management plan.						L	BOS DPW SC TM	\$\$\$
FS-11. Identify the most appropriate sites to establish Aquaculture Development Zones consistent with the Department of Natural Resources Harbor Management Plan.						S	DNR WC	\$
FS-12. Continue to investigate and inventory the legal status of all known public landings and access to coastal water and great ponds to develop an access plan.						O	DNR WC	\$
FS-13. Purchase parcels, where feasible, to enhance public access to water or create new sites for public landings.						L	BOS DNR TM	\$\$\$
FS-14. Create Town information hub (i.e., "Get to Know Mashpee"), staffed with volunteers						S	BOS TM IT	\$
FS-15. Develop emergency communication system between Town and media.						M	TM BOS IT	\$
FS-16. Update Town website and social media presence to enhance user-friendliness and communication						S	TM IT	\$
FS-17. Designated moorings for commercial entities may alleviate this issue and remove a significant barrier to entry for the burgeoning aquaculture industry especially						M	PB	\$









Municipal Buildings, Facilities, and Services								
<b>FS-18.</b> Increase enforcement and identify a more streamlined solution to protect diggers from speeding boats and recreational boats that stray from channels.						S	<b>HM</b> DNR TM	\$
<b>FS-19.</b> Hire a Town grant-writer.						S	<b>TM</b> BOS HR	\$\$
<b>FS-20.</b> Hire a Town communication director						M	<b>TM</b> BOS HR	\$\$
<b>FS-21.</b> Increase public participation opportunities regarding government processes						S	<b>TM</b> BOS	\$
<b>FS-22.</b> Design and build community center for educational programs, gym, pools, and senior services						L	<b>BOS</b> BD CA DPW RD TM	\$\$\$
<b>FS-23.</b> Offer additional options for internet and cell services						M	<b>IT</b> BOS	\$
<b>FS-24.</b> Inspect, maintain, and upgrade septic systems.						S	<b>DPW</b>	\$\$
<b>FS-25.</b> Consider redevelopment of DPW Building with a LEED Certified Net Zero accreditation.						L	<b>DPW</b> BOS ER TM	\$
<b>FS-26.</b> Add at least 8,000 square feet of additional garage space with at least some portion of that additional capacity heated.						L	<b>DPW</b> BOS BD TM	\$\$\$
<b>FS-27.</b> Build an additional 1,600 square foot bay into the maintenance garage.						L	<b>DPW</b> PB BD	\$\$\$
<b>FS-28.</b> Install audio/visual capabilities into the Event Room and Zoom Meeting tech in the conference room of the library.						S	<b>BOS</b> IT L TM	\$
<b>FS-29.</b> Install publicly accessible EV Charging stations in library parking lot.						M	<b>BOS</b> DPW L TM	\$\$








Municipal Buildings, Facilities, and Services								
FS-30. Lease or purchase electric vehicles for use by Library Staff.						M	BOS L TM	\$
FS-31. Redevelop Harbormaster Shack with a modern, climate resilient, facility.						M	BOS BD DNR TM	\$
FS-32. Identify a location for and construct the Fire Department's north station.						M	BOS BD FD TM	\$
FS-33. Consider expanding Kids Klub into a second location.						M	BOS RD TM	\$
FS-34. Explore the potential for childcare tuition assistance for Town Employees at the Kids Klub.						S	BOS RD TM	\$
FS-35. Assess the viability and feasibility of creating a Communications Manager or similar title to manage information releases from the Town on all social media platforms and Town website.								\$
FS-36. Establish a Mashpee Youth Committee with assistance from MPS.								\$
FS-38. Move recreation facility to community center.						L	RD	\$
FS-39. Open new childcare facility at 505 Main Street.						M	HS BOS CCF R	\$
FS-41. Re-establish regular in-person drop-in nights with the Substance Abuse Task Force.						S	HS PD	\$
FS-42. Offer NARCAN Training through Human Services Department.						S	HS FD PD	\$

Transportation and Circulation
Goals, Policies, & Actions
Goals
Goal TC-1: Maintain and enhance a cost-effective, efficient, safe, and accessible multi-modal transportation system that is sensitive to and respectful of the Town's small-town character.
Goal TC-2: Support efforts to enhance and increase alternative modes of transportation such as ride shares,












Transportation and Circulation								
bicycling, and public transportation with an eye towards reductions in greenhouse gasses and air pollution.								
<b>Goal TC-3:</b> Minimize and mitigate impacts of transportation issues such as congestion as the Town considers its growth pattern to ensure maintenance of Town's quality of life, historic and natural resources, and small Town character								
<b>Goal TC-4:</b> Minimize financial impacts of new road construction on the Town's budget								
<b>Goal TC-5:</b> Ensure Mashpee's stormwater management systems are utilizing best management practices to maximize the amount of stormwater treatment prior to recharging into groundwater.								
<b>Goal TC-6:</b> Minimize the impact of parking facilities on the Town's visual character.								
Policies								
<b>Policy TC-1:</b> Implement road design and maintenance standards and procedures that promote, protect, and encourage exiting patterns of development and neighborhood character in residential zoning districts.								
<b>Policy TC-2:</b> Maintain a formal program for road maintenance, new road construction, and accompanying drainage infrastructure that is economically responsible and implementable.								
<b>Policy TC-3:</b> Promote cooperative state/local efforts in transportation planning, ensuring that the Town's qualities are maintained throughout any transportation planning and construction projects.								
<b>Policy TC-4:</b> Encourage alternative modes of transportation and increase opportunities in Town for access to biking, walking, and carpooling.								
<b>Policy TC-5:</b> Enhance connectivity between residential neighborhoods, as well as between commercial centers, and between neighborhoods, commercial center and municipal centers.								
Actions						Timeframe	Responsibility	Cost
<b>TC-1.</b> Improve entrance at Deer Crossing and Route 28 by making entrance a right-turn in and right turn out only.						L	DPW PB MassDOT	\$\$
<b>TC-2.</b> Direct Deer Crossing Commercial traffic seeking to make left turns out to Route 28 to the traffic light at Route 28 and Shellback Way adjacent to the Ace Hardware.						L	DPW PB MassDOT	\$\$
<b>TC-3.</b> Consider improving access to and from Deer Crossing from Shellback Way via mitigation monies held as a requirement of any approved retail grocery DRI at 647 Falmouth Road.						M	DPW PB MassDOT	\$\$
<b>TC-4.</b> In addition to the proposed conversion of the Route 130 and Great Neck Road North intersection to a modern roundabout, consider alternative design options that would slow traffic, keep volume moving, but be less detrimental to pedestrian accommodations.						M	DPW PB MassDOT	\$\$\$










Transportation and Circulation								
<b>TC-5.</b> A connector street should be constructed between Route 28 and Great Neck Road South generally from the Mashpee Commons primary entrance from Route 28 to the Laurentide entrance on Great Neck Road South either in anticipation of additional development in this area or as a condition of such development.						L	DPW PB MassDOT	\$\$
<b>TC-6.</b> Develop a town-wide bicycle and pedestrian master plan that would map out potential connections in the existing network and prioritize projects for future funding.						M	DPW PB MassDOT	\$
<b>TC-7.</b> Develop and adopt formula that would provide the additional funding necessary to the Department of Public Works as private roads are petitioned for taking by the Town.						S	DPW BOS MassDOT	\$
<b>TC-8.</b> Conduct a needs assessment of DPW staff and equipment to determine adequacy of current level of service as it pertains to regular cleaning, leaf removal, snow plowing, and maintenance of bicycle facilities and sidewalks.						S	DPW MassDOT	\$
<b>TC-9.</b> Work with the Cape Cod Regional Transit Authority and MassDOT to identify priority sites for bus-shelters along Routes 28 and 151 to allow for more safe drop offs and pick-ups.						S	DPW PB CCRTA MassDOT	\$
<b>TC-10.</b> Consider establishing regional transit hub in or around Mashpee Commons.						M	PB MassDOT	\$\$
<b>TC-11.</b> Work with MassDOT to implement the Mashpee Rotary Retrofit and evaluate the long-term potential of transitioning existing rotary to a modern roundabout consistent with the recommendations of the Mashpee Rotary Study done by the Cape Cod Commission.						O	PB BOS MassDOT	\$\$

Transportation and Circulation								
<b>TC-11.</b> Consolidate and reduce the number of curb-cuts along Route 28 and 151 especially when considering redevelopment opportunities along these corridors.						O	PB	\$
<b>TC-12.</b> Develop bypass roads around the Mashpee Rotary to accommodate local traffic both north-south (Route 151 to Old Barnstable Road) and east-west Route 28/Great Neck Road South to Route 28 east of the rotary through (Trout Pond neighborhood).						L	PB MassDOT	\$\$
<b>TC-13.</b> Prioritize roadway and intersection improvements to accommodate all roadway users, not just automobiles.						O	PB	\$
<b>TC-14.</b> Convert remainder of Town Hall fleet to electric vehicles and install requisite charging stations to support those vehicles.						M	PB EC ER	\$\$
<b>TC-15.</b> Change over additional municipal gas-powered vehicles to Electric Vehicles in outside departments if suitable electric alternative is on the market: DPW Director, Police Chief, Fire Chief and Fire Inspector, Recreation vehicles.						L	DPW BOS FD PLD RD	\$\$
<b>TC-16.</b> Install EV charging stations for public use at Town Hall, Mashpee Community Park, Public Library, Senior Center, Mashpee Beach, Attaquin Park.						M	PB EC ER L RD	\$\$
<b>TC-17.</b> Create and maintain Town-wide connectivity to neighbor resources with a "Greenway Plan" which networks all open space and recreational together.						M	PD PB DPW RD	\$

## Water and Coastal Resources

### Goals, Policies, & Actions

Water and Coastal Resources								
Goals								
<b>Goal WR-1:</b> Maintain and restore the quality of Mashpee's groundwater to ensure an adequate supply of safe, high quality drinking water.								
<b>Goal WR-2:</b> Protect Mashpee's groundwater supply, wetlands, and surface water from contamination and restore/remediate impacted and polluted water bodies.								
<b>Goal WR-3:</b> Prevent harmful algal blooms in Mashpee waters to maximize recreational opportunities and preserve safe drinking water for all residents.								
<b>Goal WR-4:</b> Maintain and expand wastewater treatment and disposal facilities.								
<b>Goal WR-5:</b> Expand wastewater management from the baseline set by the state to enhanced I/A waste water treatment systems and require the removal and replacement of all outdated systems such as cesspools.								
<b>Goal WR-6:</b> Remove all threats from pollutants emerging from Joint Base Cape Cod into Mashpee's groundwater and open water bodies.								
Policies								
<b>Policy WR-1:</b> Continue to support the shellfish propagation program to enhance local fisheries, restore vital habitat, and remove excessive nitrogen in both Waquoit and Popponesset Bay.								
<b>Policy WR-2:</b> Protect the seashore from erosion.								
<b>Policy WR-3:</b> Preserve fish and hunting rights of way on shore.								
<b>Policy WR-4:</b> Promote shellfish seeding programs.								
Actions						Timeframe	Responsibility	Cost
<b>WR-1.</b> Continue to maintain navigational channels for not only navigation but for adequate stream and tidal flow.						O	DPW DNR	\$\$
<b>WR-2.</b> Educate residents about the Mashpee Water District and encourage that all residents connect to public drinking water.						S	DPW	\$
<b>WR-3.</b> Invest in necessary equipment and facilities to test cyanobacteria in-house that would specifically identify species in real time to assist in determinations of toxicity.						S	DNR	\$
<b>WR-4.</b> Conduct personnel needs assessment to understand gaps in consideration of current and planned water quality monitoring and testing programs.						S	DNR	\$
<b>WR-5.</b> Establish Water Quality Task force as subcommittee of the Environmental Oversight Committee to conduct necessary engagement and community education around recommended bylaw changes to address water						S	BOS	

Water and Coastal Resources								
quality issues: fertilizer and pesticide use, wetlands buffers, floodplain management.								
<b>WR-6.</b> Identify areas for coastal and habitat restoration to enhance water quality.						O	DNR	\$
<b>WR-7.</b> Establish at least one Aquaculture Development Zone (ADZ) in Town.						M	DNR	\$
<b>WR-8.</b> Provide additional public access to the ocean.						M	RD	\$
<b>WR-9.</b> Ban chemicals that increase nutrient load in waterways.						S	DNR BOS	\$
<b>WR-10.</b> Establish boat washes to prevent invasive species from spawning in waterways.						M	RD	\$

# TOWN PLANNER REPORT

## 2.0 ECONOMIC DEVELOPMENT

### 2.1 Introduction

This chapter assesses market and economic conditions in Mashpee, provides a local and regional context for economic development, and offers recommendations for aligning economic development efforts to meet new challenges, including:

- **An aging population.** Barnstable County residents are getting older, and there is a decline in the number of young adults.
- **Housing costs outpace wages.** Mashpee wages are relatively stable while housing prices continue to increase. The pandemic had some negative impact on housing affordability, as remote workers purchased homes on the Cape.
- **A lack of infrastructure to support new investment.** Nearly all development on Cape Cod continues to utilize on-site septic systems that release nitrogen to groundwater, which results in degraded embayment water quality. Significant investment in wastewater infrastructure is needed in the region to encourage economic growth.
- **High speed fiber cables have significant benefits to the community but can lead to legal issues in the future regarding land rights, including federal and private rights-of-way (United States Department of Energy, 2020).** They are often more expensive due to their complex design and installation costs and are more prone to physical damage due to their thin design made of glass.

### 2.1 Existing Conditions

#### 2.1.1 Regional Context

The economic challenges faced by Mashpee reflect those of the greater Cape Cod region: how to grow a sustainable economic base while preserving the community's important natural resources. One of the major factors in creating a sustainable economic base is the availability of housing for local workers. As housing and land prices increase, the cost of living and doing business on the Cape becomes unattainable for all but those in the highest income brackets. The 2017 Regional Housing Market Analysis found that residents earning less than \$90,000 in Barnstable County will be housing cost-burdened (Cape Cod Commission, 2017). Since Mashpee's median household income is \$78,309, more than half of residents are considered cost-burdened (United States Census Bureau, 2020).

Cape Cod's economy is a small business economy. Eighty-eight percent of the region's businesses have fewer than twenty employees and many are seasonal and tourism-related (Richardson & Clinton, 2017). Location quotients (LQ) are a useful tool to identify how concentrated an industry is within an area, compared to the rest of the country. Because so much of Barnstable County's economy is tied to tourism, it would follow that the LQ for tourism-related industries is high – meaning these types of industries are more concentrated within the county as compared to the rest of the nation. Within Barnstable County, the industries with the highest 2020 LQ based on annual average employment were Health Care and Services, Accommodations and Food Services, and Retail Trade. These industries serve as "core industries" in Barnstable County. Construction, utilities, arts, entertainment, and recreation were identified as growing sectors (United States Bureau of Labor Statistics, 2020).

In 2019, the Cape Cod Commission conducted a county-wide regional economic development analysis. This Comprehensive Economic Development Strategy (CEDS) identified the following regional priorities:

- Infrastructure in activity centers
- Last-mile broadband strategy
- Expanded financing tools for infrastructure
- Expansion of the blue economy
- Business Development to support job growth
- Education and workforce development to support wage growth
- Housing diversity and affordability
- Zoning and regulatory reform for Smart Growth/Activity Centers
- Regionalization for greater government efficiency.

Many of these priorities are relevant for Mashpee. The 2020 CEDS update identified several trends that affect economic development in the region, all of which can be found in Mashpee:

- **Aging population.** Barnstable County residents are getting older, and there is a decline in the number of young adults.
- **Stagnant wages.** Barnstable County has experienced growth in the Gross Domestic Product, number of jobs, number of businesses, and in household income levels, since the Great Recession of 2008; however, average earnings remain stagnant when adjusted for inflation, consistent with the rest of Massachusetts and the nation. Slightly under 7% percent of Barnstable County lives below the federal poverty level (U.S. Census Bureau, 2020).
- **COVID-19 impacts.** In 2020, the pandemic caused unprecedented economic distress in the region. Barnstable County faced a higher unemployment rate at 21.6% in April 2020, compared with the state (15.1%) and the US (14.7%).
- **Lack of worker housing.** Housing affordability continues to be a crucial economic challenge for Barnstable County. The pandemic had some negative impact on housing affordability, as remote workers purchased homes on the Cape.
- **A lack of infrastructure investment.** Nearly all development on Cape Cod continues to deploy onsite septic systems that release nitrogen into the groundwater, which results in degraded embayment water quality. Wastewater infrastructure is needed in identified Activity Centers in the region to encourage economic growth.

#### 2.1.2 Mashpee Context

Like many Cape Cod towns, Mashpee's economy is influenced by seasonal residents and tourists in the summer season. The Cape's economy is less seasonal than during the 1990s, but it still depends heavily on the doubling of the population in the summer and spending by second homeowners and visitors. Table 2-1 shows the range of annual unemployment for both Mashpee and the state. In calendar years 2020 and 2021, the employment rates of both the Town and state fluctuated more dramatically than usual.

Table 2-1. Annual Unemployment Rates, Not Seasonally Adjusted

Year	Mashpee	Massachusetts
2016	4.6	4.0
2017	4.4	3.8



2018	4.5	3.4
2019	3.9	3.1
2020	10.6	9.4

Source: 2016-2020 Labor Market Information, Massachusetts Department of Economic Research, 2020

## Industries

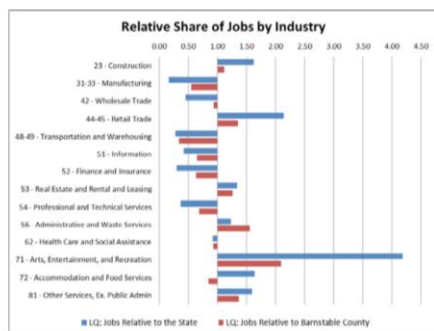


Figure 2-1. Relative Share of Jobs By Industry

Source: Bureau of Labor Statistics, 2020

As of 2020, 43% of jobs in Mashpee are in tourism-related industries. The Location Quotients (LQ) for Mashpee are consistent with the Cape-wide statistics and, outside of healthcare, involve tourism-related industries. The LQ is a way of identifying which industries take up the greatest share of the local economy – the “core industries.” As would be anticipated, the core industries in Mashpee are tourism-related and include retail, accommodations, and food services. Health services also represent a “core industry” in Mashpee, while the arts, entertainment, and recreation industries contain a relatively high share of jobs.

## Income and Wages

The 1998 Comprehensive Plan noted that Mashpee residents had lower income levels compared to other Cape Cod residents. This trend appears to have changed. Mashpee’s 2020 household income was \$78,309, compared to \$76,863 in Barnstable County (and comparable to Massachusetts overall at \$84,385). However, while median household incomes in Cape Cod are relatively high, the prohibitive cost of living on Cape Cod, and in Mashpee, need to be considered.

While employment growth has been steady, when controlled for inflation average weekly wages in Cape Cod have not increased significantly since 1990, a trend consistent with both Massachusetts and the overall US. In fact, median earnings on Cape Cod showed a slight decline, averaging \$8,000 to \$15,000 lower per year than wages in the US. The gap is even greater when compared to wages in Massachusetts overall (Richardson & Clinton, 2017). In May 2020, the US Bureau of Labor Statistics (BLS) listed the average annual wage for Massachusetts as \$70,010, the same measure for Barnstable County is \$57,262. Although Cape Cod has a more expensive housing market than the state of Massachusetts, local wage rates are lower.

Chapter 1, *Housing*, contains more detail on issues of affordability, but it is important to note that Massachusetts is one of the most expensive real estate markets in the nation, and the median home value on Cape Cod (\$414,000) is 4% higher than the rest of the state (United States Census Bureau, 2020). The affordability gap for workers on the Cape, including Mashpee, continues to widen and represents a major challenge for sustainable economic development.

The Cape Cod economy is unique because of its significant natural resources, reliance on tourism, and a disproportional number of wealthy retirees. The percentage of self-employed residents in Barnstable County was 18%, which is double the percentage for Massachusetts and the United States. Compared to

Massachusetts, Mashpee and Barnstable County also had higher rates of non-wage income – 33% versus 22% statewide (Cape Cod Commission, 2016).

The average commute for a Mashpee resident was 26.4 minutes. The current employers in Mashpee provide jobs for just under 5,000 people on average over the year, but the proportion of these jobs occupied by residents of other Cape towns is unknown. Almost 1,000 residents of Mashpee work outside Barnstable County and about 85 residents work outside the state (Cape Cod Commission, 2016).

### Unemployment

The 1998 Comprehensive Plan also identified Mashpee as having a relatively high unemployment rate, but that trend has reversed and the employment rates over the past few years in Mashpee are generally consistent with those across Barnstable County. Unemployment in Mashpee, as would be expected, was significantly impacted by the COVID-19 pandemic. Mashpee's unemployment rate reached 20% in April 2020, mirroring the county-wide figures. These numbers exceeded both Massachusetts and U.S. figures, which is likely due to the Cape's considerable number of retail and restaurant uses, and to the annual seasonal dip in employment. Although the numbers are relatively low, they do not reflect the seasonal nature of unemployment in Mashpee, and on the Cape.

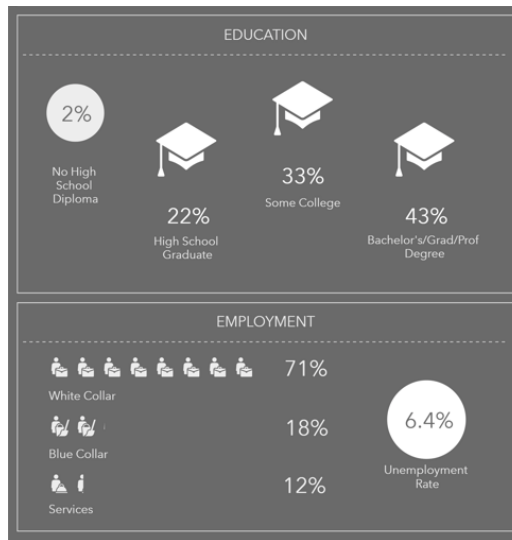


Figure 2-2. Relative Share of Jobs By Industry

Source: ESRI

### 2.1.3 Land Use and Zoning

Mashpee's tax base reflects the general land use configuration of the Town. Ninety-one percent of the total tax levy comes from residential property, compared to 86% countywide. Only 10% of the total land area is zoned for commercial (2.6%) or industrial (7.8%) uses. Approximately 28% of the total land area in Mashpee is protected open space.

- Vacant commercial – 214 acres
- Vacant industrial – 120 acres

In 2013, the Market Assessment for Cape Cod, Massachusetts prepared by the Chesapeake Group, Inc., projected the future demand for sales and commercial space in Mashpee. From 2013 to 2033, the Assessment projected an additional 60,000 square feet of commercial space. This is a small number considering the amount of developable land available, but Mashpee will not continue to see the rates of population growth that spur growth in the typical tourism-related industries and the pandemic's effect on the availability of remote work options will impact an already weak office market. The report recommended zone changes to accommodate a denser, more mixed-use type of development within the existing commercial areas. It is worth noting that 85.5% of the undeveloped commercial land is within

Commented [LL1]: Unsure where data came from

Commented [LL2R1]: Mashpee RESET, 2016

Commented [LL3]: Unsure where data came from

Commented [LL4R3]: Mashpee RESET, 2016

Commented [EL5]: I think we should qualify this figure. What is "Protected Open Space" in this context? Important to understand methodology for calculating because I think it likely ignores open space protected as a requirement of a cluster subdivision for example THAT IS STILL OWNED BY AN HOA. I believe this figure is between 40-45%

the C-1 zoning district generally located around the Mashpee Rotary and is owned and controlled by Mashpee Commons, which provides an opportunity for these recommendations to be realized.

### Major Commercial Areas

Mashpee's commercial and industrial uses and zones are in a few concentrated areas within the Town. The most prominent is the C-1 Zoning District where Mashpee Commons is located. The other four were the subject of a 2016 RESET study where the Town partnered with the Cape Cod Commission:

**Mashpee Commons** - Mashpee Commons is currently permitted for an additional 400,000 SF of commercial space and 482 residential units. Consensus regarding Mashpee Commons overall development/expansion goals has not been achieved and should be readdressed at an appropriate time in the near future.

**Mashpee Industrial Park** - The Mashpee Executive Park is located on Route 28 just south of the Mashpee Commons. The park has twenty-one parcels and is zoned for industrial uses (I-1) on the Mashpee Zoning Map. The Commonwealth designated the Mashpee Executive Park as an Economic Opportunity Area for property tax abatement. The park is partially within the state-approved Wellhead Protection Area on the Regional Policy Plan Water Resources Classification Map 1. The 2016 analysis noted consistent vacancies and significant non-industrial uses in an area zoned for industrial uses, which suggests that demand for industrial space at this location is fairly weak. The data also suggests that office uses may be in much higher demand, especially for medical uses that make up 37% of the uses in the Executive Park.

**John's Pond Area** - This area includes commercial-zoned land along Route 151 between Old Brickyard Road and Algonquin Avenue and includes approximately 38 acres. This area includes commercial uses, with some multi-tenant commercial structures. The land use pattern here is an auto-oriented suburban strip. In 2016, the vacancy rate was relatively low. This area has been identified by the Planning Board as a 'Redevelopment Priority Area' and hopes to encourage, with future zoning bylaw changes, the production of commercial and residential mixture of uses in a pedestrian friendly and walkable built form.

**Route 130 Area** - The Route 130 Area is zoned Commercial with the remainder of this area zoned Industrial for a total area of about 198 acres.

**Route 28 East Area** - The Route 28 East Project Area includes the commercial and industrial zoned land surrounding Route 28 at the Mashpee/Barnstable Town Line and extending roughly between Old Mill Road and Cape Drive. The Project Area is approximately 57 acres, and the study identified this area as one of the more successful commercial areas within Mashpee based upon vacancy rates. This area has been identified by the Planning Board as a 'Redevelopment Priority Area' and hopes to encourage, with future zoning bylaw changes, the production of commercial and residential mixture of uses in a pedestrian friendly and walkable built form.

### Natural Resources

During the 1980s, Mashpee's population was the fastest growing in New England, increasing by 113%. At the same time, it is located almost entirely within the watersheds of two shallow, nitrogen-sensitive embayments - Popponesset Bay and Waquoit Bay East. The estuarine systems of both bays have shown significant signs of degradation, which has been documented to be attributable to excessive inputs of nitrogen. Federal, state, and local efforts have identified this issue and created regulations that are intended to mitigate the current conditions and also prevent further degradation. Chapter 4, *Natural*

*Resources*, and Chapter 8, *Facilities and Services*, both include more information about nitrogen loading and wastewater treatment, but this is an issue that affects the Town's capacity to encourage economic development, particularly any initiatives related to new development as these regulations increase the costs of new development.

#### 2.1.4 Economic Development Programs and Organizations

Mashpee has local organizations that are dedicated to the Town's economic development.

**Economic Development and Industrial Corporation (EDIC)** - The mission of the Mashpee EDIC is to advocate sound growth policy, and to stimulate sustainable economic opportunities that will enhance the quality of life within the Mashpee community.

**The Mashpee Chamber of Commerce** - The Mashpee Chamber of Commerce is a dynamic and growing non-profit organization, providing its members with ways to develop their businesses through networking events, education seminars, promotional avenues in digital and print media, and more. There are approximately 330 members of the Chamber who have access to these networking opportunities, referral systems, insurance benefits, educational sessions, and sponsorship opportunities at community events.

## 2.2 Challenges & Opportunities

### 2.2.1 Challenges

Mashpee faces an ongoing challenge of identifying funding options to support local government programs. The Town lacks a grant writer, which makes securing funding for various projects more difficult. The Town has also seen a decline in its traditional "blue" economy based primarily around fishing due to shrinking public access to waterways and barriers to joining the sector, including commercial fishing and aquaculture. Many small businesses operating in the seasonal cape economy struggle to reconcile increased costs of doing business across the board, and notably wages. It is quite difficult for small businesses to compete on Cape Cod.

#### 2.1.1 Opportunities

Mashpee has numerous opportunities to expand its economy over the next few years. The Town can prioritize eco-tourism since prime greenspace is located within walking distance of highly prized commercial and retail space near the Mashpee rotary. This area has potential to be a base for eco-tourism. Tourism can also be expanded by connecting visitors to Mashpee's historical roots. The Mashpee Historical Commission has planned walks and events in the historic areas near Town Hall. These areas include the Mashpee Historic One Room Schoolhouse, the Mashpee Wampanoag Indian Museum, Attaquin Park, Mashpee Pond, and the Mashpee River and Herring Run. These efforts could be coordinated to showcase nearby commercial establishments, which could take part in hosting events.

#### 2.1.2 Current Measures

The Town is working toward bolstering its shellfishing sector by pursuing a Commonwealth approved harbor management plan with hopes to attract commercial fishermen to the area. Exploring new zoning strategies such as the implementation of form-based code is a priority to remove barriers to entry for small businesses in the Town. The Mashpee EDIC has become more involved with housing issues of-late

**Commented [EL6]:** Consider re-writing without specific reference to form based code. I think its important to stress that the special permit dominant zoning approach need be re-evaluated.

as the housing crisis is directly impacting the Town's economic development priorities and success of the Town's small businesses.

### 2.3 Goals & Policies

#### Goals

1. Ensure a prosperous and steadily growing local economy that supports financial independence for all residents while preserving Mashpee's environmental quality, town character, and cultural heritage.
2. Bolster support for local businesses, local agriculture, and the "blue economy."
3. Goal ED-3: Produce a stable and adequate local workforce with education and affordable living (affordable and attainable housing, education, health, transportation, childcare and recreation).
4. Meet or exceed the best available technological resources/infrastructure to ensure Mashpee is economically competitive in the region and state.

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#### Policies

1. Provide financial and policy-based support for local fishers and businesses.
2. Minimize homelessness and the proportion of Mashpee residents living below the poverty line.
3. Regularly explore grant funding opportunities for projects that support Mashpee's economic development goals whether it be related to community systems, natural systems, or built systems.
4. Prioritize economic development which create jobs with a liveable wage.
5. Promote joint economic development effort with the Mashpee Wampanoag Tribe.
6. Develop municipal broadband service.
7. Leverage the assets of the Economic Development and Industrial Corporation to better meet the needs of the local economy and to support its growth.
8. Minimize or remove barriers of entry for new startups or small businesses including but not limited to streamlining the local permitting process and incentivizing certain uses by allowing them by-right as opposed to a special permit process.
9. Increase access to childcare for Mashpee's workforce.

### 3.0 SUSTAINABILITY

#### 3.1 Introduction

This chapter focuses on sustainable development patterns, energy efficiency, climate preparedness, and green infrastructure. As a coastal community with a large seasonal population, Mashpee's natural resources, housing, and economic development are closely intertwined. Rapidly changing conditions resulting from climate change will affect every aspect of residents' lives. Fortunately, the Town of Mashpee has initiated planning efforts that will improve its resiliency to these impacts. In 2010, Mashpee was designated as a "Green Community" by the Commonwealth under the Green Communities Act. This program provides a designation and grant funding to incentivize cities and towns to reduce municipal energy consumption by 20 percent over five years.

Additionally, the Town completed a Municipal Vulnerability Preparedness Plan (MVP) which provides an assessment of Mashpee's vulnerabilities and strengths and outlines actions to improve resiliency and a Hazard Mitigation Plan (HMP) in 2017 to reduce damages resulting from natural disasters. An updated HMP is currently being drafted with a public comment period expected at the end of August 2023. The HMP identifies infrastructure, parcels, and buildings that are vulnerable to the impacts of flooding. Information on flood zones is further detailed in the Natural Resources Chapter of this Comprehensive Plan. The Town also completed a Comprehensive Watershed Nitrogen Management Plan, which sets forth actions to mitigate the impacts of nitrogen on the watershed to ensure a sustainable environment for organisms.

Mashpee's infrastructure is largely developed; however, there is much that the Town can do to promote sustainability. Local sustainability efforts can leverage the following federal, state, and regional plans and programs:

- Commonwealth goal for 50% reduction in GHG emissions by 2050
- Cape Cod Commission Climate Action Plan.
- Municipal Vulnerability Preparedness (MVP) Program and related funds
- Federal Emergency Management Agency grant programs, including the Building Resilient Infrastructure and Communities (BRIC) Program
- National Fish and Wildlife Funding programs

#### 3.2 Existing Conditions

##### 3.2.1 Sustainable Development Patterns

Development is shaped not just by market opportunities, but also by state and local regulation. Understanding what development patterns result from the Town's regulations (Zoning Bylaws and Subdivision Regulations) is key to addressing problems before they are built. Table 3-1 identifies existing regulations and conservation efforts that are in place to protect the natural environment and to reduce waste in Mashpee.

Table 3-1. Development Regulations that Support Sustainability and Resiliency	
Regulation	Purpose and Effect
Protection Districts Zoning Bylaw	Restrict development or require a review process before certain types of development are allowed. These areas include floodplain zones as defined by FEMA, Mashpee River, Quashnet River Protection Districts, Groundwater Protection District, and Areas of Critical Environmental Concern (ACEC). ACEC areas include areas of flood control or the

**Commented [EL1]:** HMP comment period closed on 12/22. Final edits are being made to the draft now for submission to FEMA. Adoption expected in 2024.

**Commented [EL2]:** Not just flooding but all natural hazards.

**Commented [EL3]:** Most recently the Sewer Commission initiated a Waterway Revitalization Plan a long range plan for wastewater facilities and other actions needed to restore water quality in our bays and ponds.

Table 3-1. Development Regulations that Support Sustainability and Resiliency	
Regulation	Purpose and Effect
	prevention of storm damage, waters containing shellfish and fisheries, and other public interests identified by the Wetlands Protection Act and Bylaw.
Wetlands Protection	Wetlands provide several benefits. They filter pollutants from rainwater so that they do not wash into water bodies, prevent flooding during storms by holding rainwater, provide food and habitat for fish and wildlife, control erosion, and support the economic, academic, and recreational activities of people. Mashpee's General Bylaws are intended to protect wetlands, related water resources, and adjoining land areas by requiring prior review by the Conservation Commission. The Town's Wetland Protection Bylaw regulations utilize the Home Rule authority to protect additional resource areas, for additional values, with additional standards and procedures that are stricter than the Wetlands Protection Act, G.L. Chapter 131, Section 40 and Regulations in 310 CMR 10.00.
Conservation Lands	The Conservation Commission has the power to protect environmental values on conservation lands by imposing rules and regulations. They can govern the use of land and waters under its control for the protection, promotion and development of water supply, groundwater, flood control, erosion and sedimentation control, for the prevention of water pollution, for the protection and preservation of fisheries, shellfish, recreational values, wildlife and wildlife habitat, and for the providing of open spaces in land and water areas and for all other purposes as provided for in the Massachusetts State Laws, MGL C. 40, §8c.
Low Impact Development (LID)	Low Impact Design and Best Management Practices are terms that describe design techniques that imitate natural processes and mitigate impacts from development. The updated Zoning Bylaws, adopted in October 2022, also requires that development plans will not adversely affect air quality, will not have a significant adverse impact on wildlife habitat, estuarine systems, traffic flow, traffic safety, waterways, fisheries, public lands, or neighboring properties and will not destroy or disrupt species that are listed as endangered or threatened by the Massachusetts Natural Heritage Program or any known historic or archeological sites. Although this regulation is a great step towards sustainability, it does not clearly define or by whom these determinations are made.
Erosion and Sediment Control	The purpose of this ordinance is to build off the earth removal ordinance and ensure the prevention or reduction of soil erosion and sedimentation before, during, and after the development or redevelopment of a site. This ordinance requires an Erosion and Sedimentation Control Plan to be submitted to the Town for approval before any construction takes place. Although, single-family homes are exempt from an approved Erosion and Sedimentation Control Plan. Of the 10,035 residential properties, 7,056 are single-family, which accounts for about 70% of the residential properties and 20% of the Town's land area (Commonwealth of Massachusetts, 2021b). The Town should consider revoking the exemption privilege for single-family homes since they cover much of the town land. This would help further reduce soil erosion and disturbance by expanding the jurisdiction of the ordinance.
Nitrogen Control Bylaw	This Bylaw is meant to conserve valuable waterways and other resources that increase property values, protect the unique environment vital to the local economy, and reduce the financial burden on taxpayers and property owners by regulating the outdoor application of nitrogen and phosphorous on turf. Nitrogen and phosphorus are found in fertilizers that aid in lawn growth, but they are detrimental to the water quality of Mashpee's ponds, streams, and bay areas. The regulation of fertilizer applications will reduce the overall amount of excess nitrogen and phosphorus entering the town's natural resource areas.
Earth Removal	This ordinance is typical in municipalities, and they are granted such a right to impose these regulations under Chapter 40A of the Massachusetts General Laws (Commonwealth

Table 3-1. Development Regulations that Support Sustainability and Resiliency	
Regulation	Purpose and Effect
	of Massachusetts, 2021a). It states that "no topsoil, subsoil, gravel, sand or other earth may be removed from the Town of Mashpee without first having obtained a permit from the Selectmen (Zoning Board of Appeals, 2019, pg. 62)". This section may also require that if the area of ground being removed exceeds 500 square feet, then the board may require the entity to replant the entire area annually with rye, vetch, wheat, legumes, or other soil-improving plants or plants with a permanent cover crop or reforest the area. This section also requires sand and gravel pits to replant trees or shrubs in areas larger than 5,000 square feet that have become unsuited for further use to prevent soil erosion. These regulations protect the natural integrity of the soils and land within the Town limits. If a permit is issued and earth removal is allowed, remediation to support regrowth in the area is required. This supports a sustainable cycle, but it should be defined that the plants shall be of native origin so that invasive species are not introduced into the area.
Solar Energy Overlay District	At the Annual Town meeting in October 2021, the Town of Mashpee proposed edits to the Zoning Bylaw that would allow for a solar energy overlay district. The Town voted to expand the allowance of medium and large scale solar systems to the C1 and C2 zoning districts in May 2022.
Single-Use Plastic Prohibition	<p>The Town is prohibiting the use and distribution of single-use plastic carryout bags by any person, owner, or operator of any establishment within the Town of Mashpee. This ordinance was approved in 2017 and it stated that the existing stock of single-use bags shall be phased out within twelve months of the adoption of the ordinance and that any remaining bags after twelve months should be disposed of properly.</p> <p>The purchase by the Town of Mashpee of water or any other beverage in single-use plastic bottles, of any size, is prohibited and the sale of water or any beverage in single-use plastic containers is prohibited on Town property. This ordinance went into effect in October of 2020, but it has not appeared to have had much of an impact on litter or the costs of recycling locally thus far.</p>

**Commented [EL4]:** Allowed in base zoning districts but solar overlay was never established.

Source: Town of Mashpee Zoning Bylaw, Town of Mashpee General Bylaw, 2022

### Incentives for Sustainable Development

More sustainable development patterns can be regulated to offset additional costs to property owners and to reward specific approaches.

Table 3-2. Incentives for Sustainable Development	
Roof-mounted solar	Mashpee does not offer incentives for the addition of solar energy systems
Ground-mounted solar	There is no zoning ordinance encouraging the installation or use of solar energy systems, but there is a table that defines which districts solar energy systems can be installed in. The only district currently allowed with a plan review is industrial.

Source: Town of Mashpee, 2022



### 3.2.2 Nature-Based Improvements

The Cape Cod Green Infrastructure Guide provides an overview of bioretention and green infrastructure sites in the Cape Cod area (Tufts' Water: Systems, Science, and Society Practicum Program, 2015). Green infrastructure is a nature-based improvement and site design technique that controls stormwater on the ground by replicating natural hydrology patterns. These techniques can accomplish many regulatory needs of urban stormwater treatment through bioretention and infiltration, a process of temporary storage of stormwater in a ponding area. It can provide several benefits for stormwater treatment, flood control, erosion control, and nitrogen removal in Mashpee. All water quality impairments and information on how stormwater is addressed by federal, state, and local regulations is detailed in the Natural Resources Chapter of this Comprehensive Plan. Nutrient-related water quality decline is a serious threat to coastal waters and freshwater ponds as excess nitrogen can lead to eutrophication and degrade water habitats. When proper site preparation and maintenance do not occur during development, excessive quantities of soil can also erode from the site. This can result in costly repairs and damage to the environment. Information on Mashpee's nitrogen control and erosion and sediment control are detailed in the Natural Resources Chapter of this Comprehensive Plan.

#### What is Stormwater?

Stormwater is rainwater or melted snow that runs off streets, roofs, pavement, and other impervious surfaces as well as lawns, woodlands, and other more pervious areas as they become saturated. As the water flows over these surfaces, it can collect pollutants and sediment that can contaminate water bodies.

The Environmental Protection Agency (EPA) has identified several economic and health benefits of green infrastructure/low impact development (United States Environmental Protection Agency, 2023). These include:

- Reduction in community infrastructure costs
- Increase in construction and maintenance jobs
- Increase in private and public cost savings such as lower capital costs for developers
- Increase in the efficiency of water supply systems through infiltration-based practices
- Reduction in air temperatures.
- Reduction in power plant emissions associated with air conditioning
- Reduction in particulate pollution through absorbing and filtering particulate matter
- Resiliency to the impacts of climate change
- Improved habitat in small streams and washes
- Protection of the local watershed and conservation of native ecosystems
- Increase in property values, benefiting both developers and homeowners.

The MVP report outlines actions and nature-based improvements to improve resiliency (Woods Hole Group, 2020). These include:

1. Initiate plans to permit, fund, and construct coastal green infrastructure that provides beach nourishment, dune restoration, and other living shoreline projects to build coastal resilience to climate change.

2. Implement the Mashpee Comprehensive Watershed Nitrogen Management Plan and further develop infrastructure to support shellfish aquaculture and enhanced monitoring of pollutants and invasive aquatic species.
3. Update stormwater systems and infrastructure to anticipate future conditions and protect natural resources from erosion and nutrient impacts.
4. Conduct a detailed vulnerability assessment for municipal facilities and infrastructure in Mashpee.
5. The Town should prioritize road adaptations and culvert resizing for access roadways to build resilience to coastal storms and sea-level rise.
6. Updating and coordinating emergency preparedness planning including considerations for communication networks, enabling energy resilience, enhancing local shelter capacity, coordinating town services, and developing climate-related outreach.

### 3.2.3 Energy Use Reduction

Reducing energy use through behavior modification, efficient facilities and equipment, and focused design can lower costs and reduce greenhouse gases. As a Green Community, Mashpee is required to lower municipal energy usage by 20%. The Town is currently employing several strategies and tools to reach this goal:

#### Mass Energy Insight

MassEnergyInsight is a free web-based tool provided that allows towns to monitor energy usage and carbon footprint by providing energy information for buildings, vehicles, streetlights, traffic lights, and drinking water & wastewater treatment.

#### Stretch Codes

Stretch Codes are building performance standards for energy efficiency that are intended to result in more cost-effective construction and higher energy efficiency. Mashpee's Board of Selectmen adopted stretch codes in 2010 (Town of Mashpee, 2020).

#### LED Streetlights

LED streetlights can help decrease energy consumption and municipal costs. Mashpee converted to LED streetlights to meet the energy efficiency criteria needed to be designated a Green Community (Cape Cod Light Compact, n.d.).

#### Hybrid or Electric Municipal Fleets

Mashpee instated a fuel-efficient fleet policy in 2009 to comply with the Green Community designation standards but their efforts and progress beyond that are unknown. There is a statewide contract, VEH102: Advanced Vehicle Technology, that assists with procuring energy efficient vehicles for municipalities (Green Communities Division, n.d.) DOER is providing this procurement service in partnership with the Metropolitan Area Planning Council (MAPC).

### 3.2.4 Renewable Energy Sources

Several different types of renewable energy sources can replace or supplement traditional forms of energy production. Within the Town of Mashpee, solar and wind energy are viable sources of renewable energy production.

#### COMMON RENEWABLE ENERGY SOURCES

**Solar** - Solar energy is collected from sunlight and converted to electricity through solar panels. Solar energy systems can be installed on the roofs of existing and new structures or on the ground. When properly sited, solar energy systems can generate enough electricity to meet the needs of a building or home and produce excess energy to be sold back to the electric grid.

**Wind** - Wind power is generated with the use of wind energy conversion systems, most commonly in the form of wind turbines. Conversion systems convert the kinetic energy of the wind into electricity for consumption.

**Geothermal** – Geothermal energy utilizes the heat contained in rocks and fluids beneath the earth’s crust by digging wells to access steam and hot water, then used to drive turbines connected to electricity generators.

**Hydroelectric** – Hydropower is generated by converting the force of moving water into electricity by spinning a generator’s turbine blades.

**Biomass** – Biomass is organic material that comes from plants and animals, including crops, waste wood, and trees. When biomass is burned, the chemical energy is released as heat and can generate electricity with a steam turbine.

#### Solar

Solar installations on municipal facilities including the DPW building, high school, landfill, library, and senior center supplement the energy needed for operation (Town of Mashpee, n.d.).

#### Wind

In 2010, the Town installed wind turbines at Heritage Park followed by the solar energy installations listed previously. These projects are projected to generate 90% of the Town’s municipal electric energy demand (Town of Mashpee, n.d.).

### 3.3 Challenges & Opportunities

#### 3.3.1 Challenges

Efforts to address and increase the Town’s sustainability can be cost prohibitive and in some cases are not fully understood or supported by the community. The Town will need to remain focused on sustainability education and implementation in a manner and tempo that is supported by the residents.

The Town’s large summer visitor and resident influx can make implementing sustainable practices challenging. Visitor and summer residents are less likely to feel vested in local efforts to improve the Town’s overall sustainability. The Town will need to work towards educating summer residents and visitor of the benefits of maintaining and improving Mashpee’s sustainability efforts.

### 3.3.2 Opportunities

Mashpee has taken important strides towards increasing the Town's overall sustainability as it relates to sustainable development patterns, energy efficiency, climate preparedness, and green infrastructure as discussed in this chapter. Although much has been accomplished, with increasing climate change impacts and evolving technology, the Town must remain vigilant and adaptable in their approach to addressing sustainability.

The Town will continue to investigate ways in which they can increase their renewable energy production, reduce their green house gas emissions and overall energy usage. This can be accomplished by continuing to take advantage of state programs and funding towards these efforts and by continuing to implement local policy and practice that increases the Town's sustainability.

As advances in technology work to improve sustainability efforts the Town will continue to investigate and implement options that are cost effective and provide a measureable amount of success for the investment.

### 3.3.3 Current Measures

The Town has been working toward a more climate resilient and sustainable future. The Town Hall inspectional services fleet has been upgraded with four new electric vehicles with accompanying charging stations. The Town hopes to grow the electric vehicle fleet in coming years. Solar projects have expanded on municipally owned property and now all four schools have roof-mounted solar energy systems in addition to a ground-mounted array at the capped landfill adjacent to the Mashpee Transfer Station.

In addition to solar projects the Town is working to implement stormwater retrofits to enhance pre-treatment of stormwater prior to recharging into the aquifer and has collaborated with stakeholders such as Save Popponesset Bay to enhance the resilience of the barrier beach known as the Popponesset Spit with dredging activity and beach nourishment.

## 3.4 Goals & Policies

### Goals

1. Ensure Mashpee serves as an exemplary regional leader in municipal electrification and reduces its dependency on fossil fuels for energy.
2. Be leaders in municipal resiliency and minimize to the maximum extent possible the Town's exposure to climate related impacts such extreme storm event, drought, flooding and sea level.

### Policies

1. Reduce the Town's reliance on fossil fuel for energy by investing in renewable technologies.
2. Maximize the opportunities and monies available to the Town following receipt of Municipal Vulnerability Preparedness Certification from the Commonwealth.
3. Assist with transition of gasoline-powered vehicles to electric vehicles.
4. Prioritize the use protection, preservation, and municipal control of open space with environmentally sensitive features such as water and wetlands increase the Town's resilience to climate change.
5. Promote responsible consumption and production of products.
6. Maintain all dams in good condition.of gasoline-powered vehicles to electric vehicles.

## 8.0 MUNICIPAL BUILDINGS, FACILITIES, AND SERVICES

### 8.1 Introduction

The quality of public services and facilities directly impacts the ability of the residents to live in a safe and healthy environment. Sanitation, public safety, and human services as well as schools and the operation of the Town government, are vital components of a thriving community. Planning must be linked to, and complementary with, established levels and quality of service. When it is not, growth can be disruptive and stress the community's ability to serve new and existing residents or businesses. The Town's existing public services and facilities are presented on Map SF-1.

In general, major Town functions in Mashpee are conducted from several main public buildings – Town Hall, the Public Works Department, the Police Station, the Fire Station, Water District Building, and several smaller public buildings. Three school buildings, a Senior Center, and Library also provide a variety of services to the Town's population. Various municipal departments are integral in enhancing and protecting the quality of life that is so important to the residents of Mashpee. In particular, the Public Works Department is responsible for:

- Services and facilities related to wastewater
- Town road maintenance, repair, and construction
- Stormwater maintenance
- Town building maintenance.

The Police Department, Fire Department, and Emergency Management provide a vital public safety role for the community protecting the overall health, safety, and welfare of residents. The School Department maintains three school buildings and an operating budget that, on average, represents a significant portion of the Town's operating budget, providing a high level of educational and human services.

### 8.2 Existing Conditions

Mashpee provides high-quality facilities and services for residents and visitors through a variety of government departments. This chapter outlines the roles of each of the main public departments and provides an overview of relevant information to offer transparency to the public. Health and human services refer to a variety of services and functions provided by the Town that relate to the basic needs of the community. These facilities and services range from those that concern mental and physical health, such as the Council on Aging, to infrastructural needs by the Department of Public Works. Public Safety also falls into this category as well as more social functions like the Town's Public Library and public education. This section identifies those services and provides an overview of their current capacity and operations.

#### 8.2.1 Town Hall

The Mashpee Town Hall is located at 16 Great Neck Road North and houses the following Town Departments:

- Accounting
- Assessing
- Board of Health

**Commented [EL1]:** This isn't the case. Anything wastewater related is under control of Sewer Commission staffed by a wastewater superintendent leading the wastewater department. The DPW does, I believe, manage the contracts for the high school WWTF, who outsources the plant's operation.

- Building
- Conservation
- GIS – NG911 – CRS Coordinator
- Human Resources
- Human Services
- Information Technology
- Natural Resources
- Planning
- Town Manager
- Treasurer/Tax Collector
- Watershed Nitrogen Management
- Zoning Board of Appeals

**Commented [EL2]:** Natural Resources has moved to a new facility outside of Town Hall leasing space on Mercantile. Will provide details.

**Commented [EL3]:** Wastewater Management? We now have a Wastewater Department with 1 FTE, Wastewater Superintendent.

#### 8.2.2 Department of Public Works

The Mashpee Department of Public Works (DPW) is responsible for public roads, bikeways, solid waste and recycling, cemeteries, public building maintenance, and recreational facilities. The DPW works with all Town departments, regionally with surrounding Towns, the Cape Cod Commission, and statewide with various state agencies, including Mass DOT. The DPW facility is located at 350 Meetinghouse Road and is the oldest of the municipal buildings dating back to 1985. The current facility does not have adequate space for the current DPW needs. Vehicles and equipment lack adequate indoor storage and thus are not protected from the weather. These conditions increase vehicle wear and necessitate more frequent replacement. The Department usually replaces work vehicles every seven years, depending on wear and tear. A garage at the facility is used to maintain all Town equipment. The DPW is responsible for all custodial functions and has a staff of four to maintain all 13 Town buildings. The Department currently lacks a bucket truck vehicle and a large dump truck, often contracting out for tree maintenance work and other work that requires these vehicles. The Town also contracts out for road paving functions, as they do not have that equipment in-house. As Mashpee has developed over the years, the need for new roads, recreational facilities, and services has increased. The DPW's resources have not kept pace, making it more challenging for the Department to maintain a high level of service to residents. Chapter 10, *Water and Coastal Resources*, offers additional information on the water supply and wastewater management by the Department of Public Works.

#### 8.2.3 Council on Aging (Senior Center)

The Council on Aging (COA) sponsors, coordinates, and conducts educational, social, and recreational services and programs at the Mashpee Senior Center. The COA also identifies and creates solutions for the empowerment and betterment of the Town's senior population. The Senior Center is located at 26 Frank E. Hicks Drive, adjacent to the Police and Fire Stations. The Mashpee Senior Center is a site for a variety of different support groups and functions to assist Mashpee seniors. These include, but are not limited to, the following:

- Legal services
- Grief counseling
- Mental health consultation
- Blood pressure clinics

- Foot care clinic
- Hope Dementia & Alzheimer's Services Caregiver Support Group
- Serving the Health Insurance Needs of Everyone (SHINE) counseling
- Parkinson's Support Group
- Hearing tests
- Candid Coffee Hour (with a nurse from the VNA of Cape Cod)
- Veteran's Services
- Sight Loss Services Peer Support Group

In addition to the services listed above, the COA coordinates a host of social activities including art and craft classes, dance classes, book clubs, exercise classes, and sports-related activities and groups. The COA also coordinates support services and appointments to assist seniors with tax preparation, legal appointments, library services, and medical appointments.

Two transportation options are available to Mashpee seniors through the COA. The Senior Center operates a van service that runs between Mashpee and other local Towns on a scheduled basis. The van is handicapped-accessible. The second option is transportation to local doctor's appointments which are arranged through COA volunteers. Additional opportunities for bus service exist through the Cape Cod Regional Transit Authority (CCRTA), which provides transportation to Boston hospitals.

#### 8.2.4 Board of Health

The Mashpee Board of Health (BOA) licenses and inspects all food service, retail food, catering, mobile food, residential kitchen, and bakery facilities in Mashpee. They also license, inspect, and address complaints regarding all semi-public swimming pools (condominiums and hotels), tobacco retailers, tanning facilities, bodywork facilities, stables, kennels, housing, motels, camps, and trailer parks in the Town. The BOA also oversees the operation and maintenance of the capped sanitary landfill at Ashers Path and is responsible for septic system plan review, permitting, and approval, as well as the licensing of septic pumpers and installers. During the summer season (Memorial Day to Labor Day) the BOA oversees the sampling of all bathing beaches in Town.

**Commented [EL4]:** Arong Acronym. Change all references from BOA to BOH.

The Board of Health is located at 16 Great Neck Road North, in the Town Hall, and is staffed by a Health Agent, Assistant Health Agent, a Code Compliance Inspector, and an Administrative Secretary.

#### 8.2.5 Department of Human Services

The Mashpee Department of Human Services offers resources and solutions for community members who are in need of support. Numerous municipal, regional, and federal entities work with the Department of Human Services and Mashpee Human Services Committee to help Mashpee residents. Through a variety of clinical and other services, the Department assesses and advocates for food access, housing provisions, youth and senior services, substance abuse, and mental health awareness. The following are Town funded contracts for FY 2022:

- AIDS Support Group of Cape Cod
- Big Brothers/Big Sisters of Cape Cod & The Islands
- Capeabilities
- Community Health Center
- Falmouth Service Center

- Independence House
- South Coastal Legal Services
- Salvation Army
- Sight Loss Services
- St. Vincent De Paul Society
- Visiting Nurses Association

#### 8.2.6 Public Safety

The topic of public safety includes police, fire, and emergency management services. These organizations work cooperatively to ensure the overall health, safety, and welfare of Mashpee residents.

##### Police

The Mashpee Police Department is responsible for protecting the life and property of Mashpee residents, and preservation of peace within the community. The Police Department performs a variety of functions including, but not limited to, the prevention of crime, apprehension of criminals, protection of rights of persons and property, and the enforcement of Massachusetts General Laws and the bylaws of the Town of Mashpee. The Police Department also assists other Town Departments and officials in the performance of their duties when necessary.

The Mashpee Police Department is a full-service law enforcement organization, fully accredited through the Massachusetts Commission on Police Accreditation that strives to create an environment that fosters the development of partnerships within the community. The Mashpee Police Department strongly embraces the philosophy of community policing with all of our citizens. The Community Services Unit is highly committed and dedicated to identifying the core needs of our community. By providing outreach programs, specialized events and functions, we hope to build a strong collaborative supportive relationship, which will build public trust and mutual respect between our citizens and our police department, increasing the quality of life for those that live, work and visit the beautiful Town of Mashpee.



The Police Station is located at 19 Frank E. Hicks Drive, adjacent to the Mashpee Fire Department. The station was built in 1990. Currently, there are 38 full-time officers, 1 full-time animal control officer, one full-time administrative assistant, 7 full-time public safety dispatchers, 1 part-time records clerk, one part-time firearms licensing clerk, one part-time domestic violence coordinator, and five part-time reserve police officers. The Department responded to over 40,500 service calls in 2021, resulting in 489 arrests or criminal applications.

The station is understaffed and should have approximately 45-48 officers and three administrative staff. The Police Station needs upgrades, with concerns about air quality (a study of air quality conditions is in progress). Furthermore, the design of the Station requires officers to walk through the cell block area to get to the other side, which is problematic. The Station has two garages, but one is utilized for storage and maintenance. The Station has one sally port for officers to bring detainees in, which creates potential conflicts when multiple detainees are being brought in at the same time. The facility space is at capacity and additional space is desired to continue to operate at current staffing levels. Station upgrades will be



necessary if staff increases in proportion to the community's growth. The Station has separate facilities for men and women, which have reached capacity, but drains backing up in those facilities have been an ongoing issue that needs to be addressed.

The Department maintains a fleet of 11 patrol vehicles which operate 24/7 365 days a year. These vehicles are replaced every three years. There are 8 administrative vehicles and detective vehicles that are replaced every 6 years as well as the animal control vehicle which is replaced every six years. This has been a comprehensive vehicle replacement plan which has been in effect since January of 2005 and has worked well. The department also has two ATV patrol vehicles for beaches and difficult terrain as well as two bicycle patrol units.

The Police Department has two divisions. The operations division consists of patrol, dispatch, animal control, school resource officers, special response team, K-9-unit, bike unit, ATV units, and the honor guard. The support services division consists of the detective bureau, prosecution, community services unit, internal affairs, and training and facility inspections.

#### Animal Control

Animal Control falls under the jurisdiction of the Mashpee Police Department and is responsible for any issue related to stray or loose dogs, nuisance dogs, dog bites, loose livestock, rabid animals, and other animal complaints. The department also conducts animal and barn inspections in compliance with Massachusetts General Laws. The department is responsible for enforcing the Town Bylaws relating to dogs and the Massachusetts General Laws in the care of strays and homeless animals. The Animal Control Unit is staffed by one animal control officer and one vehicle. Animal Control is contacted by calling the Mashpee Police Department and a dispatcher will contact the Animal Control Unit, which is available during normal business hours Monday through Friday.

#### Fire and Rescue

The Mashpee Fire and Rescue Department's mission is to minimize loss and suffering within the community by education, training, and the mitigation of emergency incidents within the limit of available resources. As of December 31, 2021, the current authorized force of the Department was 36 operational members (four captains, four lieutenants, 24 firefighters, one fire prevention inspector, one lieutenant EMS officer, one fire chief, and one deputy fire chief), one administrative assistant, and one billing clerk for a total of 38 members.

The Mashpee Fire and Rescue Department is located at 20 Frank E. Hicks Drive, adjacent to the Mashpee Police Station. The building was constructed in 2000. The Department maintains a total of twelve vehicles, including three engines, one rescue pumper, one brush breaker, one ladder tower, one forestry truck, one tanker, one rescue boat, and three ambulances. The Department were called to 44 total fires, 2,942 emergency medical responses, and 79 hazardous material responses.

The Fire Inspector and Emergency Medical Services (EMS) Officer are continually working to develop new ways to deliver public education courses, site visits, and other public safety events to enhance the quality of life in Mashpee. Some of the beneficial offerings have been smoke and carbon monoxide detector surveys of homes and businesses, childcare seat installations, vital of life medical reviews, fire extinguisher training, home safety inspections and lectures, and the management of end-of-life decisions. Both the Fire Inspector and the EMS Supervisor work closely with the Council on Aging and

Board of Health to monitor activities within the Town that they and others in the Department can assist with.

The Department participates in wildfire planning in the Mashpee National Wildlife Refuge. The Department performs prescription fires for habitat restoration and fire fuels reduction practices on both state and federal lands. There are plans to continue these programs in 2022 to accomplish beneficial burns by the Massachusetts Division and Federal Department of Fisheries and Wildlife. This program is accomplished in partnership with the U.S. Fish and Wildlife Service, Massachusetts Department of Conservation and Recreation, Massachusetts Fish and Wildlife, Orenda Wildlife Trust, and the Town of Mashpee.

#### Emergency Management

To provide reliable and effective emergency communications to residents, the Town of Mashpee implemented the Blackboard Connect Notification System as a Town-wide emergency notification platform to provide timely and important emergency notification information to residents. Blackboard Connect is a high-speed notification system designed to make calls to specific people or areas in the event of an emergency or for sharing important information. The Mashpee Emergency Management Team and other Town departments use this system to notify residents by telephone of important information. The system can make thousands of calls in a minute to convey vital information. These messages may include information about the flood, fire, water emergencies, road closures, missing persons, evacuation orders, weather events, and other related emergency issues or situations.

Residents and businesses must verify their contact information in the database and can do so by using the Blackboard Connect icon on the Town's website. Accurate telephone numbers in the database help to ensure that emergency information will be distributed on time. Residents can add additional telephone numbers including a cell phone, and can also receive notification by email, text, or pager. The address documented must be in Mashpee, but the associated phone number can be from anywhere to receive alerts.

#### 8.2.7 Department of Natural Resources

The Department of Natural Resources (DNR) promotes public health and safety by protecting and restoring Mashpee waterways, enforcing shellfish and water way laws, and maintaining water quality (Town of Mashpee, n.d.). The DNR was created in 2016 and includes the following positions: Director of Natural Resources, Harbormaster, Assistant Harbormasters, Shellfish Constable, Shellfish and Water Quality Monitoring Technician, and Waterways Assistants (Town of Mashpee, 2021). Chapter 4, *Natural Resources*, and Chapter 10, *Water and Coastal Resources*, provide additional information on the Department of Natural Resources.

#### Harbormaster

The Harbormaster's Office reports to the Town of Mashpee Police Department. Section 170 of the Mashpee General Bylaws states that the Harbormaster is responsible for enforcing the rules and regulations relating to Mashpee waterways. All moorings require a permit from the Harbormaster (Town of Mashpee, 2021). The Mashpee Harbormaster Division maintains a fleet of seven vessels and five vehicles for patrol and related duties across all Mashpee waterways. The assistant harbormaster responded to one boating accident, 26 service calls, 15 marine incidents, and gave out over 50 citations over 1,600 hours of patrol during the 2021 boating season.

**Commented [EL5]:** Does harbormaster still report to PD? I don't think they do. I think when DNR was established Harbormaster left PD.

### Shellfish Warden

The Shellfish Warden, like the Harbormaster, reports directly to the Police Department. In accordance with Chapter 130, Section 98 of the Massachusetts General Laws, the Shellfish Warden is appointed by the Town to promote and manage shellfisheries (Commonwealth of Massachusetts). Fines and other penalties are enforced by the Shellfish Warden for failure to abide by regulations, including acquiring permits and catch restrictions. The Mashpee Shellfish Regulations have been effective since June 15, 2010, and remain in effect indefinitely (Town of Mashpee, 2021). The Mashpee Shellfish Division has three vessels and one vehicle used for Joint HM-Shellfish Patrol, propagation work, and staff transport. The Shellfish Division also has access to 72 floating cages and 350 bottom cages; upwellers, powered by 4 Hayward Super Pumps; and an oyster tumbler. The Town currently has approximately 1,400 recreational boating permit holders, which is the primary use of Mashpee waterways.

The Town's waitlist for moorings has increased substantially in recent years, resulting in diminished commercial interest and available permits. Additional boats have also damaged the healthy bottoms of these waterbodies, which are critical for shellfish digging. The clam flats of Waquoit Bay have experienced particularly notable decline in productivity as the influx of recreational vessels have led to seasonal closures and narrow waterways, posing a threat to the health and safety of commercial fishers. Aquaculture farms are located throughout the Town's waterways, but expansion has become limited due to boating traffic patterns.

#### 8.2.8 Library

Mashpee opened its first library in 1892 with an appropriation of \$15, appointed trustees, and a \$100 donation from the state. In 1928, the Town appropriated \$1,625 to construct a new building on the southeast corner of Snake Pond and Great Neck Roads to function exclusively as the Town's library. In response to the growth of the community, a larger library building was constructed and opened on Nathan Ellis Highway in 1987. Despite the increase in size and scope of this building, it was quickly noted that the expansion of the Town would easily outpace the new library's ability to provide services to the residents.

The Mashpee Public Library opened the doors to its current 22,000 square foot facility at 64 Steeple Street in 2010, as the first certified Leadership in Energy and Environmental Design (LEED) library on Cape Cod, and one of the few public libraries in the state to achieve the status at the time. The Town of Mashpee was one of 35 Towns named in the inaugural class of "Green Communities" by the Massachusetts Department of Energy Resources. The Library achieved silver LEED status by earning credits in six categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation (U.S. Green Building Council, 2010). The Library employs a solar energy system to help fuel the building's lighting, electrical components, and air conditioning. Heat is generated by a high-efficiency, gas-fired boiler, and an energy recovery system is used to reclaim heat and cooling. Low emitting materials used in carpets, paints, and sealants were selected to reduce indoor air contaminants. Lighting systems include features that dim or switch off lighting when sufficient ambient light is present or when a space is unoccupied.

The Library offers traditional circulation and reference services, along with programs for children, teens, and adults, online databases, streaming content, internet access, and printer/copier equipment. Wi-Fi is accessible throughout the building, and patrons can check out a laptop for use in the building. All online

**Commented [EL6]:** Same comment. Isn't this still all under DNR? Once DNR was created I think these functions left the police department.

services are available with a library card all the time from any computer. Meeting rooms with a computer projector, screen, sound system, and kitchen access are available for large and small groups.

The Library is a municipal library funded primarily by the Town of Mashpee and is governed by a seven-member elected Board of Library Trustees. The current staff includes a Director, an Assistant Director, three full-time librarians, one standard part-time Library Assistant, and seven non-standard part-time Library Assistants working less than 20 hours per week. Library employees are contracted with the Town and receive accounting, human resources, technology, DPW, administrative, and legal support through Town Departments.

The total appropriated budget for FY 2020 was \$692,665 of which \$501,560 is designated for salaries and wages, and \$191,105 is provided for operational expenses. The most significant item in the Library's operational expense budget is for the purchase of library materials (books, DVDs, music, magazines, etc.), which totaled \$111,760 in FY 2020. Table 8-1 provides additional information on library operations.

Operation	Number
Library Cardholders	17,247 (includes seasonal and year-round residents)
Circulation	209,055 (total transactions)
Holdings	103,551 (items)
Public Computer Use	15,600 (users per year)
Meeting Room Use	219 (bookings)
Program Attendance	11,461 (total for children's, teens, and adult programs)
Total Hours Open	2228 (for the year)

Source: Mashpee Public Library Strategic Plan, 2020

In April of 2019, a Strategic Planning Committee of residents, business owners, non-profit leaders, library staff, Town officials, and employees was formed to develop a comprehensive strategic plan to guide the organization for the following five years. The group hired a consultant to facilitate the strategic planning process and led two focus groups, met with a staff steering committee, and implemented a survey to the community. The Mashpee Public Library Board of Trustees adopted the Strategic Plan on November 12, 2019. The Strategic Plan outlines five goals of the organization and provides activities to achieve those goals. The Strategic Plan goals are:

- Building Community and Outreach
- Patron Experience
- Diversity and Inclusion
- Experiential Learning
- Community Service and Emergency Preparedness

#### 8.2.9 School Facilities

The Town, along with the Mashpee School Department, is committed to providing and maintaining high-quality education to the children and families of Mashpee. The Town allocated approximately \$15,504,000 of the total operating budget to education in FY 2021-2022. The general administration of the Mashpee School Department is directed by a five-member committee who are elected to a four-year term.

**Commented [EL7]:** October Town Meeting authorized the conversion of a few part timers to full time. Need to confirm with Library Director.

The Mashpee School District is composed of three schools (Kenneth C. Coombs School, Quashnet Elementary School, and Mashpee Middle-High School). The school facilities operated by the Mashpee School Department are presented in Table 8-2 below.

School	Year Built	Location	Grades	Enrollment (2021-22)	Class Size	Site Size
Kenneth C. Coombs School	1989	152 Old Barnstable Road	Pre-K-2	--	--	52.2 total acres (senior center, police and fire stations located on one of the parcels)
Quashnet Elementary School	1978 (major addition in 1993)	150 Barnstable Road	3-6	460	20:1	
Mashpee Middle-High School	1996	500 Old Barnstable Road	7-12	440	10.7:1	135 acres

Source: Mashpee School Department, 2022; Massachusetts Department of Elementary and Secondary Education: School District and Profiles, 2022

Table 8-3 provides enrollment numbers for all grade levels from the 2014-15 school year through the 2021-22 school year.

School Year	Grades													
	PK	K	1	2	3	4	5	6	7	8	9	10	11	12
2014-2015	92	106	122	123	109	136	131	149	127	141	119	109	99	104
2015-2016	81	120	100	125	135	104	135	131	149	127	114	105	106	97
2016-2017	30	73	116	95	121	134	102	137	129	148	113	105	95	102
2017-2018	74	122	101	119	116	132	135	102	140	130	129	112	111	99
2018-2019	94	97	114	103	119	116	128	140	111	140	115	120	108	111
2019-2020	91	96	95	111	100	120	117	123	147	109	119	116	113	106
2020-2021	54	93	92	91	105	97	119	119	115	141	95	122	106	119
2021-2022	80	90	98	96	90	109	105	119	118	112	127	95	113	105

Source: Massachusetts Department of Elementary and Secondary Education: School and District Profiles, 2022

Over an eight-year period (2014-2022), school enrollment in Mashpee declined by approximately 19.8%. Table 8-3 provides total enrollment counts for 2013-2022 on a grade-by-grade basis, while Table 8-4 provides total school enrollment and the percent change from enrollment the prior year. Except for the 2017-2018 school year, each year experienced an enrollment decline from the prior year.

School Year	K-12 Total Enrollment	Difference	% Change
2014-15	1,667	NA	NA
2015-16	1,629	-38	-2.3%
2016-17	1,500	-129	-8.6%
2017-18	1,622	122	7.5%
2018-19	1,616	-6	-0.3%

**Commented [EL8]:** Why no enrollment numbers for KC Coombs?

Table 8-4. Historical School Enrollment Percent Change, 2014-2022			
School Year	K-12 Total Enrollment	Difference	% Change
2019-20	1,563	-53	-3.3%
2020-21	1,468	-95	-6.4%
2021-22	1,457	-11	-0.8%
Change		-210	-19.8%

Source: Massachusetts Department of Elementary and Secondary Education, 2022

### 8.2.10 Solid and Hazardous Waste Management

The Town of Mashpee does not provide curbside trash pickup. Residents must either purchase a permit to drop off trash at the transfer station or contact a licensed trash hauler for privately operated curbside pickup. The Mashpee Transfer Station is located at 380 Asher's Path and is open to residents five days a week, including weekends (currently closed on Tuesdays and Thursdays). Stickers for the transfer station are purchased at Town Hall and recycling-only permits can be purchased.

**Commented [EL9]:** Recently voted to change hours of operation at transfer station. Confirm with Catherine.

Recycling is collected at the transfer station and users must separate the recyclables into categories. Massachusetts State Law bans the disposal of recyclable materials without household trash. Mashpee residents can purchase recycling bins at the DPW facility.

In addition, the transfer station also accepts antifreeze, appliances, automotive batteries, rechargeable batteries, books, electronics, mattresses and box springs, mercury products, mixed rigid plastic, oil filters and used oil, propane tanks, scrap metal, textiles, tires, yard waste, and brush. Barnstable County residents can dispose of household hazardous waste during scheduled events several times a year.

## 8.3 Challenges & Opportunities

### 8.3.1 Challenges

Mashpee's outdated Town technology would benefit from an update to ensure that residents are kept informed on important matters. Residents voiced their concern around the lack of communication between Town departments and the need for expanded integration between the Town and Mashpee Wampanoag Tribal leaders. The lack of a community center has been seen as a detriment to the Town. The community center could be an opportunity to promote traditions of the region and connect people within Mashpee and represent the cultural heritage of the area.

Public safety issues are most pertinent on the water. Increased boating traffic, especially speed boats and recreational vessels that stray out of their channel, presents a safety risk to diggers.

Outdated and antiquated public buildings and lack of necessary equipment pose a problem for the Town, specifically related to public safety and public works. The Town's growth has outpaced its ability to keep up with facilities and services for these departments and the Town will need to address these issues regardless of future growth projections.

### 8.3.2 Opportunities

Designated moorings for commercial entities may alleviate the issue of safety risks to diggers and remove a significant barrier to entry, especially for the burgeoning aquaculture industry. While Mashpee does not currently have the same amount of viable space for aquaculture as other Towns, a well thought out smaller scale version of this has the potential to impact the Town and drive our local "Blue Economy".

### 8.3.3 *Current Measures*

The Town has been working diligently to ensure the Town's facilities and services meet the demands of 21<sup>st</sup> century Mashpee. Facilities are being upgraded to include modern technologies for communications, energy efficiency and storage, as well as climate resiliency and environmental sensitivity. The Town continues to look forward to implementing low-impact design retrofits where possible on Town-owned properties and infrastructure. Services across Town Department from the Council on Aging, Recreation, and Public Library are consistently evolving to meet the demands of the Mashpee Community.

## 8.4 **Goals & Policies**

### *Goals*

1. Ensure all Mashpee residents have access to the highest quality of physical, mental, and emotional health care.
2. Provide safe, equitable school facilities that allow all Mashpee students to receive an excellent education and achieve their full potential.
3. Ensure municipal facilities are equipped with the most advanced communications technologies with particular focus to emergency service communications.
4. Maintain financial stability and AAA bond rating.
5. Ensure every Mashpee resident and taxpayer has accessibility to local government and maximized ability to participate in decision making
6. Ensure appropriate facilities for the number of students expected in the school system, as well as the kinds of facilities that best support and accommodate a quality educational program for the Town.
7. Ensure that the development and operation of school facilities and programs are coordinated to the maximum extent possible with those of other municipal agencies.
8. Ensure that the development of new school facilities not only assists each Mashpee child in reaching his or her full potential but also enhances life-long learning for Mashpee adults as well.
9. Maximize non-property tax sources of funding for school facilities and programs.
10. Ensure that the greatest possible contributions to the town's educational program are achieved in relation to the dollars expended.
11. Ensure adequate municipal facilities to meet community needs.
12. Ensure that the location and construction of municipal buildings & facilities is consistent with Mashpee's other planning goals.
13. Ensure that the construction and maintenance of municipal buildings & facilities enhances community pride and the visual quality of our built environment.
14. Maximize non-property tax funding sources for new municipal buildings and facilities.
15. Ensure that new development provides or contributes a fair share of the cost of municipal infrastructure and services necessary to support it.
16. Ensure that new development provides or contributes a fair share of the cost of municipal infrastructure services necessary to support it.
17. Ensure that Mashpee interests are fully represented in the location and development of regional facilities.
18. Minimize loss and suffering in our community due to fire, storms and other man-made and natural disasters.

19. Ensure that Mashpee residents, visitors and their property are protected from physical and emotional harm.
20. Ensure that the laws and regulations of the town and commonwealth are obeyed and enforced.
21. Minimize vehicular, boating and other accidents and injuries.
22. Ensure the highest quality of care and minimum response times in the event of medical and fire emergencies.
23. Minimize injuries and property damage caused by animals and to ensure proper treatment of domestic animals and wildlife.
24. Ensure that public safety services are delivered in a coordinated, cost-effective and humanitarian manner.
25. Protect and improve the physical, mental and emotional health of all Mashpee residents.
26. Access for all town residents to a full continuum of health and human services, including social and leisure services.
27. Collaboration and cooperation between the public, non-profit and private sectors in Mashpee to develop a common understanding of health and human service needs, priorities and appropriate resource allocation.

#### *Policies*

1. Encourage sustainable solid waste management practices to prevent hazardous waste from infiltrating natural areas and municipal systems.
2. Protect Mashpee residents, visitors, and their property from crime.
3. Expand role of emergency management in minimizing loss and suffering from man-made and natural disasters.
4. Efficiently coordinate public safety services to ensure rapid response times and high-quality care.
5. Increase collaboration internally between Town departments and externally with Mashpee residents to limit the chance for a lack of communication or miscommunication.
6. Maintain and enhance cross-sector collaborations such as with educational institutions and research organizations to bolster water quality sampling programs and reporting.
7. Increase substance abuse support programs.
8. Identify a site to be used for materials storage and develop the materials storage site.
9. Enhance Suicide Prevention programming and educational awareness.
10. Enhance collaboration and communication with Mashpee Wampanoag Tribe.
11. Ensure critical facilities are located near populated centers while promoting equitable access to underserved communities.
12. Increase the supply and availability of public meeting space for Town Boards and Committees, working groups, and for Mashpee-based non-profit service organizations such as Girls Scouts, Boy Scouts, etc.
13. Support volunteer members of public board and committee with training, conflict resolution/mediation services, and legal support.
14. Increase youth participation in local governance with integration of activities with other youth systems, such as school and youth groups.



## 9.0 TRANSPORTATION AND CIRCULATION

### 9.1 Introduction

Transportation is the movement of people and goods and may involve circulation by passenger vehicle, truck or trailer, railcar, plane, boat, bus, subway, bicycle, or other means. The local transportation system should provide safe and efficient mobility for people traveling using all transportation modes and should offer connections to regional facilities. Residents, businesses, students, visitors, and emergency services rely on an available and quality transportation system. The maintenance and enhancement of the transportation system impact Town resources, community character, and quality of life of new and existing residents, and can attract and respond to new development.

This section discusses the current transportation network available in the Town including highway and roadway infrastructure, bridges, mass transit, biking, and pedestrian facilities. Effective transportation of people and goods allows for more productivity and is important to the functionality of a municipality. Planning for transportation allows a community to align long-term goals with other aspects of community planning such as land use, economic development, and housing.

Relevant circulation patterns include routes both within Town boundaries as well as larger routes that link Mashpee to the region and to the State. These circulation routes support connectivity of local goods and services to regional and Statewide markets and connect residents to regional job centers. The scale and location of the road network contributes to both existing and future development patterns within the community. This chapter of the plan ties in closely with the land use, economic development, agriculture, and housing chapters and will reference data from each that helps to inform transportation goals.

### 9.2 Existing Conditions

The following factors will affect the Town's transportation network and have continual impacts on the Town's influx in traffic volumes and future development.

#### 9.2.1 Demographics

Table 9-1 summarizes total population estimates based on data from the U.S. Census Bureau for the years 2000, 2010, and 2020 at the local, county, and state levels.

	Total estimated population						
	2000	2010	2020	Net change 2000-2020		Net change 2010-2020	
				Total	Yearly	Total	Yearly
Mashpee, Massachusetts	12,946	14,006	15,060	16.3%	.8%	7.5%	.8%
Barnstable County, Massachusetts	222,230	215,888	228,996	-2.9%	0.2%	6.1%	0.6%
Massachusetts	6,349,097	6,547,629	7,029,917	10.7%	0.5%	7.4%	0.7%

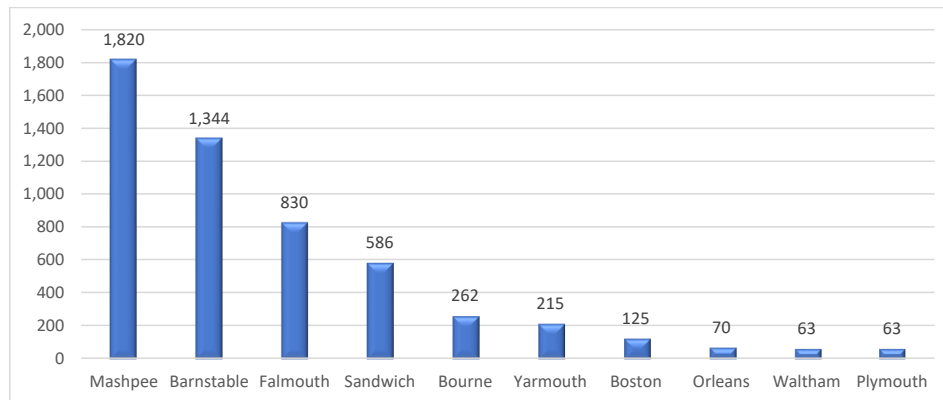
Source: U.S. Census Bureau, 2000, 2010, 2020

**Commented [EL1]:** There is no agricultural chapter. Perhaps change to Land Use?

Mashpee's population reached an estimated 15,060 persons in 2020, an increase of almost 7.5 percent since 2010 (14,006 estimated population). Over the past ten years, the population increase experienced by Mashpee was in line with the population increase statewide (7.4 percent), but higher than the population increase in Barnstable County (around 6.1 percent). Between 2000 and 2020, Mashpee experienced a population increase of around 16 percent, while Barnstable County saw a decrease in population of around three percent.

#### 9.2.2 Journey-to-Work Data

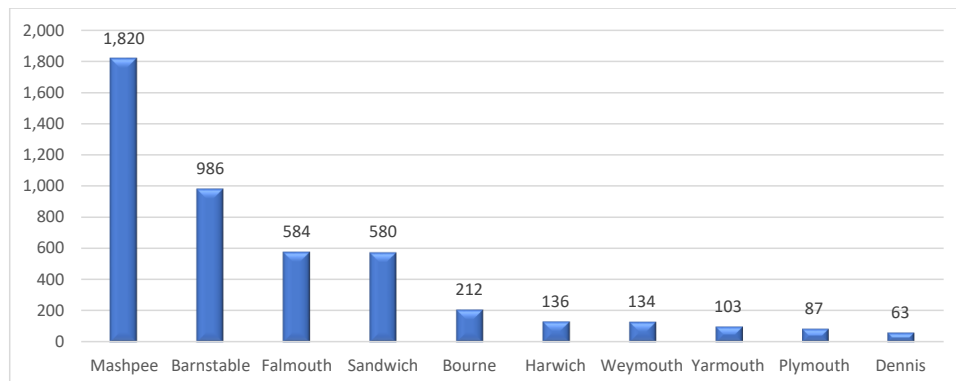
Figure 9-1 shows the most popular work destinations for Mashpee residents based on the most recent data from the U.S. Census American Community Survey 2011-2015 Five-Year Estimate. As shown in the figure, 1,820 Mashpee residents (approximately 34 percent of workers) work in Mashpee. A total of 1,344 residents (25 percent of workers) are employed in the Town of Barnstable. Mashpee residents also work within nearby communities such as Falmouth (830) and Sandwich (586).



**Figure 9-1. Most Popular Work Destinations for Mashpee Residents**

Source: U.S. Census Bureau, 2015

Figure 9-2 shows the major residence locations for people working in Mashpee based on the most recent data from the U.S. Census American Community Survey 2011-2015 Five-Year Estimate. Approximately 1,820 people who work in Mashpee also live in Mashpee (29 percent). A total of 986 Barnstable residents (16 percent) work in Mashpee. People who work in Mashpee also come from nearby towns including Falmouth, Sandwich, and Bourne. In total, more Mashpee residents are commuting out of Mashpee, than non-residents commuting into Mashpee.

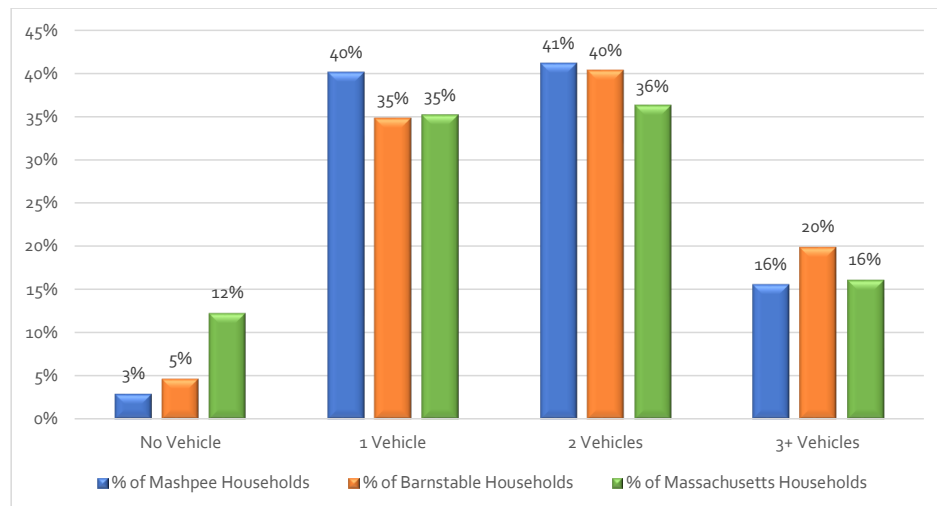


**Figure 9-2. Residence Location of Mashpee Workers**

Source: U.S. Census Bureau, 2015

### 9.2.3 Vehicles Available

Figure 9-3 shows the number of vehicles available per household for both Mashpee and the State of Massachusetts based on the U.S. Census American Community Survey 2015-2019 Five-Year Estimate. As shown, 40 percent of households in Mashpee have access to one vehicle. The percentage of households in Mashpee with access to two or more vehicles is 57 percent, which is slightly greater than the percentage of households in the State with two or more vehicles (52 percent), and slightly lower than the percentage of households in Barnstable County with two or more vehicles available (60 percent). Approximately three percent of Mashpee households do not have access to a vehicle. This is less than the state average of over twelve percent, however, geographically the percent of households in Mashpee with access to no vehicle or one vehicle vary greatly. In the census tract in the northeast of Town framed by Route 151 to the south and Meetinghouse Road to the east, an estimated 57 percent of households have no vehicle or one vehicle, with an estimated 8 percent of households with no vehicle. The other three census tracts in Town have between 33 percent and 43 percent of households with one vehicle or no vehicle.

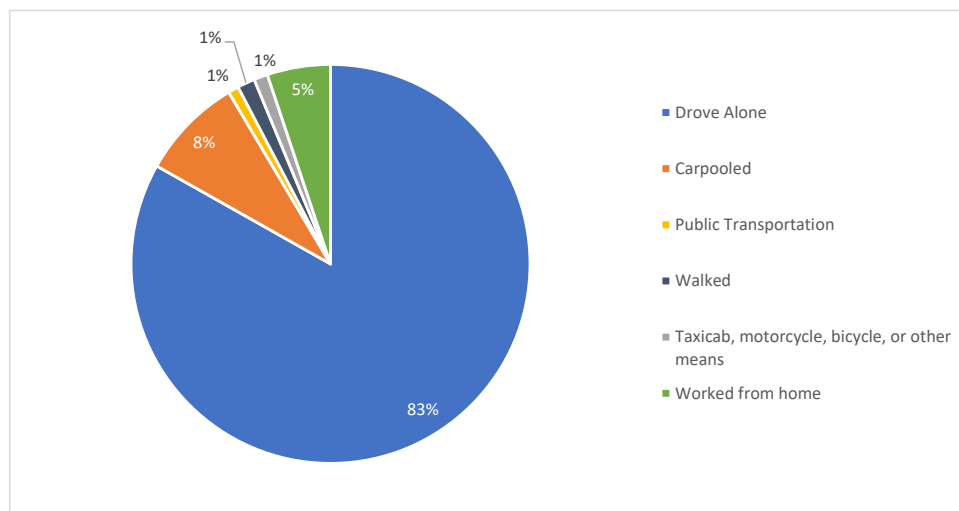


**Figure 9-3. Vehicles Available Per Household**

Source: U.S. Census Bureau, 2019

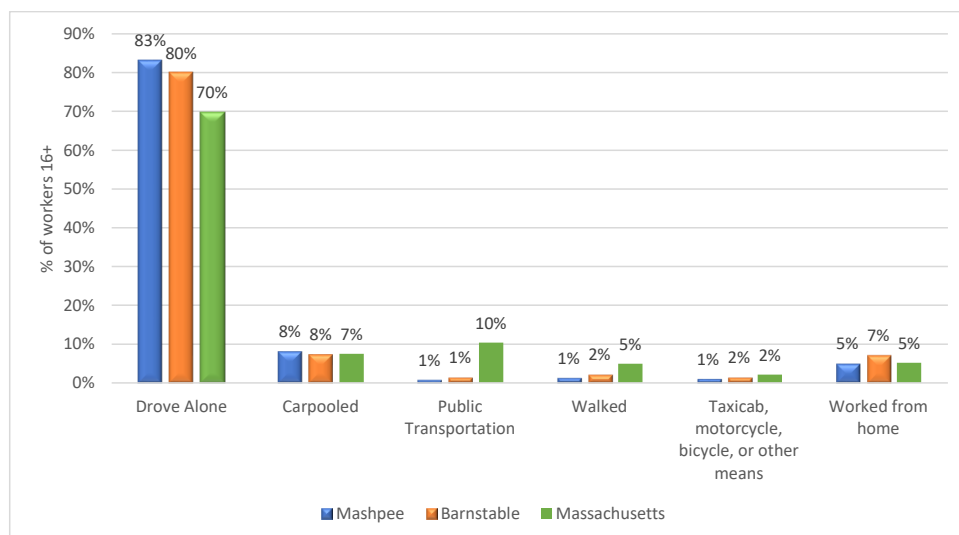
#### 9.2.4 Mode Share and Commute Time

Figures 9-4 and 9-5 show the modes of transportation to work for Mashpee residents in 2019, the most recent year for which data is available. As shown, 83 percent of residents drove alone, eight percent carpooled, and five percent worked from home. Just one percent walked, and one percent took a taxi, motorcycle, bicycle, or other means, and one percent used public transportation. The percentage (83 percent) of Mashpee residents commuting to work by driving alone was slightly higher than the Barnstable County average of 80 percent and significantly higher than the Massachusetts average (70 percent). In both Barnstable County and Mashpee, significantly fewer people take transit or walk to work than in Massachusetts as a whole. Again, the percentage of people commuting by driving alone does vary across Mashpee. In the northwest census tract, an estimated 69 percent of workers drive alone while in the northeast census tract, framed by Meetinghouse Road to the west and Route 28 to the south, an estimated 89 percent of workers drive alone. Important to note that during the pandemic, the work from home share likely increased as it did across the country.



**Figure 9-4. Mode of Transportation to Work in Mashpee**

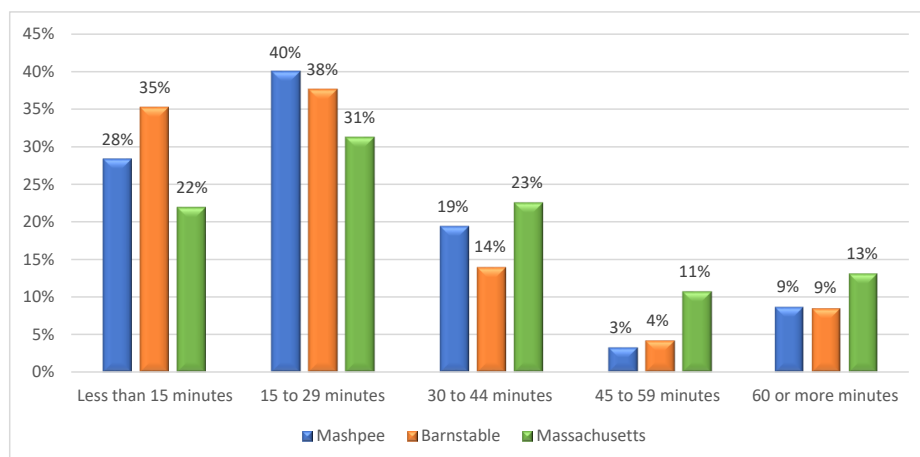
Source: U.S. Census Bureau, 2019



**Figure 9-5. Mode of Transportation to Work**

Source: U.S. Census Bureau, 2019

Figure 9-6 shows the reported travel times to work for Mashpee residents in 2019. Approximately 68 percent of Mashpee residents had an average commute of fewer than 30 minutes, 22 percent had a commute of 30-60 minutes, and nine percent had a commute of an hour or more. The mean travel time to work for Mashpee residents was 25 minutes, which was slightly longer than the Barnstable County average of 24 minutes but shorter than the Massachusetts average of 30 minutes. Again, the travel time to work varied significantly by census tract in Mashpee. The southern tract along the ocean, framed to the north by Holland Mill Road has a mean travel time to work of an estimated 34 minutes, while the northern census tracts have estimated mean travel times to work of 22 and 23 minutes.



**Figure 9-6. Travel Time to Work**

Source: U.S. Census Bureau, 2019

The future of commuting patterns in Mashpee and the region is still uncertain. Both commuting patterns before March 2020 and the recent increase in remote working behavior may offer indicators of the future commute patterns for Mashpee residents.

#### 9.2.5 Public Transportation

The Cape Cod Regional Transit Authority (CCRTA) serves Mashpee with two bus routes; the Sealine, and the Bourne Run. The main bus stop in Mashpee is located by the entrance to the Mashpee Commons Stop & Shop. Figure 9-7 shows the locations of Mashpee's two fixed-route bus lines. The CCRTA also operates a demand response/paratransit service called Dial-A-Ride Transportation (DART) and a Boston hospital service. Funding for the CCRTA is partially from local contributions. The Town of Mashpee's FY 23 assessment is \$115,135. As of January 2022, CCRTA ridership has grown back to 90 percent of its pre-Covid ridership, where earlier in the pandemic, ridership was down to 30 percent, growing to 50 percent in the summer of 2021 (Fitzpatrick, 2022). The only Town-provided public transportation is school buses.

#### Sealine

The Sealine bus route runs from Downtown Hyannis to Woods Hole with stops in Centerville and Osterville Centers, Mashpee Commons, Falmouth Center, and the Falmouth Bus Terminal. The Sealine connects at the Hyannis Transportation Center to the Plymouth & Brockton bus service to Boston and

Providence, to the Peter Pan bus to Boston, Providence, and New York, and CCRTA routes (the Barnstable Villager, Hyannis Loop, and the H2O). Riders can either board at a scheduled bus stop or flag the bus anywhere along the route. In Mashpee, the Sealine makes scheduled stops at Mashpee Commons Stop & Shop, South Cape Village Marshalls, and the Community Health Center of Cape Cod. At Mashpee Commons Stop & Shop, the Sealine connects to the Bourne Run.

Service along the Sealine runs Monday to Saturday. On weekdays in the Woods Hole direction, service begins at 5:54 AM at Mashpee Commons Stop & Shop and ends at 7:06 PM. On Saturdays, service begins at 8:06 AM and runs until 7:06 PM. In the Hyannis direction, service on weekdays begins at 7:05 AM and runs until 8:50 PM. On Saturdays, service begins at 10:18 APM and runs until 8:50 PM. Service runs roughly every hour on weekdays and weekends.

For adults and youth, a one-way ride on the Sealine costs \$2, a day pass costs \$6 and the monthly pass costs \$60. The CCRTA has a half-price discount on all fare products for seniors sixty and older, and people with disabilities. Transfers on CCRTA require a new fare. The buses have bike racks and are accessible to riders with limited mobility or in a wheelchair. There is a bus shelter located at the Community Health Center of Cape Cod Sealine stop.

#### The Bourne Run

The Bourne Run bus route runs from Buzzards Bay Train Station/ Mass Maritime to Mashpee Commons Stop & Shop via Bourne. Riders can either board at scheduled stops or flag the bus down anywhere along the route. During the summer, the Buzzards Bay Train Station offers weekend trips to Boston's South Station. In Mashpee, the Bourne Run makes scheduled stops at Mashpee Commons Stop & Shop, Mashpee Village, and Algonquin Avenue. At Mashpee Commons Stop & Shop, the Bourne Run connects to the Sealine.

The Bourne Run provides service Monday to Friday from 6:40 AM to 7:40 PM. The first trip from the Stop & Shop at Mashpee Commons is at 8:30 AM and the last is at 6:30 PM. Buses run roughly every hour.

The pricing and bus amenities for the Bourne Run are the same as for the Sealine.

#### Dial-A-Ride Transportation

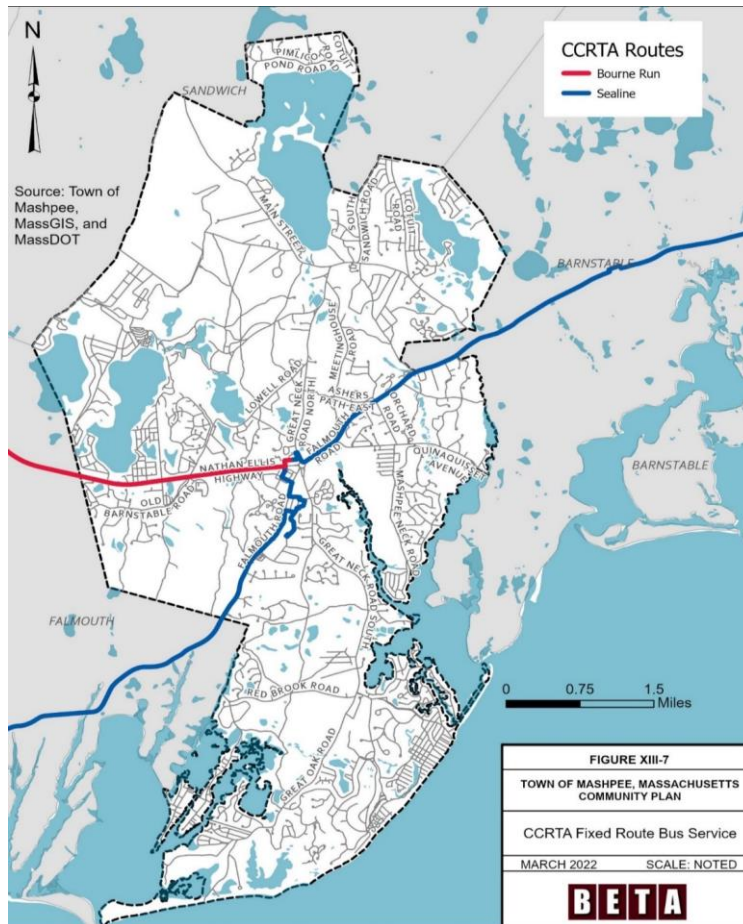
The CCRTA's Dial-A-Ride Transportation (DART) service is a door-to-door ride-by-appointment service available to any Cape Cod residents and visitors for any purpose. All DART vehicles are fully accessible. According to CCRTA customer service, the service is typically recommended for people going to and from the supermarket or medical appointments. The CCRTA encourages riders to take fixed route service unless they need an accessible vehicle or are underserved by fixed-route service. DART times vary and before making an appointment, the CCRTA recommends riders call to determine the best appointment time. DART costs \$3 per ride for adults and youth, and \$1.50 for seniors and people with disabilities. DART passes (20 rides for the cost of 15) can be purchased for \$45 for general riders and \$22.50 for seniors and riders with disabilities. The CCRTA requires riders to make reservations at least one weekday in advance, and up to one month in advance.

#### Boston Hospital Service

The CCRTA offers round trip service Monday through Thursday to Boston Area Hospitals. The service picks up in Wellfleet, Eastham, Orleans, Barnstable, Wellfleet, Harwich, and at the Sagamore commuter lot. The service can also pick up in Mashpee based on availability. CCRTA runs the service with shared,

accessible vehicles to eight Boston hospital locations, including Massachusetts General Hospital, Tufts Medical Center, Boston Medical Center, Boston Children's Hospital, Beth Israel, New England Baptist Hospital, Faulkner Hospital, and Carney Hospital. The service costs \$30 round trip. CCRTA recommends riders make medical appointments at 11 AM when using the service. The service requires a reservation.

Figure 9-7. CCRTA Fixed Route Bus Service



Source: Town of Mashpee, 2022

#### School Buses

The Town provides buses for children to get to school. The Town owns the school buses and contracts out the bus service to a private operator. All students in Mashpee, regardless of how far they live from school, are eligible to take the school bus.



### 9.2.6 Roadways

#### Roadway Classification

Roadway classifications can be broken down into a hierarchy that ranges from interstates, providing high levels of vehicle mobility and low levels of vehicle access, to local roadways, providing low levels of vehicle mobility and high levels of access. Table 9-2 shows the total length of each classification of roadway in Mashpee and Figure 9-6 illustrates the roadway classification system in Mashpee.

Source: MassDOT Road Inventory, 2018

Roadway Class	Miles	% of Miles
Interstate	0	0%
Arterial	23.8	10%
Collector	9.6	4%
Local	201.1	86%
<b>TOTAL</b>	<b>234.5</b>	<b>100%</b>

#### Interstates

Mashpee does not have an interstate highway located in Town or nearby.

#### Arterials

Arterial roadways provide the second-highest level of vehicle mobility and are not primarily intended to provide access to abutting properties. Mashpee contains approximately 24 miles of arterials making up 10 percent of its transportation network. Main Street (Route 130), Nathan Ellis Highway (Route 151), and Falmouth Road (Route 28) are principal arterials, while Great Neck Road, Quinaquisset Avenue, Cotuit Road, Red Brook Road, and Great Oak Road are minor arterials. The primary purpose of major arterials is to move heavy traffic efficiently and safely, while minor arterials typically move traffic between major arterials and provide moderate access to abutting properties.

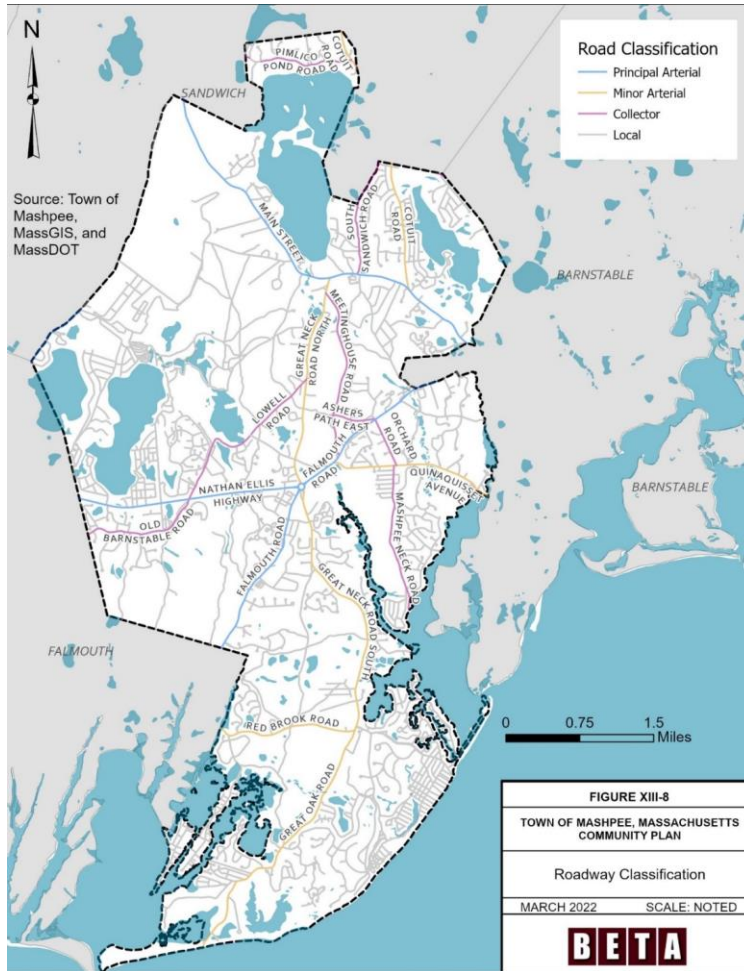
- **Route 130** (also known as Main Street) is a north-south major arterial running from close to 6A in Sandwich to Route 28 in Barnstable with a connection to Route 6. The route generally provides one lane in each direction and runs through the north side of Mashpee.
- **Route 151** (also known as Nathan Ellis Highway) is a route running east-west from the Mashpee Rotary to Route 28 in Falmouth. The route generally provides one lane in each direction.
- **Route 28** (also known as Falmouth Road) runs from Eastham to New Hampshire via Boston. On Cape Cod, Route 28 runs along the western and northern sides of the peninsula providing access to Harwich, Chatham, Falmouth, Yarmouth, Barnstable, Dennis, and Bourne.

#### Collector Roads

Collector roads move traffic from local streets to arterials. They provide moderate amounts of vehicle mobility and moderate vehicle access to adjacent properties. Mashpee contains approximately 10 miles of collector roadways, making up four percent of its roadway network, which is typical of Cape Cod towns. In Mashpee, major collector roadways include South Sandwich Road, Meetinghouse Road, Lowell Road, Old Barnstable Road, Mashpee Neck Road, Orchard Road, Pimlico Pond Road, and Asher's Path East.

#### Local Roadways

Local roadways provide the highest level of vehicle access to adjacent properties with the lowest level of vehicle mobility. Approximately 86 percent of all roadways in Mashpee fall under this classification.



**Figure 9-8. Roadway Classification**

Source: Town of Mashpee, 2022

#### Roadway Jurisdiction and Tribal Roadways

Table 9-3 shows the roadway miles in Mashpee under Town, State, private, and Federal jurisdiction. Around half of Mashpee's roadways are under Town jurisdiction. Falmouth Road, including the Mashpee rotary, is the only state-owned (MassDOT) road in Town. The US Air Force roadways are within the Otis Air Base. The high percentage of roads under private jurisdiction is due to the many subdivision complexes in Mashpee. **Figure 11** shows roadways by jurisdiction in Mashpee.

Table 9-3. Jurisdiction of Mashpee Roadways		
Jurisdiction	Miles	% of Miles
Private	111.5	48%
Town	116.1	49%
State	4.1	2%
US Air Force	2.8	1%
<b>TOTAL</b>	<b>234.5</b>	<b>100%</b>

Source: MassDOT Road Inventory, 2018

Several state and Town-owned roads in Mashpee are also listed under the Indian Reservation Roadways program. Indian Reservation Roads (IRR) are public roads that are located within or provide access to an Indian reservation, Indian trust land, or restricted Indian land. In Mashpee, IRR roads include parts of Route 151, Route 28, Red Brook Road, Route 130, Great Neck Road, Quinaquisset Avenue, Sampson's Mill Road, Meetinghouse Road, Cotuit Road, and Old Barnstable Road (Mashpee Wampanoag Tribe, 2013).

#### Traffic Volumes

Table 9-4 shows average daily traffic volumes (AADT) on Mashpee roadways collected between 2014-2021.

The data show that traffic volumes are heaviest on Route 151 (Nathan Ellis Highway) and Route 28 (Falmouth Road). Traffic volumes on Route 151 east of Old Barnstable Road grew seven percent from an average daily traffic volume (AADT) of 17,364 in 2016 to 18,618 in 2019. Volumes decreased significantly in 2021, down to 10,571, reflecting a decrease in travel during the COVID-19 pandemic.

According to Town staff, traffic in Mashpee varies greatly by time of day and season. For example, Route 151 and Old Barnstable Road are both busy around school pick-up and drop-off times, particularly during the pandemic when fewer students chose to take the bus. Mashpee also has more traffic in the summer months than the winter months, as visitors come to enjoy Mashpee's beaches and natural resources. In the summer, week-long rentals change over on Saturday generating delays and long queues in Town. Figure 9-9 shows average daily traffic volumes.

Table 9-4. Average Daily Traffic Volumes at Highest Volume Locations								
Location	2014	2015	2016	2017	2018	2019	2020	2021
Great Neck Road south of Route 130		16,079			15,207			
Great Neck Road south of Donna's Lane	9,270	11,186						9,011
Great Neck Road north of Mashpee Rotary			10,448			11,435		
Nathan Ellis Highway (Route 151) west of Market Street					13,697			

Old Barnstable Road north of Nathan Ellis Highway (Route 151)			7,770			8,615		
Nathan Ellis Highway (Route 151) west of Mashpee Rotary	13,719	13,602		12,813		13,625		
Nathan Ellis Highway (Route 151) west of Old Barnstable Road	21,516							11,825
Nathan Ellis Highway (Route 151) east of Old Barnstable Road			17,364	16,690	17,679	18,618		10,571
Falmouth Road (Route 28) east of Donna's Lane	17,727							
Falmouth Road (Route 28) at Orchard Rd & Asher's Path			19,361					
Falmouth Road (Route 28) east of Industrial Way					14,273			
Falmouth Road (Route 28) west of Mashpee Rotary				15,205				
Cotuit Road at Sand/Mash TL (N end)	6,893			7,303	7,103			
Main Street west of South Sandwich Road	10,958					10,978		

Source: MassDOT Transportation Data Management System

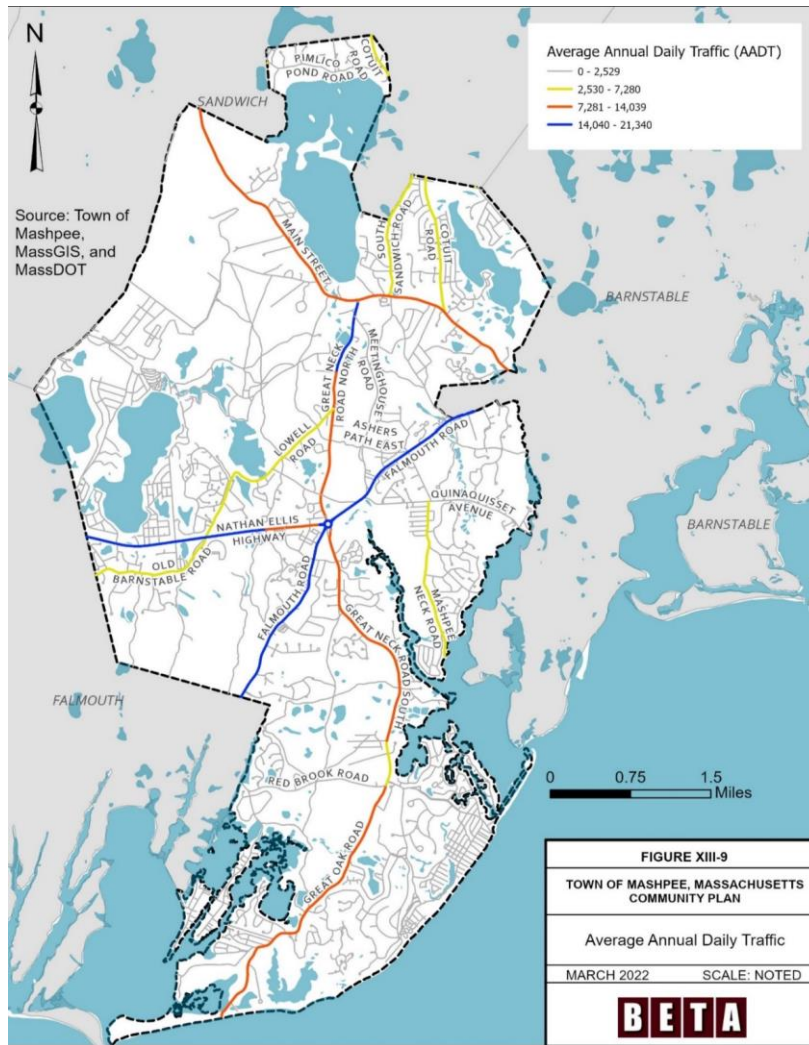


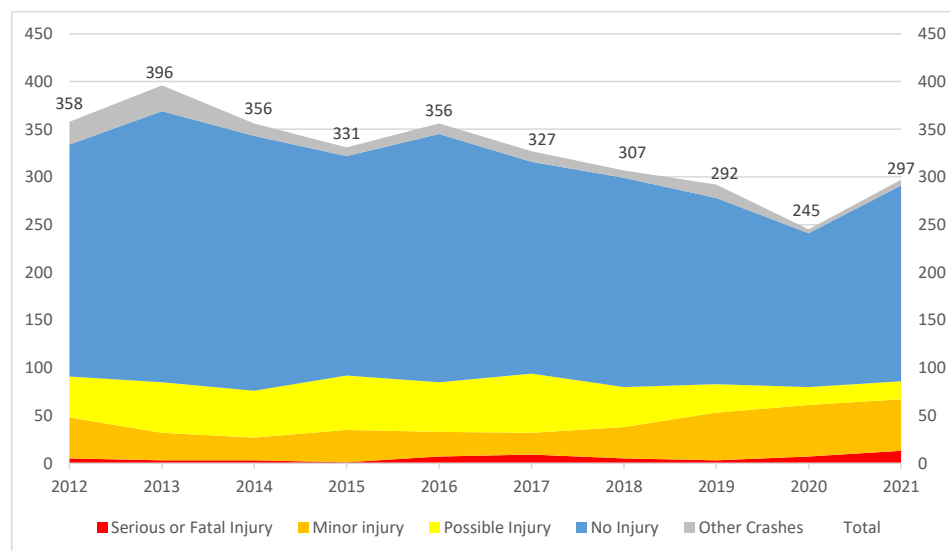
Figure 9-9. Average Annual Daily Traffic

Source: Town of Mashpee, 2022

#### Roadway Safety

Crash data available from Massachusetts Department of Transportation (MassDOT) indicate that 3,265 crashes, or an average of approximately 327 crashes per year, have occurred in Mashpee from the years 2012 to 2021. As shown in Figure 9-10, the total number of crashes each year has fluctuated since 2012, with a low of 245 in 2020 and a high of 396 in 2013. From 2013 to 2021, the total number of crashes has trended downward, with a record low in 2020 (as a result of fewer vehicle trips being made during the

Covid-19 pandemic). The total number of crashes in 2021 (297) was comparable to the number in 2019 (292). However, while total crashes have decreased over time, the total number of crashes resulting in injury has remained steady. In 2021, 12 crashes resulted in serious injury, compared to an average of five crashes in the past ten years.



**Figure 9-10. Total Crashes by Severity**

Source: MassDOT Interactive Mapping Portal for Analysis and Crash Testing

### Crash Type

Of the 3,265 crashes from 2012 to 2021, 34 crashes involved pedestrians, and 15 crashes involving bicyclists. During that same time frame, 2,286 crashes resulted in no injuries, 426 resulted in possible injury, 370 resulted in minor injury, 50 resulted in serious injury, and six crashes resulted in fatal injury. Of the 50 crashes resulting in a serious injury or death, 15 involved an older driver, 9 involved a younger driver, 8 involved a pedestrian, 3 involved a bicyclist, and 3 involved a motorcyclist.

Out of the six fatal crashes, three crashes involved a person walking. One occurred at the Quinquisset Avenue and Orchard Road intersection involving a person under 15 years old, one occurred at the intersection of Falmouth Road and Bowdoin Road and involved a person between age 55 and 64, and one occurred at the intersection of Falmouth Road and Orchard Road and involved a 91-year-old woman crossing the street from a CCRTA bus. All three fatal crashes occurred at night and two were on unlit roadways. MassDOT identified Route 151 and Market Street as a high pedestrian crash cluster with six total crashes, five resulting in injury or death, between 2010 and 2019. Generally, crashes involving people walking occur near the center and east of Town.

### Highway Safety Improvement Program

MassDOT maintains a database of top crash locations in the state. This database includes locations identified under the Highway Safety Improvement Program (HSIP) in addition to a list of the top 200 crash locations in the state.

Table 9-5. HSIP Locations	
Intersection	Total Crashes Between 2017 and 2019
Nathan Ellis Highway (Route 151) and Old Barnstable Road	26
Great Neck Road North and Main Street (Route 130)	18
Nathan Ellis Highway (Route 151) and Job's Fishing Road	15
Old Barnstable Road and Great Neck Road North	14
Algonquin Avenue and Nathan Ellis Highway (Route 151)	11
Great Neck Road North and Meetinghouse Road	10
Falmouth Road (Route 28) and Asher's Path East	9

Source: MassDOT Interactive Mapping for HSIP Clusters, 2020

For the years of 2017-2019, Figure 9-11 shows the intersections in Mashpee identified as HSIP clusters and high crash locations.



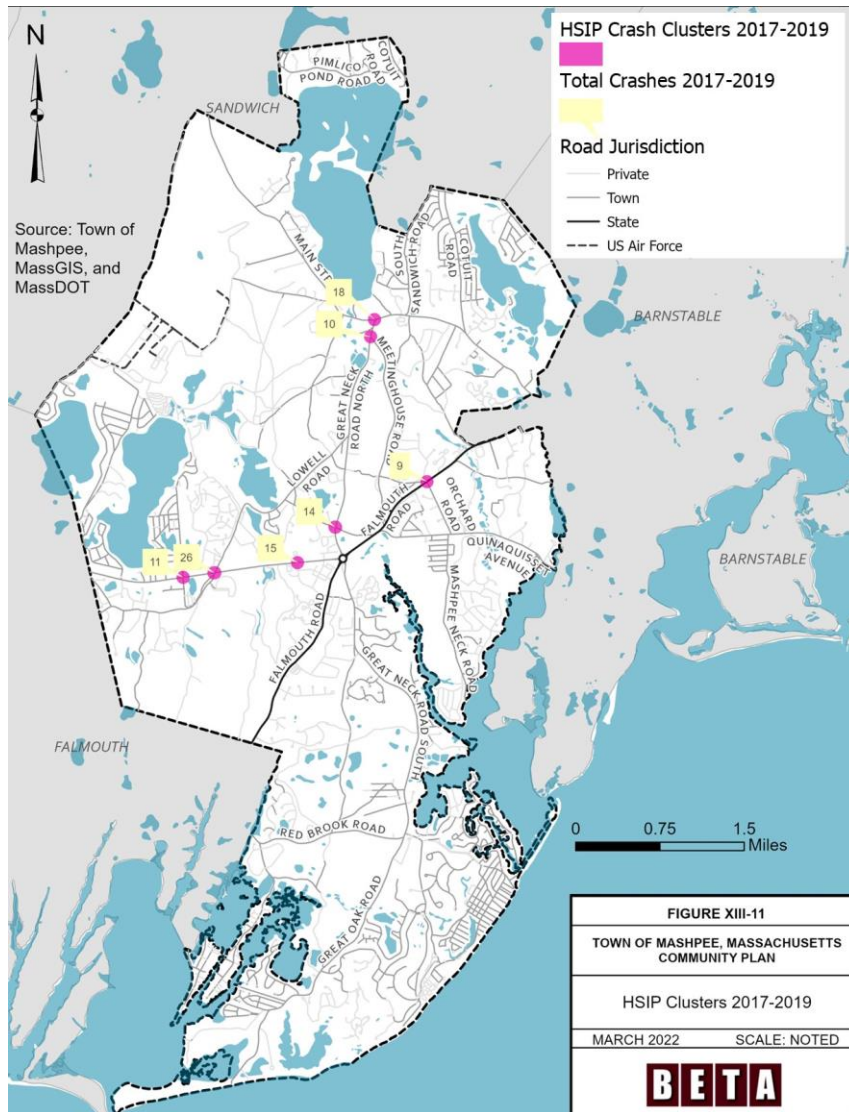


Figure 9-11. HSIP Clusters, 2017-2019

Source: Town of Mashpee, 2022

#### Other Safety Concerns

The Mashpee Police Department and Department of Public Works identified high vehicle speeds as a safety challenge on Route 28 between Orchard Road and Old Barnstable Road, Route 151 by Old



Brickyard Road, Orchard Road, and South Sandwich Road, based on observation. Currently, the Town does not have any speed feedback signs or a speed trailer.

Town staff also identified several wide intersections that have visibility issues for turning vehicles. These include the intersections of South Sandwich Road and Route 130, Meetinghouse Road and Great Neck Road North, Old Barnstable Road and Great Neck Road North, Great Neck Road South and Great Oak Road, Meetinghouse Road and Route 28, Quinaquisset and Route 28, Sampson's Mill Road and Route 28, and Monomoscoy Road and Red Brook Road.

#### 9.2.7 *Pedestrian and Bicycle Accommodations*

Mashpee has around 12 miles of dedicated paths for people walking or biking, in the form of either a sidewalk or a shared-use path. These sidewalks and shared-use paths are on around 10 percent of Town-owned roads and on around 30 percent of Mashpee's arterial and collector roadways. The paths extend primarily along the arterial and collector roadways close to the center of Town, and throughout most of the Mashpee Commons commercial complex.

In addition to the shared-use paths and sidewalks on Mashpee's roadways, the Town has some shared-use pedestrian connections that help fill the gaps along roads. For example, there is a shared-use path connecting Mashpee Police Department, Kenneth C. Coombs Elementary School, the Stop & Shop Complex, and the 99 Restaurant in the center of Town. This connection allows people walking or biking to bypass the northwest side of the rotary.

A major gap in the path network is located at the Mashpee Rotary, where paths coming from Great Neck Road North and Great Neck Road South, Route 151 (Nathan Ellis Highway) and Route 28 (Falmouth Road) abruptly end at the rotary. In general, the collector and arterial roadways on the east side of the Mashpee rotary do not have dedicated paths, while the western side of Town does. Many private roadways do not have sidewalks because, while the subdivision regulations in Mashpee require developers to put a sidewalk on at least one side of the roadway, this requirement is frequently waived because roads in subdivisions frequently dead end. Figure 9-12 shows the sidewalks and shared-use paths along roadways in Mashpee.

In Mashpee, people on bikes are permitted to ride on the Town's sidewalks and paths, but there are a few on-street bike lanes in the form of a painted four- to five-foot-wide shoulder on Great Neck Road South, Red Brook Road, and Great Oak Road. Mashpee offers bike parking at locations around Town, including in Mashpee Center, John's Pond, and at the recreational fields off of Main Street. The Town of Mashpee received funding from the Cape Cod Commission for bike racks.

The Town has several off-road trails for both biking and walking within the following recreational areas:

- Besse's Bog
- Child's River
- Jehu Pond
- John's Pond
- Noisy Hole
- Santuit Pond
- Pickerel Cove
- Mashpee River Woodlands

- Pine Barrens
- Quashnet River Woodlands
- Lowell Holly Reservation
- Mashpee's beaches, extending more than five miles along the waterfront

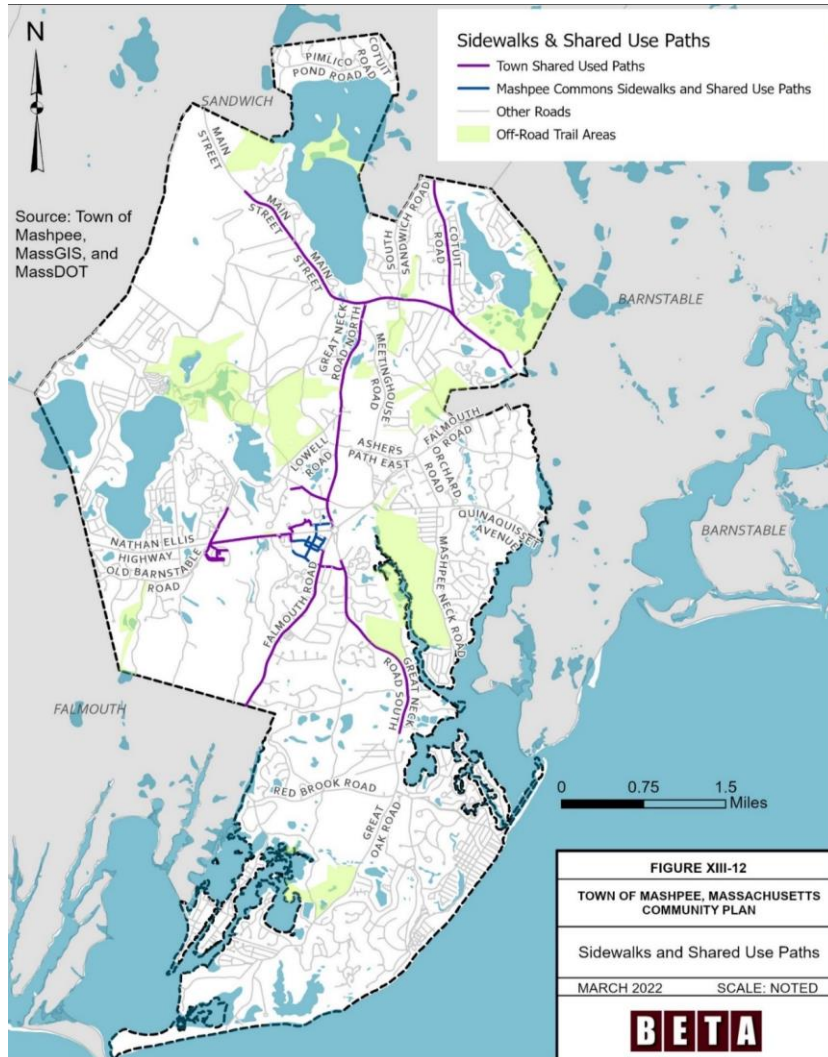


Figure 9-12. Sidewalks and Shared Use Paths  
Source: Town of Mashpee, 2022

Several recent and proposed projects in Mashpee are focused on expanding and improving the network of trails, paths, and sidewalks. Some of the proposed projects in Mashpee are the result of the Town's Complete Streets Prioritization Plan. The Massachusetts Complete Streets Funding program provides technical assistance and construction funding to eligible municipalities who pass a Complete Streets Policy and develop a Prioritization Plan. The program funds projects making the public right of way accessible to people of all ages, abilities, and modes of travel, including walking, biking, driving, and using public transportation. The Town of Mashpee passed a Complete Streets Policy in 2018 and developed a Prioritization Plan in 2020. Mashpee's Complete Streets program has 22 projects in the prioritization plan, with the highest-ranked improvements on Route 151, South Sandwich Road, Orchard Road, and Old Barnstable Road (MassDOT, 2020). The projects proposed include new sidewalks, speed feedback signs, rapid rectangular flashing beacons, multiuse paths, traffic calming, intersection improvements, and bike lanes.

Further information on recent and planned improvements for walking and biking is in the Recent and Planned Projects section of this chapter.

#### 9.2.8 *Parking*

The Town of Mashpee owns three beach parking lots at South Cape Beach, Attaquin Park, and John's Pond. To use these parking lots in the summer season, Mashpee residents and residential property owners must purchase a beach sticker for \$30 and Mashpee visitors must purchase a weekly pass for \$50.

- South Cape Beach Town parking lot has around 120 spaces, including 6 accessible spaces
- Attaquin Park Town parking lot has around 70 spaces, including 3 accessible spaces
- John's Pond Town parking lot has around 75 spaces, including 4 accessible spaces

Other Town surface parking is available at the Mashpee Senior Center, Fire Department and Police Department complex, Mashpee Recreation Department, Mashpee Town Hall, Mashpee Department of Public Works, Mashpee Public Library, Mashpee Community Park, Quashnet Elementary School, and Mashpee Middle-High School. The Town also provides parking lots at some of the Town's conservation areas for people accessing trails, and at some of Mashpee's boat ramps. During the summer, parking at Town-owned boat ramps is restricted to Mashpee vehicles with a permit.

The State owns a parking lot at South Cape Beach with discounted prices for Massachusetts residents.

Mashpee Commons, Mashpee's commercial hub, has a mix of on-street parking and an abundance of surface parking lot spaces. Most residential and commercial developments in Town offer surface parking lots and most single-family homes have driveways.

Mashpee Commons has a publicly available electric vehicle charging station, where people with Tesla vehicles can pay to recharge. The Town also has electric vehicle charging stations at the Town Hall dedicated to Town-owned electric vehicles.

#### 9.2.9 *Airports*

The Otis Air National Guard Base is located northwest of Mashpee. The Coast Guard uses this airbase, but no commercial or private flights are allowed. The closest airport with commercial flights is in Barnstable.

#### 9.2.10 *Marinas and Boat Ramps*

Mashpee has three private marinas.

- **Little River Boat Yard** is a private marina located on Seconsett Island with access to Waquoit Bay and Vineyard Sound. They offer both slips and rack boat storage, along with other maintenance and fueling.
- **New Seabury Marina** is a private marina located with the New Seabury housing community. The marina offers fuel, docking, and boating supplies. The slips are available seasonally or on a transient basis.
- **Mashpee Neck Marina** is a private marina with 154 slips located on Popponesset Bay.

In addition to the marinas in Mashpee, the State owns two boat ramps, Mashpee/Wakeby State Boat Ramp and John's Pond State Boat Ramp, and the Town of Mashpee owns Great River Boat Ramp, Edward A. Baker Boat ramp at Pirate's Cove, Santuit Pond Boat Ramp, and Ockway Bay Boat Ramp.

#### 9.2.11 *Maintenance of Infrastructure*

##### **Pavement Management Program**

The Town of Mashpee implements a pavement management program to monitor the conditions of roadways and prioritize their repair. The GIS-based program collects and evaluates data about the condition of roadways in order to determine a Pavement Condition Index (PCI) and schedule of maintenance. The PCI is a pavement scoring system based on 100 points, with 100 being the best score. The Pavement Condition Index for the Town of Mashpee is 78.8 for arterial roads and 86.9 for residential roads (Stantec 2020). Figures 9-13 and 9-14 shows the condition of roadways in Mashpee.

##### **Bridges**

According to the most recently available data in MassDOT's database, five bridges are located in Mashpee. Of the five bridges, MassDOT found one bridge was structurally deficient (Route 28 Falmouth Road over the Mashpee River). Figure 9-15 shows the condition of bridges in Mashpee.

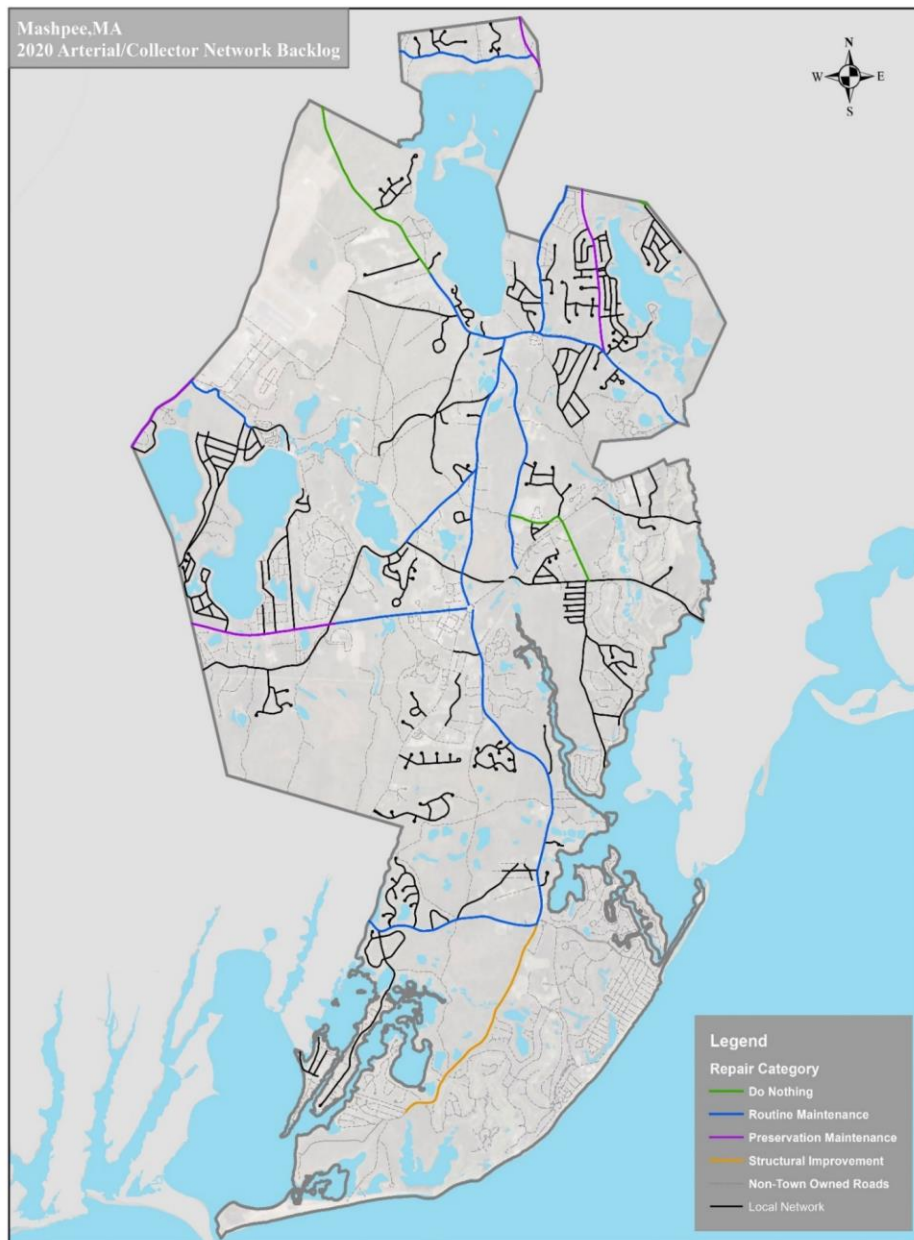


Figure 9-13. Pavement Management Summary 2020 for Arterial/Collector Network

Source: Stantec, 2020

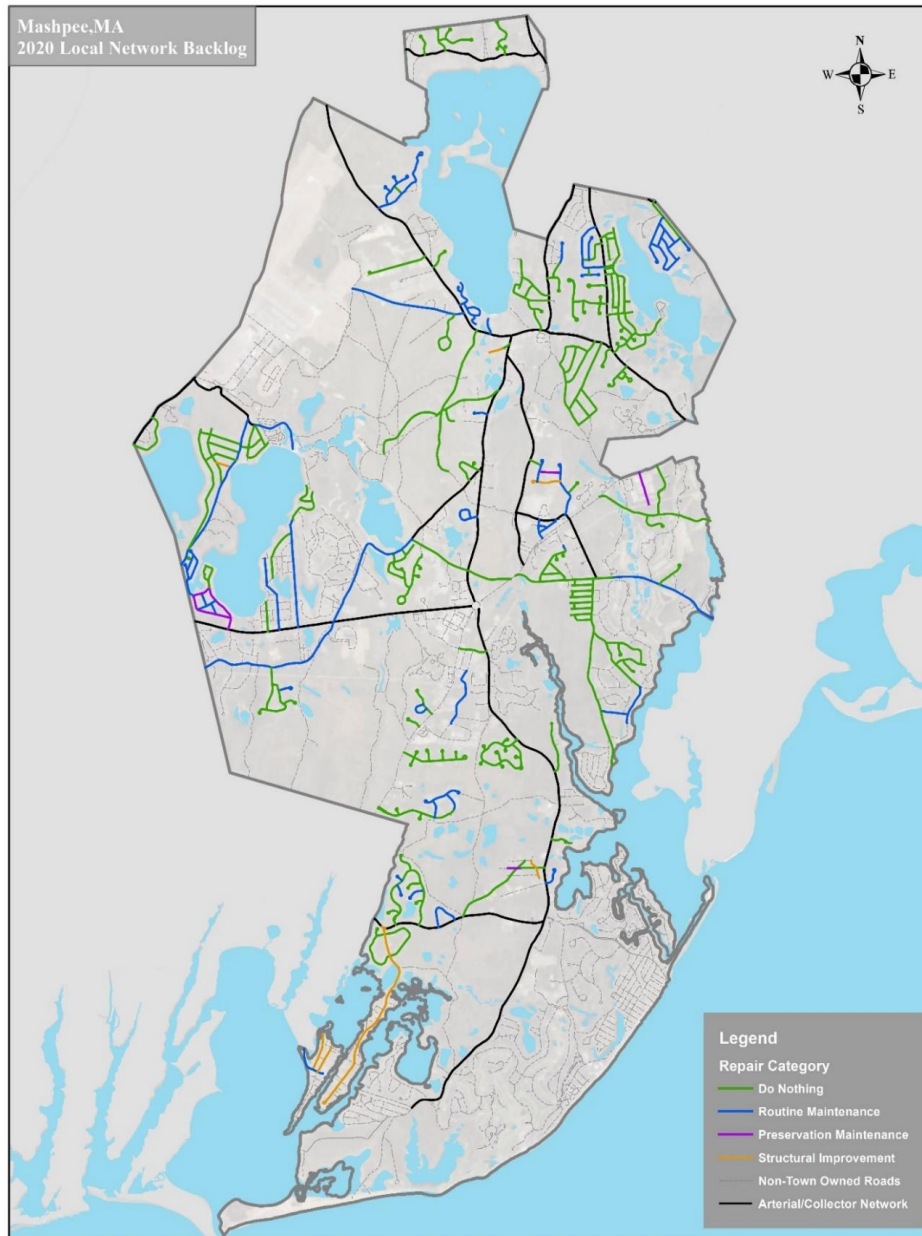


Figure 9-14. Pavement Management Summary 2020 for Local Network

Source: Stantec, 2020



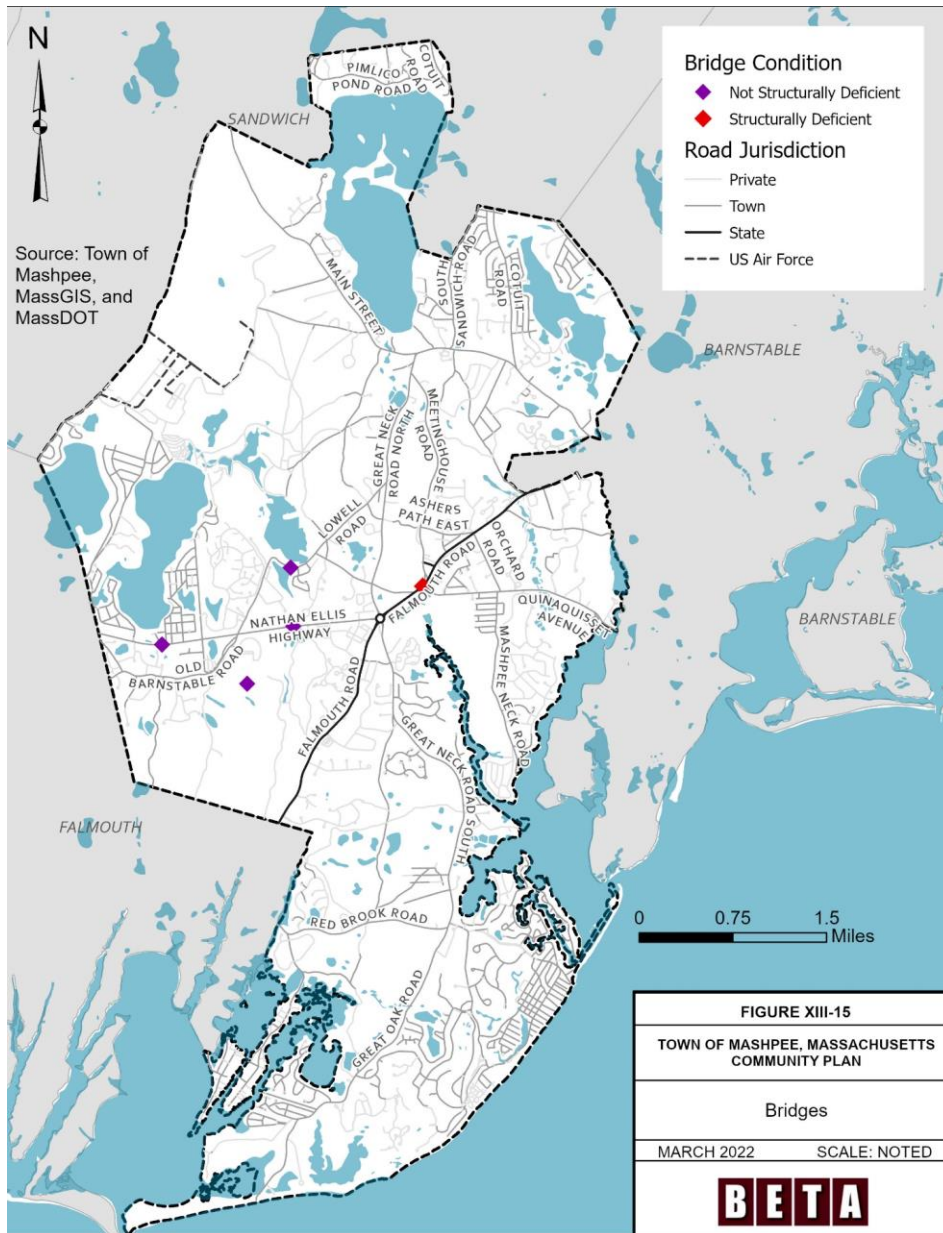


Figure 9-15. Bridges  
Source: Stantec, 2020

### 9.3 Challenges & Opportunities

The following transportation-related issues were identified:

- Residents and Town staff have identified speeding as being an issue in Town, particularly along Route 28 and Route 151.
- Only 30 percent of arterial and collector roadways in Mashpee have sidewalks or shared-use paths.
- Route 28 east of the Mashpee Rotary lacks a sidewalk or shared-use path and crossings for people accessing the Sealine CCRTA route.
- Three people were killed while walking in Mashpee in the past 10 years, all three deaths occurring at night, and two on unlit roadways.
- The Town is required to work with private developers, the Mashpee Wampanoag Tribe, and the State to develop and improve the roadway network. Only around half of the roads in Mashpee are under the jurisdiction of the Town, and some roads under Town jurisdiction are Indian Reservation Roads.
- Adding high visibility crossings and bus amenities is a challenge along the CCRTA routes. Generally, the CCRTA buses running in Town do not have designated bus stops, as the buses can be flagged.
- While crashes have been declining overall over the past 10 years, crashes resulting in injury have remained steady, and serious injury crashes have increased in the past three years.
- One bridge in Mashpee (Falmouth Road over the Mashpee River) was found structurally deficient by MassDOT.
- The Mashpee Rotary lacks pedestrian or bike accommodation and has a high number of minor vehicle crashes.
- When new roads get built in Mashpee, DPW does not receive an increase in maintenance funds.
- Traffic in Mashpee is highly variable by time of day and season, including school drop-off times and summer rental changeovers.
- The majority of Mashpee households commute by driving alone, demonstrating a general car dependency; however, the dependence on driving alone varies geographically in. In the northwest section of Town, a lower percentage of residents drive alone to commute, and a higher percentage do not have a vehicle compared with other parts of Town.
- High crash locations in Mashpee include Great Neck Road North and Old Barnstable Road, Great Neck Road North and Meetinghouse Road, Great Neck Road North and Route 130, the Mashpee Rotary, Route 151 and Old Barnstable Road, Route 151 and Job's Fishing Road, Route 151 and Algonquin Avenue, and Route 28 and Asher's Path East.
- Truck volumes on Lowell Road were identified as an issue.

#### 9.3.1 Opportunities

The following transportation-related opportunities were identified:

- The Town has adopted a Complete Streets Policy and created Project Prioritization Plan, so is eligible to apply for up to \$400,000 of infrastructure funding from the MassDOT.
- The Mashpee Rotary Study offered recommendations and support for improving bicycle and pedestrian connectivity and safety for all road users through the Mashpee Rotary.



- Several intersections in Mashpee would benefit from tighter curb radii and intersection realignment to improve visibility, lower vehicle speeds for turning vehicles and reduce pedestrian crossing distances. These include South Sandwich Road at Route 130, Meetinghouse Road at Great Neck Road, Old Barnstable Road at Great Neck Road North, Meetinghouse Road at Route 28, Quinaquisset at Route 28, and Sampson's Mill Road at Route 28.
- Mashpee has "hidden" pedestrian connections that could be enhanced by wayfinding signage and improved connectivity to other pedestrian infrastructure.
- The Town has expressed interest in a speed trailer to better enforce speeding on critical roadways in Town.
- Mashpee does not currently participate in MassDOT's Safe Routes to Schools program. The program can provide education and encourage programs and funding to improve walking and biking facilities around elementary and middle schools.
- The Town has expressed interest in a bicycle and pedestrian plan to prioritize improvements in Town for people walking and biking.
- MassDOT has identified seven Highway Safety Improvement Program crash clusters in Mashpee eligible for a road safety audit. Road safety audits have already been conducted at four of these crash clusters. The intersections of Great Neck Road North and Meetinghouse Road, Route 28 and Asher's Path East, and Great Neck Road and Route 130 are eligible for Road Safety Audits.
- The Town could benefit from increasing pedestrian scale lighting and high visibility crossings at areas where people walk across the street, for example, at higher ridership bus stops.
- The Town could benefit from adding a bus shelter at Mashpee Commons CCRTA stop.
- A sidewalk plow is needed to maintain accessibility in winter.
- The Town of Mashpee does not currently have any speed feedback signs, but there is an opportunity to apply for these using MassDOT Shared Streets and Spaces grant funding.
- The Town approved a roundabout redesign at Route 130 and Great Neck Road North and is looking for funding opportunities.
- The Town of Mashpee has several public transportation options serving the community including two fixed-route buses, paratransit, Boston Hospital service, and school buses for all children. There is just one bus shelter in Town located at the Community Health Center serving the Sealine route. There is an opportunity to add bus amenities at other locations in Town.
- There are existing studies on the Route 28 Corridor by both the Cape Cod Commission and MassDOT that could be referenced to improve this corridor.
- The Cape Cod Commission is examining where to put electric vehicle (EV) charging stations across Cape Cod, including in the Town of Mashpee.
- The Cape Cod Commission is beginning an inventory of side path crossings in Mashpee and other Cape towns starting in the summer of 2022.

### 9.3.2 Current Measures

The following transportation-related projects are currently planned or under construction in Mashpee:

- **Mashpee, Route 151 Corridor Improvements (Phase 1) (2021-2022):** This Transportation Improvement Program (TIP) funded project will include intersection improvements, new drainage, pavement markings, signage, and traffic signal upgrades at the intersections of Job's Fishing Road, Old Barnstable Road, and Market Street. The project will improve pedestrian and

bicycle accommodation both along the corridor and at key intersections. The Cape Cod Commission expects the improvement in active transportation options will lower greenhouse gas emissions on the Cape by approximately 8,000 kilograms per year. The \$5 million project is mostly funded using federal grants. This project received the highest prioritization score in the 2022-2026 TIP out of the 31 considered projects. Work has already begun on the project and is expected to be completed in 2025 (Cape Cod Commission 2021).

- **Mashpee, Route 151 Corridor Improvements (Phase 2) (2026):** This TIP project will include installation of new turn lanes, a small portion of raised median, new drainage, pavement markings, a shared-use path, and a sidewalk from the Falmouth Town Line to just west of Old Barnstable Road. This \$8 million project is mostly funded using federal grants. This project received the fifth-highest prioritization score in the 2022-2026 TIP out of the 31 considered projects. The project is expected to be completed in 2026-2027.
- **Great Neck Road and Route 130 Roundabout:** The Town recently approved this project in early 2021 and the project is in the conceptual design stage. The goal of the project is to make the intersection safer. The final design and construction are not yet funded.
- **Old Barnstable Road Improvements:** The Mashpee Wampanoag Tribe received a \$300,000 grant to redesign Old Barnstable Road from Route 151 to the Falmouth Town Line. The goal of the project is to add sidewalk and drainage improvements, in response to a death of a young adult walking on this road.
- **Mashpee Rotary Retrofit:** The State plans to retrofit the rotary, as recommended by the Mashpee Rotary Study (see below) and add pedestrian and bicycle accommodation. This project is not yet funded for construction. As of early 2022, MassDOT has hired an engineer to begin design on the rotary retrofit.
- **Prioritized Complete Streets Projects:** The priorities from the Complete Street Prioritization Plan include improvements to bicycle and pedestrian accommodation across Town including on Route 151, South Sandwich Road, Orchard Road, and Old Barnstable Road. The projects are not yet funded.
- **Speed Feedback Signs on South Sandwich Road and Orchard Road:** The Town applied for Shared Streets & Spaces funding from MassDOT in Spring 2022 to add speed feedback signs along South Sandwich Road and Orchard Road, to reduce speeds and improve safety. The Cape Cod Commission conducted a speed survey for both roads to apply for this funding.

The following transportation-related projects were recently completed in Mashpee:

- **Mashpee Rotary Study:** Completed in August of 2019, this study was funded by MassDOT and the Federal Highway Administration Unified Planning Working Program and conducted by the Cape Cod Commission in Partnership with the Town of Mashpee. The study offered short-, mid- and long-term recommendations. The highest priority recommendations were a shared-use path around the rotary, rotary retrofit improvements, Route 28 directional signage on Donna's Lane for retail traffic, and multi-modal accommodations, including a shared-use path, on Route 28 between Mashpee Rotary and Quinaquisset Avenue. Some of the short-term signage improvements have been completed. The next steps include securing funding for the remaining short-term improvements through Town, beginning the design process, and identifying state funds for the construction of the long-term improvements.
- **Road Safety Audits:**

- Mashpee Rotary (2019)
- Nathan Ellis Highway (Route 151) at Job's Fishing Road, Algonquin Ave and Ninigret Ave (2018)
- Nathan Ellis Highway (Route 151) at Old Barnstable Road Intersection (2014)
- Great Neck Road North/Old Barnstable Road (2009)
- Route 130 Lane Departure Road Safety Audit (2007)
- **Route 28 Eastern Mashpee Corridor Study:** Completed in January 2018 and funded by the Unified Planning Work Program, this report examined existing conditions, recommended short-term, mid-term, and long-term improvements, and alternatives development for the section of Route 28 from Route 130 to Orchard Road. This section of roadway was prioritized due to safety and congestion issues. This study recommended improvements included a speed study, traffic signal improvements, new turn lanes, visibility improvements, sidewalks, and improved crosswalks.
- **Intersection Realignment at Cotuit Road:** The Town recently completed an intersection realignment at Cotuit Road and Route 130 to improve sightlines.

#### 9.4 Goals & Policies

##### *Goals*

1. Maintain and enhance a cost-effective, efficient, safe, and accessible multi-modal transportation system that is sensitive to and respectful of the Town's small-town character.
2. Support efforts to enhance and increase alternative modes of transportation such as ride shares, bicycling, and public transportation with an eye towards reductions in greenhouse gasses and air pollution.
3. Minimize and mitigate impacts of transportation issues such as congestion as the Town considers its growth pattern to ensure maintenance of Town's quality of life, historic and natural resources, and small Town character
4. Minimize financial impacts of new road construction on the Town's budget.
5. Ensure Mashpee's stormwater management systems are utilizing best management practices to maximize the amount of stormwater treatment prior to recharging into groundwater.
6. Minimize the impact of parking facilities on the Town's visual character.

##### *Policies*

1. Implement road design and maintenance standards and procedures that promote, protect, and encourage exiting patterns of development and neighborhood character in residential zoning districts.
2. Maintain a formal program for road maintenance, new road construction, and accompanying drainage infrastructure that is economically responsible and implementable.
3. Promote cooperative state/local efforts in transportation planning, ensuring that the Town's qualities are maintained throughout any transportation planning and construction projects.

4. Encourage alternative modes of transportation and increase opportunities in Town for access to biking, walking, and carpooling.
5. Enhance connectivity between residential neighborhoods, as well as between commercial centers, and between neighborhoods, commercial center and municipal centers.

## CORRESPONDENCE



Massachusetts Department of Environmental Protection

## **eDEP Transaction Copy**

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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: **1643414**

Document: **Groundwater Discharge Monitoring Report Forms**

Size of File: **1082.97K**

Status of Transaction: **Submitted**

Date and Time Created: **12/26/2023:12:36:26 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

### DISCHARGE MONITORING REPORT

668  
1. Permit Number  
[REDACTED]  
2. Tax identification Number  
2023 NOV MONTHLY  
3. Sampling Month & Frequency

## A. Facility Information

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



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:

11/9/2023

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 Nov 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 NOV 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	110	ND	3.0
MG/L			
TSS	80	ND	2.0
MG/L			
TOTAL SOLIDS	410		
MG/L			
AMMONIA-N	20		
MG/L			
NITRATE-N		0.27	0.050
MG/L			
TOTAL NITROGEN(NO3+NO2+TKN)		1.4	0.50
MG/L			
OIL & GREASE		1.9	0.50
MG/L			





## Groundwater Permit

### MONITORING WELL DATA REPORT

668
1. Permit Number
2. Tax identification Number
2023 NOV 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:

11/9/2023	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 Nov Monthly	▼
------------------------------------------------	---

☐ 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 NOV 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	6.4	DRY	6.1	6.8		
S.U.						
STATIC WATER LEVEL	18.9	DRY	47.8	51.1		
FEET						
SPECIFIC CONDUCTANCE	1069	DRY	850	1198		
UMHOS/C						



## Groundwater Permit

### DAILY LOG SHEET

668
1. Permit Number
2. Tax identification Number
2023 NOV 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:

11/30/2023

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 Nov 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 NOV DAILY
3. Sampling Month & Frequency

**C. Daily Readings/Analysis Information**

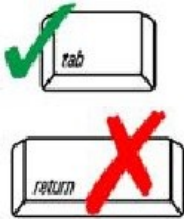
Date	Effluent Flow GPD	Reuse Flow GPD	Irrigation Flow GPD	Turbidity	Influent pH	Effluent pH	Chlorine Residual (mg/l)	UV Intensity (%)
1	8777					7.9		
2	10772					8.0		
3	8915					7.8		
4	8915							
5	8916							
6	12921					7.8		
7	12921					7.8		
8	10751					7.9		
9	10552					7.8		
10	9242					8		
11	9242							
12	9242							
13	10583					7.9		
14	10585					7.7		
15	8618					8		
16	8241					7.8		
17	9898					7.9		
18	9898							
19	9898							
20	10348					7.8		
21	10602					7.8		
22	7527					7.8		
23	7527							
24	9264					7.8		
25	9264							
26	9264							
27	8881					8		
28	8791					7.3		
29	10672					7.5		
30	10641					7.7		
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 12/26/2023  
a. Signature b. Date (mm/dd/yyyy)

### Reporting Package Comments

FACILITY WAS IN FULL COMPLIANCE WITH ALL PERMIT REQUIREMENTS FOR THE MONTH

**PUBLIC NOTICE**

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERWAYS REGULATION PROGRAM**

**Notice of Simplified License Application pursuant to M.G.L. Chapter 91  
23-WW-PRE-0073-APP**

**NOTIFICATION DATE: 12/21/2023**

**PERMITTEE: Linda Smith and John Weigel**

**PROJECT SITE ADDRESS: 33 Sturgis Lane, Mashpee**

Public notice is hereby given of the application for a Chapter 91 Simplified License by **Linda Smith and John Weigel** to construct/maintain an existing seasonal float system in the waters of Mashpee Pond at **33 Sturgis Lane, Mashpee**.

***The Department will consider all written comments on this Waterways application received by within 30 days of the "Notification Date".*** Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five citizens who are residents of the municipality in which the proposed project is located.

Project plans for this Waterways application are on file for public viewing electronically, by request to [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov). If you do not have access to email, please leave a voicemail at (617) 292-5929 and you will be contacted with information on alternative options.

It is recommended that public comments be filed electronically with [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov) when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at: 1 Winter Street, 5<sup>th</sup> Floor, Boston, MA 02108.

**Received By**

**DEC 18 2023**

**Planning Dept.**

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF  
MASSACHUSETTS.



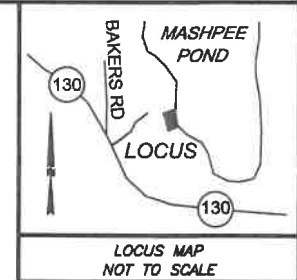
*[Signature]*  
PLS

*10/26/2023*  
DATE

FOR REGISTRY USE ONLY

DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	PROFILE



PLAN LEGEND

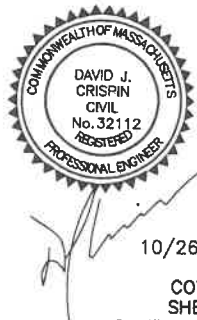
— — — — —	HISTORIC HIGH WATER
— — — — —	ORDINARY HIGH WATER OHW (EL.= 30.4 NAVD 88)
— — — — —	EXISTING CONTOURS
— — — — —	FEMA FLOOD ZONE AE BOUNDARY

PRIOR CHAPTER 91 AUTHORIZATIONS

AUTHORIZATION	ISSUING AGENCY	DATE
LIC. 12406	DEP	5/8/2009

NOTES:

1. EXISTING CONDITIONS SHOWN ARE PROVIDED FROM AN ON THE GROUND SURVEY BY THE BSC GROUP ON 11/23/22.
2. ELEVATIONS DEPICTED ON THIS PLAN REFER TO NAVD 88 DATUM.
3. FEMA PANEL #25001C0536H, ZONE "X & X OTHER", DATED 7/16/14
4. SOURCE OF:  
OHW — OBSERVED ON 11/23/22  
HLW — NO DATA AVAILABLE
5. THIS SET OF PLANS IS FOR PERMITTING ONLY AND NOT FOR CONSTRUCTION.  
(THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SPECIFICATIONS)



*10/26/23*

COVER SHEET  
SHEET 1 OF 4  
DATE OCTOBER 26, 2023

Prepared by:  
THE BSC GROUP, INC.  
349 ROUTE 28, UNIT D  
WEST YARMOUTH, MA 02673

JOB NO. 4-9845.02 DRAWING 4984501-CH-91.DWG

PLAN ACCOMPANYING PETITION OF JOHN G. WEIGEL IV &  
LINDA SMITH TO EXTEND A PREVIOUSLY PERMITTED  
SEASONAL PIER, AND RELOCATE TWO EXISTING PIER  
SECTIONS IN AND OVER THE WATERS OF MASHPEE POND  
IN MASHPEE, MA (BARNSTABLE COUNTY)

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF  
MASSACHUSETTS.



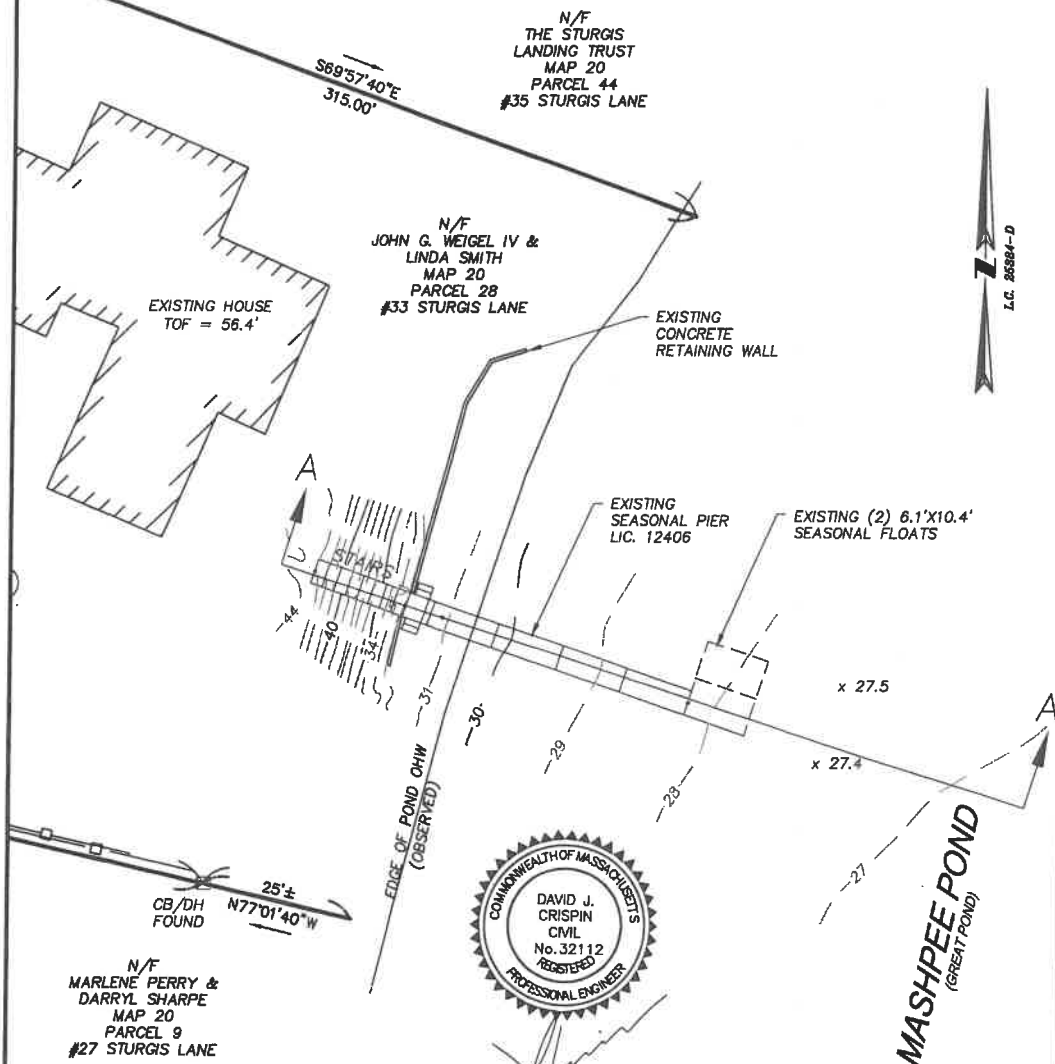
*[Signature]*

*10/26/23*

FOR REGISTRY USE ONLY

PLS

DATE



N/F  
MARLENE PERRY &  
DARRYL SHARPE  
MAP 20  
PARCEL 9  
#27 STURGIS LANE

SCALE: 1" = 20'

0 10 20 40 FEET

EXISTING CONDITIONS  
SHEET 2 OF 4  
DATE OCTOBER 26, 2023



10/26/23

Prepared by:  
THE BSC GROUP, INC.  
349 ROUTE 28, UNIT D  
WEST YARMOUTH, MA 02673

PLAN ACCOMPANYING PETITION OF JOHN G. WEIGEL IV &  
LINDA SMITH TO EXTEND A PREVIOUSLY PERMITTED  
SEASONAL PIER, AND RELOCATE TWO EXISTING PIER  
SECTIONS IN AND OVER THE WATERS OF MASHPEE POND  
IN MASHPEE, MA (BARNSTABLE COUNTY)

JOB NO. 4-9845.02

DRAWING 4984501-CH-91.DWG

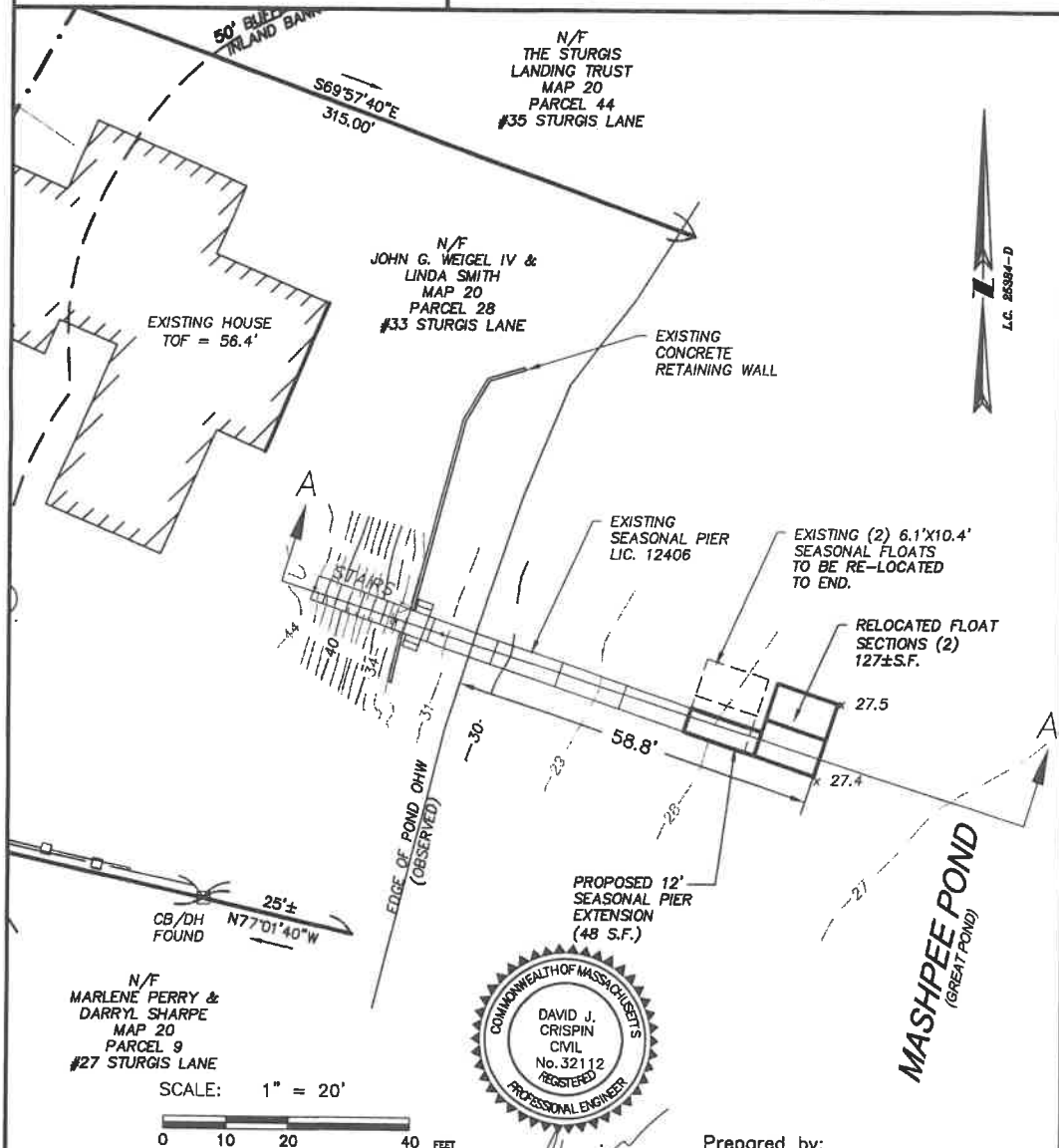


I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES AND REGULATIONS OF THE REGISTERS OF  
DEEDS OF THE COMMONWEALTH OF  
MASSACHUSETTS.



*Kieran J. Healy* 10/26/23  
PLS DATE

FOR REGISTRY USE ONLY



PROPOSED CONDITIONS  
SHEET 3 OF 4  
DATE OCTOBER 26, 2023  
PLAN ACCOMPANYING PETITION OF JOHN G. WEIGEL IV &  
LINDA SMITH TO EXTEND A PREVIOUSLY PERMITTED  
SEASONAL PIER, AND RELOCATE TWO EXISTING PIER  
SECTIONS IN AND OVER THE WATERS OF MASHPEE POND  
IN MASHPEE, MA (BARNSTABLE COUNTY)

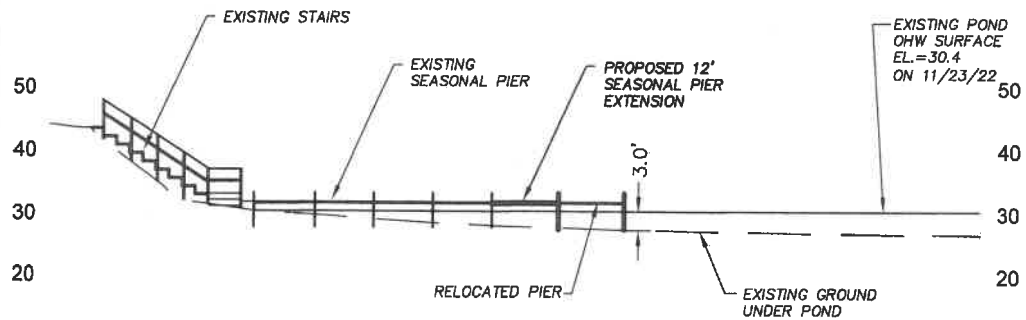
Prepared by:  
THE BSC GROUP, INC.  
349 ROUTE 28, UNIT D  
WEST YARMOUTH, MA 02673  
10/26/23  
JOB NO. 4-9845.02 DRAWING 4984501-CH-91.DWG

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



*Kieran J. Healy*  
PLS DATE

FOR REGISTRY USE ONLY



*David J. Crispin*  
10/26/23

SCALE: 1" = 20'  
0 10 20 40 FEET

PROFILE A-A  
SHEET 4 OF 4  
DATE OCTOBER 26, 2023

Prepared by:  
THE BSC GROUP, INC.  
349 ROUTE 28, UNIT D  
WEST YARMOUTH, MA 02673

PLAN ACCOMPANYING PETITION OF JOHN G. WEIGEL IV & LINDA SMITH TO EXTEND A PREVIOUSLY PERMITTED SEASONAL PIER, AND RELOCATE TWO EXISTING PIER SECTIONS IN AND OVER THE WATERS OF MASHPEE POND IN MASHPEE, MA (BARNSTABLE COUNTY)

JOB NO. 4-9845.02 DRAWING 4984501-CH-91.DWG



## Town of Barnstable

Town of Barnstable  
Planning Board  
367 Main Street  
Hyannis, MA 02601

**You are hereby notified that the Planning Board has filed its Decision and Notice with the Town Clerk at the Town Hall located at 367 Main Street, Hyannis, MA for notification of:**

**Date:  
12/19/2023  
Any appeal to  
this decision  
must be made  
pursuant to  
MGL, Chapter  
40A, Section 17  
and filed with-  
in 20 days  
from the date  
hereon with  
the municipal  
clerk.**

**Louis N. Vinios, Trustee, J&P Hyannis Trust, has been granted a Decision and Notice of Approval for a Special Permit for 378,380,382, 384 Barnstable Rd. & 425 Hyannough Rd., Hyannis, MA Map/Parcel — 311/026 & 328/070. Demolish two buildings and construct two new buildings.**

Public files are available for viewing by contacting Karen.pina@town.barnstable.ma.us or calling 508-862-4064

[www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)



# ***TOWN OF FALMOUTH***

## **ZONING BOARD OF APPEALS**

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

### **BOARD OF APPEALS NOTICE OF PUBLIC HEARING**

**Received By**

DEC 18 2023

**Planning Dept.**

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

Application #104-23 Michael and Krystal O'Brien, 8 Saddle Ridge Way, Norfolk, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-10.2A(4) and 240-11.3A(4) of the Code of Falmouth to raze and rebuild the existing, nonconforming dwelling, exceeding 20% lot coverage by structures. **The subject property is 63 Bayside Drive, East Falmouth, MA.**

Map 41 Section 03 Parcel 000K Lot(s) 080

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on

**Thursday, January 4, 2024 at 6:00PM**

You are invited to be present.

By Order of the Board of Appeals,  
Chairman, James T. Morse

Plans are available for review prior to the hearing at the Board of Appeals office, Town Hall during the hours of 8:00 AM to 4:00 PM. \*Plans are available to review at <https://www.falmouthma.gov/1113/Applications-under-review-by-the-ZBA>



# ***TOWN OF FALMOUTH***

## **ZONING BOARD OF APPEALS**

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

### **BOARD OF APPEALS NOTICE OF PUBLIC HEARING**

**Received By**

**DEC 18 2023**

**Planning Dept.**

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

Application #100-23 Gray Gables Realty, LLC, 44 Route 28A, Pocasset, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-10.2A of the Code of Falmouth to remove the existing detached garage, and construct an addition to the rear of the existing structure resulting in a new duplex. **The subject property is 66 Shore Street, Falmouth, MA.**

Map 47B Section 01 Parcel 004 Lot(s) 001

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on

**Thursday, January 4, 2024 at 6:00PM**

You are invited to be present.

By Order of the Board of Appeals,  
Chairman, James T. Morse

Plans are available for review prior to the hearing at the Board of Appeals office, Town Hall during the hours of 8:00 AM to 4:00 PM. \*Plans are available to review at <https://www.falmouthma.gov/1113/Applications-under-review-by-the-ZBA>



**TOWN OF FALMOUTH  
MASSACHUSETTS**

**BOARD OF APPEALS**

**Notice of Decision**

**Received By**

**DEC 20 2023**

**Planning Dept.**

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by William and Mary Henderson, 9 Highview Drive, East Falmouth, MA.

(Map 33 Lot 129) under 240-10.2A of the Zoning By-Law, as amended to **grant** the special permit to remove the existing deck and construct a screened porch addition at the rear of the dwelling.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **December 14, 2023** which is the date the Decision was filed in the office of the Town Clerk.

Please contact Noreen Stockman at 508-495-7460  
or [Noreen.stockman@falmouthma.gov](mailto:Noreen.stockman@falmouthma.gov) if you have any questions or comments  
full text of decision available at <http://www.falmouthmass.us>



# ***TOWN OF FALMOUTH***

## **ZONING BOARD OF APPEALS**

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

### **BOARD OF APPEALS NOTICE OF PUBLIC HEARING**

**Received By**

**DEC 28 2023**

**Planning Dept.**

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

Application #105-23 Megan F. McGoff, 50 Pennock Road, Ashland, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-11.3A(4) of the Code of Falmouth to remove the existing deck, and construct an addition, exceeding 20% lot coverage by structures. **The subject property is 46 Miami Avenue, Falmouth, MA.**

Map 46 Section 00A Parcel 000 Lot(s) 022

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on

**Thursday, January 18, 2024 at 6:00PM**

You are invited to be present.

By Order of the Board of Appeals,  
Chairman, James T. Morse

Plans are available for review prior to the hearing at the Board of Appeals office, Town Hall during the hours of 8:00 AM to 4:00 PM. \*Plans are available to review at <https://www.falmouthma.gov/1113/Applications-under-review-by-the-ZBA>



# ***TOWN OF FALMOUTH***

## **ZONING BOARD OF APPEALS**

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

### **BOARD OF APPEALS NOTICE OF PUBLIC HEARING**

**Received By**

**DEC 28 2023**

**Planning Dept.**

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

Application #101-23 Bruce M. and Lee M. Davis, Trustees, 54 Pequossett Avenue, North Falmouth, MA.: Filed an appeal with the Falmouth Town Clerk pursuant to M.G.L. c.40A § 8 & 15 and 240-12.4A(1)(b), 240-11.3, 240-11.5A., 240-10.2A(1), and 240-7.3B of the Code of Falmouth appealing the Building Commissioner's decision to issue a building permit. **The subject property is 51 Homer Avenue, North Falmouth, MA.**

Map 02A Section 02 Parcel 008B Lot(s) 044A

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on

**Thursday, January 18, 2024 at 6:00PM**

You are invited to be present.

By Order of the Board of Appeals,  
Chairman, James T. Morse

Plans are available for review prior to the hearing at the Board of Appeals office, Town Hall during the hours of 8:00 AM to 4:00 PM.\*Plans are available to review at <https://www.falmouthma.gov/1113/Applications-under-review-by-the-ZBA>



DEC 27 2023

**Planning Dept.**

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, and Section 1.1D of the Falmouth Zoning Bylaw, the Falmouth Planning Board shall **conduct a public hearing on Tuesday, January 9, 2024 at 6:30 pm**, at the Falmouth Town Hall, 59 Town Hall Square, Falmouth, MA, 02540, on the Zoning Articles proposed for the Warrant at the Annual Town Meeting to be held April 8, 2024.

The following summarizes the Zoning Articles that will be considered at the Public Hearing:

**ARTICLE:** To see if the Town will vote to amend Chapter 240 – Zoning – of the Code of Falmouth by 1) deleting Section 240-6.7 Senior Care Retirement District in its entirety and replacing it with the following below, 2) amending the Official Zoning Map by renaming the “Senior Care Retirement District” as the “Senior Care Retirement and Workforce Housing District” and expanding said District to include both the Senior Care Retirement Subdistrict (SCRSD), as well as the Workforce Housing Subdistrict (WHSD), and 3) amending the Zoning Bylaw by replacing the words “Senior Care Retirement” or “SCR” with the words or phrases “Senior Care Retirement and Workforce Housing” or “SCRWH” respectively wherever it appears in other provisions of the Zoning Bylaw.

1. Delete Section 240-6.7 Senior Care Retirement District and replace with the following:

#### 240 – 6.7 Senior Care Retirement and Workforce Housing District

##### 240 – 6.7A PURPOSE

The purpose of this district is to allow for alternative housing for senior citizens in a setting that provides them with personal and health-related services and programs and allows for their maximum independence in compliance with Fair Housing Laws. The additional purpose of this district is to encourage the creation of Workforce Housing as a separate and distinct housing community option within the district, which is not restricted as to age, to offer an intergenerational residential environment and to provide housing opportunities, including opportunities to those whose incomes are too high to qualify for affordable housing and are not sufficient for market rate housing.

For the purposes of Section 240-6.7 et. al., Fair Housing Laws shall include Federal Fair Housing Act, 42 USC Section 3607(b), as amended, the regulations promulgated thereunder at 24 CFR Section 100.300 et seq., Subpart E—Housing For Older Persons, as amended, and MGL c. 151B, Section 4.

##### 240 – 6.7B DEFINITIONS

Workforce Housing - Housing that is affordable to a household of one or more persons whose maximum income does not exceed 140 percent of the area median income, adjusted for household size, as published by the US Department of Housing and Urban Development. Workforce Housing is designed to incorporate a range of affordability, and may include units which may qualify for the Town’s Subsidized Housing Inventory (SHI). Workforce Housing Units are not restricted as to age, and such units shall be separately operated from any housing facility or community that contains Senior Care Retirement Community (SCRC) units.

## 240 – 6.7C USE TABLE

N = Not allowed

Y = Allowed by-right

SP-Z = Zoning Board of Appeals Special Permit

SP-P = Planning Board Special Permit

Uses	Standards	Senior Care Retirement Subdistrict (SCRSD)	Workforce Housing Subdistrict (WHSD)
<b>Permitted Uses</b>			
Bank		Y	N
One family detached dwelling		Y	N
Medical clinic, medical and allied health office		Y	N
Professional office		Y	N
Public or nonprofit housing for seniors, subject to the requirements of § 240 – 11.6D		Y	N
Restaurant, Class I or II		Y	N
Religious institution	including a residence for the institution	Y	Y
Child day care center		Y	Y
<b>Special Permit Uses</b>			
Senior Care Retirement Community (SCRC)	(See § 240 – 6.7D below)	SP-P	N
Workforce Housing Community (WHC)	(See § 240 – 6.7D below)	N	SP-P

## 240 - 6.7D SCRC and WHC SPECIAL PERMIT STANDARDS

- (1) **SCRC DESCRIPTION** – An SCRC contains one or more residential buildings with living units described below, that provides residences that must be occupied by at least one person 55 years of age or older (consistent with Fair Housing Laws), and which includes common areas and community dining facilities. The SCRC provides personal services such as social, psychological, educational, and health-related programs and services, designed to allow residents to safely "age in place" with maximum independence and with skilled caregivers available continuously on-site.
- (2) **SCRC UNITS** – An SCRC may include independent living units (ILUs) for persons who may not require regular assistance with daily living, as well as assisted living units (ALUs) for persons in need of daily assistance from skilled caregivers, and may include skilled nursing rooms (SNRs), as defined by the Massachusetts Department of Public Health. For the purposes of this Bylaw, ILUs, ALUs and SNRs shall be known as "SCRC" units.
- (3) **STAFF HOUSING** – An SCRC may also include staff housing units (Staff Housing units), provided that the number of Staff Housing units shall not exceed 10% of the SCRC units. No unit in an SCRC may contain more than 2 bedrooms. Assisted living units shall be no less than 350 square feet but no greater than 800 square feet in size. Each skilled nursing room may contain no more than 2 beds.
- (4) **WHC UNITS** – A WHC shall include Workforce Housing units as defined above. Said Workforce Housing units shall: (a) not be restricted as to age; (b) consist of multifamily dwellings; (c) be a separate community from non-Workforce Housing units; and, (d) not

include Staff Housing units, or supportive services except for a resident service/leasing coordinator office available to meet any needs of residents.

- (5) **DENSITY** – For purposes of compliance with density requirements under this district, SCRC units, Staff Housing units, and/or WHC units shall be collectively included within the overall permitted density per acre for the entire district property regardless of the subdistrict, which shall not exceed six units per acre unless density bonus requirements are approved up to 8 units per acre as provided under Subsection (14) below. Although a WHC and SCRC are separate and distinct communities, they may be included on the same or separate lots, and access or utilities are permitted to serve all uses throughout the district.
- (6) **DIMENSIONAL COMPLIANCE** – For purposes of compliance with dimensional requirements under this district, an SCRC and WHC may be located on one or more parcels, and if not located on the same lot, shall be required to separately comply with applicable dimensional requirements. An SCRC and WHC shall comply with dimensional requirements of the Zoning Bylaw unless otherwise waived by the Planning Board as a part of the special permit. Moreover, the dimensional requirements identified under Article 11 for SCRC shall also apply to an SCRC and WHC, and to the extent the dimensional requirements of this § 240-6.7. directly conflict with the requirements of Article 11, the provisions of § 240-6.7. shall control.
- (7) **LOT AREA, FRONTAGE & OPEN SPACE** – An SCRC shall have a minimum total area of 15 acres and a WHC shall have a minimum of 5 acres. Lot frontage shall be a minimum of 100 feet. In calculating the minimum total area the provisions of § 240-9.7E(2)a shall apply. At least 65% of the total area must be set aside as open space consistent with § 240-9.7H. Up to  $\frac{1}{3}$  or 5 acres of the required open space, whichever is greater, may be located off-site at the discretion of the Planning Board.
- (8) **SETBACKS** – Front yard building setbacks shall be a minimum of 50 feet. Side and rear yard building setbacks shall be a minimum of 25 feet. The Planning Board may require greater setbacks, up to 100 feet for front yard and up to 50 feet for rear and side yard setbacks where needed to provide screening and buffer from the street or adjacent properties. Redevelopment of existing buildings may maintain existing setbacks at the discretion of the Planning Board. Redevelopment does not include the voluntary demolition of an existing building and subsequent rebuilding.
- (9) **HEIGHT** – The maximum building height of any SCRC and WHC building shall not be more than 3 stories and not more than 35 feet as defined for community service uses. The Planning Board in its discretion may increase this height to 45 feet, upon good cause shown by the applicant, provided that for every one-foot increase in height all minimum setbacks shall be increased by 2 feet.
- (10) **ACCESSORY FACILITIES** – The development may incorporate, within a residential building, accessory facilities intended solely for the use or benefit of the residents and staff of the development, such as banking and recreational facilities. The development may also incorporate accessory uses and structures not attached to residential or other structures which may be shared among lots within the district for the purposes of wastewater

treatment, community maintenance, a child day care center, and a clubhouse facility as limited and approved by the Planning Board.

- (11) **IMPACTS** – The Planning Board, in order to approve the special permit for an SCRC or WHC, shall find that the overall impacts in terms of traffic, wastewater, nutrient loading, and fiscal impact to the Town have been adequately mitigated, and that the proposed uses are in harmony with the general purposes and intent of the district as described under § 240-6.7A. Speculative uses, such as applications made under G.L. c. 40B, shall not be considered in making the comparison of cumulative impacts. The Planning Board may require the applicant to provide specialized studies or information as necessary in order to make such a finding.
- (12) **WASTEWATER** – The Planning Board shall not approve a SCRC or WHC unless tertiary treatment of wastewater is provided. To enhance treatment capabilities, a wastewater treatment facility and related sewer line improvements may be shared by an SCRC and WHC if approved with a groundwater discharge permit issued by the Massachusetts DEP. Tertiary treatment shall include enhanced nitrogen removal when a SCRC or WHC is located in a Coastal Pond Overlay District.
- (13) **PLANNING BOARD REVIEW** – The Planning Board may require the applicant to reduce the size, including the height, of any residential structure or to adjust its placement on the lot to reduce impacts on neighborhood visual character, including views or vistas. The Planning Board, in order to approve the special permit for an SCRC or WHC, shall make a positive finding under § 240-9.7A(1)g., Planned Residential Development, and 4 or more of the purposes of § 240-9.7A, after consideration of the special permit review criteria described under § 240-12.1E.(1). The Planning Board may require or allow that the development be constructed in phases if necessary to minimize neighborhood impacts or to meet financing or regulatory requirements.
- (14) **PARKING** – Parking shall be located in side or rear yards behind the front facade line of the building, except that parking may be allowed in front of the building line at the discretion of the Planning Board if appropriately screened or landscaped as determined by the Planning Board. The number of parking spaces for SCRC units shall be determined according to the following: one space per independent living unit; one-half space per assisted living unit; one space per employee. The number of parking spaces for WHC units shall be determined according to the following: one and one-half spaces for dwelling units having fewer than 2 bedrooms; and, two spaces per dwelling unit having 2 or more bedrooms. The number of parking spaces required for other allowed uses within the district shall be as provided under § 240-14.1E. The Planning Board may apply parking reductions for uses allowed under this district as provided for in § 240-14.1F as part of the special permit.
- (15) **DENSITY BONUS** – Section 240-6.7D(2) & (3) & (4) & (5) notwithstanding, a density bonus may be allowed at the sole discretion of the Planning Board as part of the special permit process for an SCRC and/or WHC. The Board may allow up to 8 units per acre, if the applicant provides at least 15% of the SCRC units (not including staff units) as affordable, subject to the requirements below, and one or more of the following: a) tertiary treatment of wastewater that achieves an annual average nitrogen reduction to a level of nine mg/l or

less, or; b) the application results in no net increase in nitrogen loading or; c) the SCRC is tied into the municipal sewer system.

As a condition of any density bonus the applicant shall be required to execute an affordable housing restriction and regulatory agreement for recordation at the Registry of Deeds, consistent with the requirements of the Massachusetts Executive Office of Housing and Livable Communities, for qualification of the affordable units towards the Town's subsidized housing inventory (SHI). Notwithstanding anything to the contrary in Article 3, the WHC Units are not required to qualify as affordable units for purposes of the SHI, but the Board may allow for a density bonus to eight units per acre if at least 25% of the WHC units in the Workforce Housing Subdistrict qualify as affordable units for purposes of the SHI, subject to the execution of a workforce housing restriction and regulatory agreement approved as to form by Town Counsel, for recordation at the Registry of Deeds.

2. Amend the Official Zoning Map by renaming the "Senior Care Retirement District" as the "Senior Care Retirement and Workforce Housing District" and expanding said District to include both the Senior Care Retirement Subdistrict (SCRSD), as well as the Workforce Housing Subdistrict (WHSD), are more particularly shown on a map entitled "Proposed Senior Care Retirement and Workforce Housing District, Town of Falmouth Zoning Map Amendment" dated December 18, 2023. This map, as it may be amended from time to time, is hereby made part of the Town Zoning Bylaw and is on file at the office of the Town Clerk."
3. To amend the Zoning Bylaw by replacing the words "Senior Care Retirement" or "SCR" with the words or phrases "Senior Care Retirement and Workforce Housing" or "SCRWH" respectively wherever it appears in other provisions of the Zoning Bylaw, and to amend the Official Zoning Map Legend to rename said district as "Senior Care Retirement and Workforce Housing."

Or do or take any other action on this matter. On request of the Planning Board.

Approval of this Article requires a simple majority Town Meeting vote.

A paper copy of this article is available for public inspection at the Falmouth Planning Board's Office, both located at 59 Town Hall Square, Falmouth Massachusetts 02540, Monday through Friday 8:00 am to 4:30 pm. Additionally, a digital version of each article can be found on the Planning Board's webpage at the following web address:  
<https://www.falmouthma.gov/342/Planning>.

Publications: 12.22.23, 12.29.23

**Town of Sandwich**  
THE OLDEST TOWN ON CAPE COD



**Board of Appeals**

100 Route 6A  
Sandwich, MA 02563  
Phone: 508-833-8001  
Fax: 508-833-8006  
E-mail: [planning@sandwichmass.org](mailto:planning@sandwichmass.org)

**Special Permit  
Certificate of Approval**

**Petition #** 23-25  
**Current Property Owner(s):** Cezar Lanca  
**Property Address:** 13 Church Street  
**Map, Parcel:** 82-131  
**Book, Page:** 34734, 318

TOWN CLERK  
TOWN OF SANDWICH

DEC 13 2023

10 H 54 M AM  
RECEIVED & RECORDED

On December 12, 2023, the Board of Appeals voted to approve a special permit from Section 4350 of the Sandwich Zoning By-law for property located at 13 Church Street, as shown on Assessor's Map 82, Parcels 131, for the purpose of constructing a two-story dwelling in the floodplain.

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to approve a special permit and that copies of said decision, and of all plans referred to in the decision, have been filed with the Board of Appeals and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 provides that no special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town clerk that twenty days have elapsed after the decision has been filed in the office of the town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering. A copy of that registered decision shall be returned to the Planning & Development office as proof of filing.

Any person aggrieved by this decision may appeal to the Superior Court or Land Court as in Section 17 of Chapter 40A, M.G.L. by filing a NOTICE OF ACTION AND COMPLAINT with the Town Clerk within twenty (20) days of the date of filing of this decision.

Board of Appeals Member

December 13, 2023

Date

**Received By**

DEC 15 2023

**Planning Dept.**

## **PROCEDURAL HISTORY**

1. Application from Section 4350 of the Zoning By-Law for property located at 13 Church Street was filed on November 20, 2023.
2. After proper notice was given, the public hearing was opened on December 12, 2023 and closed on December 12, 2023.
3. The application was accompanied by a Site Plan entitled:  
PLOT PLAN – PROPOSED HOUSE  
At 13 Church Street, Sandwich Massachusetts  
Prepared for Cezar Lanca  
Dated: September 22, 2023
4. The Board reviewed the application and all other materials submitted prior to the close of the public hearing. The Board received and gave due consideration to the testimony given at the public hearing.
5. The following members attended the public hearing:

James Killion  
Chris Neeven  
Erik Van Buskirk  
Chase Terrio  
Mary Foley  
Kevin Kirrane

## **FINDINGS**

The Zoning Board of Appeals finds that:

1. The Board of Appeals finds that this application meets the requirements of Section 9, M.G.L. Chapter 40A.
2. Subject property is located within the R1 Zoning District and the Flood Plain Overlay District.
3. The property consists of 0.130 acres with 60 feet of frontage on Church Street
4. The property is located in the FEMA Zone AE elevation 13.
5. Applicant proposes to construct a two-story dwelling.
6. The home on the property was previously demolished by a "Make Safe" order issued by the Building Commissioner.
7. The proposed dwelling will maintain the previous non-conforming side yard setback.
8. Section 1330 requirements:
  - a) The Board of Appeals does not find that there are conditions peculiar to this case but not generally true for similar permitted uses on other sites in the same district;

- b) The Board of Appeals finds that nuisance, hazard or congestion will not be created;
  - c) The Board of Appeals finds that there will not be substantial harm to the neighborhood;
  - d) The Board of Appeals finds that there is no derogation from the intent of the bylaw such that the districts' objectives will be satisfied.
9. Section 4350 (2) requirements:
- a) The Board of Appeals finds that susceptibility of the proposed facility and the contents to flood damage and the effect of such damage upon the site and surrounding property is minimal.
  - b) The Board of Appeals finds that there are not alternative locations for the proposed use, which are not subject to flooding or erosion.
  - c) The Board of Appeals finds necessity to the facility of a waterfront location.
  - d) Board of Appeals finds that the relief requested is the minimum necessary.
10. The Board of Appeals finds the applicant will not be placing fill on the property.

Motion: I, James Killion, move to adopt these findings as the findings of the Board of Appeals.

Second: Mary Foley

Vote:	James Killion	Yes
	Chris Neeven	Yes
	Erik Van Buskirk	Yes
	Chase Terrio	Yes
	Mary Foley	Yes

### **CONDITIONS:**

At the public hearing, the Board of Appeals considered potential conditions of approval for the special permit. The Board of Appeals voted that the following conditions of approval shall be imposed upon any approval of a special permit, that these conditions are reasonable, and that the applicant and its successor-in-interest shall be bound by these conditions:

1. Failure to comply with all the conditions set forth in this decision shall terminate the grant of this special permit.
2. Pursuant to the requirements of Sandwich Protective Zoning By-law Section 1330, the grant of special permit shall expire upon:



- a) Transfer of ownership, prior to initiation of substantial construction on or occupancy of the site unless such transfer is authorized in this permit, or
  - b) If no substantial construction or occupancy takes place within (3) three years of special permit approval, excluding such time required to pursue or await the determination of an appeal referred to in MGL C 40A, Section 17.
- 3. The special permit shall not take effect until it is recorded at the Barnstable County Registry of Deeds and a copy of the recorded special permit is provided to the Board of Appeals.
  - 4. Erosion controls must be in place prior to construction and maintained throughout.

Motion: I, James Killion, move to impose the above conditions of approval upon any approval of the special permit.

Second: Mary Foley

Vote:	James Killion	Yes
	Chris Neeven	Yes
	Erik Van Buskirk	Yes
	Chase Terrio	Yes
	Mary Foley	Yes

**DECISION:**

After reviewing the application, the plan and other materials submitted and after giving due consideration to testimony given at the public hearing, the Board hereby approves the special permit for property located at 13 Church Street, as shown on Assessor's Map 82, Parcels 131, for the purpose of constructing a two-story dwelling in the floodplain.

Motion: I, James Killion, move to approve the special permit application.

Second: Mary Foley

Vote:	James Killion	Yes
	Chris Neeven	Yes
	Erik Van Buskirk	Yes
	Chase Terrio	Yes
	Mary Foley	Yes



**Received By**

DEC 28 2023

**TOWN OF SANDWICH  
PUBLIC HEARING NOTICE  
BOARD OF APPEALS**

**Planning Dept.**

The Sandwich Board of Appeals will hold a Public Hearing on the application of Lori A. and Jose M. Nieves, Property Owners, for a Special Permit under Section 2200 of the Sandwich Protective Zoning By-Law for property located at 46 Greenville Drive, Forestdale, MA, Assessor's Map #16 Parcel #86 for the purpose of a personal animal kennel. The Public Hearing will be held on January 9, 2024 at the Sand Hill School Community Center, 16 Dewey Ave, Sandwich, MA at 6:00 p.m. The public record information can be viewed at the Planning & Development office.

James Killion, Chair  
Sandwich Board of Appeals  
Publication: Sandwich Enterprise  
Publication Dates: December 22 and December 29, 2023