



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board

Wednesday, February 21, 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.mashpeema.gov/channel-8>

Call Meeting to Order

- Pledge of Allegiance

MASHPEE TOWN CLERK
FEB 16 '24 AM8:43

Approval of Minutes

- Review of Meeting Minutes from January 17, 2024 and February 7, 2024

Public Comment

Approval Not Required (ANR)

Applicant: David R. Harsch

Location: 16 Sunset Strip (Lot 1) and 234 Main Street (Lot 2) Maps/Parcels: 37-71-0 (#16) and 27-71-0 (#234)

Request: The purpose is to swap two equal portions of land (7,006 sq. ft.) between lots 1 and 2. The proposed land swap does not alter existing frontage or land area of either lot.

Public Hearings

7:10 PM (Continued from 08/02/2023)

Applicant: Southworth Mashpee Properties LLC

Location: 275 Quinaquisset Avenue (Map 69 Parcel 32)

Request: Applicant proposes to modify the Willowbend Country Club Special Permit to construct a 14-unit single family cottage community immediately contiguous to the Willowbend Golf Course. With these changes the total unit count for the Willowbend project would be increased to 287 if the Board authorizes the annexation of 275 Quinaquisset into the Willowbend Special Permit as allowed. 287 dwelling units is the maximum number of dwelling units authorized under the Special Permit. All units will be connected to and served by the existing privately owned wastewater treatment plant which serves the entire Willowbend project.

New Business

- Review of and possible decision to support Colton Atkinson's proposed project to develop shared use paths throughout the Mashpee National Wildlife Refuge to improve accessibility and boost usage. The project would consist of trail improvements to approximately 10 miles of trail to create hard surface, porous trailways to form a network of trails usable by bicycles, strollers, wheelchairs, etc.
- Review of draft Planning Board Annual Report and possible vote to submit to Town Manager's office.

Old Business

- Continue review of draft implementation table of the Local Comprehensive Plan Update



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Board Engineer Report

- Project Reviews and Inspections

Chairwoman's Report

- Water Quality Issues

Town Planner Report

- Harbor Management Planning Committee Update
- Housing Production Plan Update

Board Member Committee Reports

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

Correspondence

- 16 Summersea Road MassDEP Waterways License Application No. 23-WW01-0151-APP
- Notices for Towns of Barnstable, Falmouth and Sandwich

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
FEB 16 '24 AM 8:43



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Mashpee Planning Board

Minutes of Meeting

Wednesday, January 17, 2024 at 5:30PM

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, Jack McElhinney – Attorney for Willowbend

Present via Zoom: Donald Pinto – Civil Zoning Litigator for Willowbend, Matthew Eddy – Baxter Nye Engineering & Surveying, Patrick Costello – Mashpee Town Counsel

CALL TO ORDER

Chairwoman Faulkner called the meeting of the Planning Board to order at 5:30PM. The Pledge of Allegiance was recited.

LOCAL COMPREHENSIVE PLAN UPDATE

Continue Review and Discussion of Draft Implementation Table

Mr. Lehrer encouraged the Board to keep reviewing the implementation table, it was not able to be discussed this evening but will be at a further date.

Review and Discussion of the Most Recently Updated Draft Elements

Housing

Ms. Waygan noted it's not necessarily affordable, unlike the HPP. She looked back in the current LCP and HPP, as well as survey results and public comments. She redlined and added items to be discussed this evening. There are goals, policies, and actions. Every action should tie back to a policy and every policy should tie back to a goal.

Goals:

1. Ensure Mashpee residents have access to safe, decent, affordable housing, and diverse housing options.



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2. 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 populous.
3. Ensure fair and equal opportunity in housing.
4. Create affordable housing to meet the states 10% mandate.
5. Create housing that maintains Mashpee's small town character.

Ms. Waygan stated actions H19 and H20 didn't have a goal, so she made one to match those actions.

Mr. Richardson asked how one defines small town character. How do readers interpret that? We don't want to make ourselves insignificant. Ms. Waygan stated the term goes back and forth between the terms rural and small town, and we settled on small town. It is also used in the vision statement so it's consistent.

Mr. Lehrer commented that the housing strategies identified comes down to building types like scale and density.

Mr. Balzarini thinks the 10% is a fairy tale, unreachable. Mr. Lehrer believes it can be achieved. Under CH. 40B, 370 units isn't too far outside of what is possible through the potential pipeline of town projects. Ms. Waygan said the denominator changes only every ten years because it runs off of the census. Ms. Waygan provided Falmouth as an example where they are looking to add 900 units on Sandwich Rd.

Policies:

1. Promote redevelopment of stripped developments and underutilized properties (gray fields) into compact, walkable, village center style, and pedestrian friendly mixed use neighborhoods that provide a variety of housing types.
2. Maximize the town's potential to provide SHI (Subsidized Housing Inventory) eligible, deed restricted, affordable units by using town owned property.
3. Expand the diversity of housing types to provide all residents with appropriate shelter.
4. (Moved to Action). Diligently and efficiently monitor and enforce inclusionary zoning requirements, provide professional oversight for any locally run housing programs, and nurture relationships with the community.
5. Incentivize the production of ADUs.
6. Implement sustainable building practices for all construction and redevelopment.
7. Minimize housing vulnerabilities to climate change and natural disasters.
8. Preserve existing housing stock for year round use.
9. Create work force housing, primarily linked to support Mashpee based businesses.
10. Prevent evictions, relocation, and housing loss of Mashpee residents.



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11. Minimize or mitigate the impacts of seasonal and short term rentals on the local housing market.
12. Regularly audit the Mashpee Zoning Bylaw to ensure land use regulations are not in conflict with the patterns of development and redevelopment desired by the community.
13. Encourage joint housing efforts with the Mashpee Wampanoag Tribe.
14. Increase the town's capacity to create affordable housing.
15. Create year round housing.
16. Work to resolve conflicts between housing needs and the degradation of groundwater, drinking water, and open water.

Ms. Faulkner asked what was meant by single use in the original language. Mr. Lehrer explained no mixture of uses, only commercial or only housing. Ms. Waygan noted a gray field is developed and run down, it could range from shabby to vacant to condemnable. The state is trying to coin the word.

Mr. Lehrer noted there are specific actions that support specific policies, in speaking of the goal of 10%, actions would be defined as a traffic study that then leads to a feasibility study.

Ms. Faulkner would like a reminder on inclusionary zoning requirements. Mr. Lehrer stated it's a policy to set aside units that are restricted amongst other market rate houses. In a cluster subdivision, for every 10 lots created, one lot must be affordable. That is an inclusionary zoning, basically different levels of income.

Ms. Waygan said sustainable means energy efficiency. Mr. Lehrer noted the different between H6 is about energy and H7 is about structural resilience.

Ms. Faulkner asked about preserving housing stock. Ms. Waygan stated there could be a tax break given to people who rent their house year round. There could be a mortgage assistance program. In Mashpee, 70% of units are used year round, we try to maintain that percentage.

Mr. Lehrer changed H9 to incorporate the word support when discussing the employer being the creator of affordable or workforce housing. Employer created housing is becoming more popular in this market but he doesn't want to limit the onus on the employer. He doesn't want to only prioritize this if the employer is the creator. We want workforce housing to support our local economy. Many are evaluating, but it does pose a challenge. We should have the policy be very clear we want to support the businesses but won't expect them to be producers.

Ms. Waygan stated if we had town owned land and develop a site, maybe phase one is 100% affordable, but maybe phase two should be 25% affordable and 75% market rate. The town



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could put a local preference to Mashpee work force. Those market rate houses do not get added to the SHI.

Mr. Lehrer stated there are actions to support H10. We support local agencies that provide services, or with rental or heating assistance.

Ms. Waygan noted H14 relates to the action of having a town position or staff person.

Mr. Hansen stated regarding the need for affordable, should there be something in the HPP that states let's not promote single family housing, lets minimize it. There is a way of controlling that numerator.

Mr. Lehrer stated we are saturated with single family homes. Policies and actions are focusing on primarily building single family. We are not saying you cannot build, but we are incentivizing the creation of something else. We could establish a policy to discourage the growth of single family production. All zoning strategies are intended to affect change to the identified issue. We are placing a lot of weight behind inspiring the production of missing middle. We need to create mobility in the market place.

Ms. Waygan stated it's always been to promote housing diversity rather than prohibit. A lot of businesses and trades depend on single family homes. She wouldn't want to stop Habitat for Humanity from coming and building lots through tax earnings.

Actions:

1. Conduct a visual preference study or other suitable engagement studies to determine types and styles of housing (architecture and site design standards) that is supported by the community.
2. Procure a consultant to assist with community engagement and facilitate charrettes to support our development, architectural, and site design standards.
3. Explore and potentially develop, adopt, and implement architectural and site design standards, or form based code, town wide, or in the form of an overlay district, with a priority for infill development and redevelopment of gray fields.
4. Develop and adopt an inclusionary zoning bylaw that requires a minimum contribution of SHI eligible affordable units in exchange for bonus density.
5. Change zoning to allow missing middle housing typologies in appropriate residential areas with the possibility of establishing new zoning districts to encourage development or redevelopment of these areas, encouraging where it is desirable, and discouraging where it is unsuitable.
6. Regularly fund the Affordable Housing Trust to take advantage of opportunities that are consistent with the framework developed in the Housing Production Plan.



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7. Update and adopt a Housing Production Plan with a focus on developing a road map and implementation plan for the development of the towns identified sites for affordable and workforce housing.
8. Implement the Housing Production Plan strategies.
9. Implement mechanisms to create year round rental housing such as financial assistance or donation of town owned land.
10. Implement a mechanism to create affordable senior housing.
11. Create a new position titled Affordable Housing Coordinator to implement the Housing Production Plan.
12. Conduct regular workshops to inform property owners of the permitting process for ADUs.
13. Assess ways for the private sector to contribute to ADUs.
14. Establish a revolving loan fund to construct ADUs.
15. Identify suitable sites for infill development outside of flood zones.
16. Determine and address the housing needs of propriety demographics such as elderly, veterans, and disabled residents via a needs assessment.
17. Coordinate with the Mashpee Wampanoag Tribe and the Tribal Housing Department, to develop a local preference policy that would set aside any affordable dwelling units created by the town for Tribal members.
18. (Moved to Policy) Require that large housing developments provide proffers to maintain the town's small town character, such as open space. (Supported by H28)
19. Identify mechanisms to create housing that serves Mashpee's workforce or is linked to Mashpee based businesses.
20. Clearly define all housing terms i.e. affordable housing, missing middle, infill, workforce housing, etc.
21. Reestablish housing services such as financial assistance with rent, utilities, mortgage arrears, and first/last month's payment for rental units, and other mechanisms to prevent homelessness.
22. Evaluate engineering best practices pertaining to low impact development strategies and other nutrient removing storm water management mechanisms.
23. Monitor the production of ADUs under current zoning to see if the units address the need for year round housing and seasonal employee housing.
24. Use HPP Strategy for OSID [here](#).
25. Develop affordable housing standards for CH. 40B developments that are friendly and approved via the states local initiative program.
26. Provide financial and technical assistance to the developers of affordable year round housing.
27. Identify town owned land or acquired land that is suitable for the development of affordable housing eligible for the SHI.
28. Establish a short term rental zoning bylaw to protect year round housing.



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Mr. Lehrer noted the action of the visual study is intended to focus on certain areas, like C2.

Ms. Waygan does not want it limited to redevelopment areas.

Mr. Lehrer stated he would love to see form based code but it is not the only mechanism, we can educate the community, but leave the door open to different approaches. With form based code, design standards become the regulatory mechanism. As we consider overlay, if site design criteria's are adequate enough, we can achieve a similar outcome.

Mr. Lehrer stated the HPP contemplates amending cluster subdivisions to allow housing types and a re-evaluation of OSID, both requiring open space.

Ms. Waygan asked how we preserve small town character, and stated in larger developments we would ask for proffers such as open space. She thinks open space and a lot of trees represents small town character. There are zoning recommendations in the HPP, she will note to put the HPP action steps into the LCP.

Ms. Waygan commented regarding the prospective Affordable Housing Coordinator that this person will have some policies and affordable housing standards, and that's where these terms can be defined.

Ms. Waygan moved on to the Flow Neutral Bylaw that will be enforced. This action was removed. Mr. Lehrer stated there will be further discussions on this bylaw. It does not need to be introduced by way of our report.

Mr. Lehrer connected the goal of safe and sustainable environmentally sensitive practices to the policy of implementing sustainable building practices and minimizing vulnerabilities. The action would be monitor the efficacy or evaluate best practices of existing low impact to bolster those requirements as they evolve.

Ms. Waygan noted there are two avenues for Chapter 40B. One avenue you go through Mass Housing and get the project eligibility letter and go to the ZBA. The other type you go to the local initiative program at the state level and they pre-approve the plan. Then it goes to the Affordable Housing Committee and gets pre-approved, then the Select Board pre-approves, and then the Zoning Board of Appeals. Friendly 40B you get into negotiations, and the developer only wants one bedrooms but the state wants 10% to have 3 bedrooms. If the town is in favor of one bedrooms, the town could advocate and it can be waived. We have standards to hand to the state that say this is what the town is looking for.

Mr. Lehrer offered one more proposed action. He noted case law is growing clearer that towns should be zoning for short term rentals, we may want to establish a short term rental overlay



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district. We can limit them to certain districts or make it town wide. There have been appeals in the appellate court that note short term rentals in the use table, and we do not, but we should.

Economic Development

Ms. Faulkner noted Board members have the documents and can follow along and read at their leisure.

Goals:

1. Ensure a prosperous local economy that supports financial independence for all residents while ensuring Mashpee's environmental quality, town character, and cultural heritage.
2. Bolster support for local businesses, local agriculture, and emerging economic sectors such as the blue economy.
3. Produce a stable and adequate local work force with education and affordable living.
4. Meet or exceed the best available technological resources and infrastructure to ensure Mashpee is economically competitive in the region and state.

Ms. Faulkner elaborated that there are five supports, one being open a small business office, but can the town afford that? In supporting local farmers, if some wanted they could become larger entities. Blue economy is the sustainable use of ocean resources for economic growth and improved livelihood, but we need to clean our waters. Mr. Lehrer noted the shellfish aquaculture is one mechanism currently being used.

Ms. Faulkner elaborated a stable local work force in ED3 includes, childcare, transportation, affordable/attainable housing, education, and recreation. There are employers now that can afford this concept, such as Willowbend, allowing the attraction and retention of workers. She referenced a good article about choosing the right technology to support your municipality. If you have great infrastructure you create jobs and wealth.

Policies:

1. Provide financial and policy based support for local fishers and businesses.
2. Work to minimize homelessness.
3. Explore grant funding opportunities for projects that support Mashpee's Economic Development goals.
4. Prioritize economic development that creates jobs with a livable wage.
5. Promote joint economic development effort with the Mashpee Wampanoag Tribe.
6. Develop a Municipal Broadband Service.
7. Leverage the assets of economic development in the industrial corporation to better meet the needs of the local economy.
8. Minimize or remove barriers of entry for new startups or small businesses. (The rest of this proposed policy became two separate actions).
9. Increase access to childcare for Mashpee's workforce.



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Mr. Lehrer noted financial support would mean access to funding, such as providing revolving loans for storefront or signage improvements. That would be an action. Policy based would be to create a regulatory environment that is more streamlined or affordable. Many local businesses asked for by right zoning. That would be one such policy based support.

Ms. Faulkner read the Cape Cod homeless population is consistent from year to year, in 2019 it was 371, though that number seems small. She defined livable wage as being a socially acceptable level of income that provides adequate coverage for basic necessities such as food, shelter, child services, and healthcare, without reliance on outside assistance.

Ms. Faulkner noted there is an effort to bring affordable high speed internet to the municipalities and everyone in Massachusetts.

Mr. Lehrer elaborated that Falmouth is conducting a Feasibility Study to engage in a municipal broadband effort. This of course threatens the companies that offer this service. He has heard negative advertisements on the radio deterring this idea. Nashville has the fastest internet in the country and they are involved in municipal broadband. This policy was asked for by the Mashpee Cable and Advanced Technology Advisory Board.

Ms. Faulkner would like to know if Mashpee is a labor surplus area. What are things that EDIC can do? Mr. Lehrer will come back with an answer in totality. Ms. Faulkner inquired how they have money. He believes they acquired their funds through a land disposition, where the town sold property. They have roughly \$500,000. They should be leveraging those assets by conducting marketing campaigns that attract businesses to our town.

Mr. Lehrer stated an action for Policy ED8 would be to streamline policies and the permitting process and consideration of by right zoning should also be an action.

Mr. Lehrer noted an example of someone speaking in favor of by right is the owner of Andy's Market. He owns an establishment in Mashpee, Falmouth, and now Sandwich. Andy's Market in Sandwich is by right zoning, which the town prescribes, and he testified that it saved him time and money and he would desire that incentive here. Mr. Lehrer referenced the use table, 'Y' is seen for churches and single family homes, and everything else is SP. A permit granting authority such as the Planning Board or ZBA will specify a certain use, and if that use were to change, would be at the discretion of that SPGA. He ask the Board to consider the uses in the use table, Special Permit really is just about cosst. If we are trying to streamline the process and save businesses or potential entrepreneurs some money, this would be an avenue to do so.



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Ms. Faulkner commented that Kids Klub is town owned. How would we increase it? They are maxed out and have a large waiting list. Mr. Lehrer stated there is an action that states expand Kids Klub, it could also mean getting more providers in Mashpee and having incentives to start these facilities, or certification costs to acquire licensing. Ms. Faulkner noted training courses for home based daycares.

Actions:

To be continued at the following meeting.

APPROVAL OF MEETING MINUTES – January 03, 2024

Deferred to the following meeting.

PUBLIC COMMENT

PUBLIC HEARINGS

7:30PM (Continued from 08/02/2023)

Applicant: Southworth Mashpee Properties LLC
Location: 275 Quinaquisset Avenue (Map 69 Parcel 32)
Request: Applicant proposes to modify the Willowbend Country Club Special Permit to construct a 14- unit single family cottage community immediately contiguous to the Willowbend Golf Course. With these changes the total unit count for the Willowbend project would be increased to 287 if the Board authorizes the annexation of 275 Quinaquisset into the Willowbend Special Permit as allowed. 287 dwelling units is the maximum number of dwelling units authorized under the Special Permit. All units will be connected to and served by the existing privately owned wastewater treatment plant which serves the entire Willowbend project.

Attorney Jack McElhinney is present this evening for Southworth Mashpee. Virtually present is Matt Eddy the engineer and Don Pinto, their zoning counsel. Before jumping into the matters at Cranberry Point he wants to briefly update the public of how we got here and suggest a path forward. On December 6th he withdrew the separate modification request to modify the bedroom count without prejudice. At that time there was a motion to close the public hearing. Some members made it clear that they did not want to entertain any deliberation among members or conduct any votes before the hearing was closed. With the hearing closed, the Board would then deliberate and inhibit and cap any existing vacant lot within Willowbend or the remaining 14 units, mostly allocated at Cranberry Point. That would put Willowbend in an unfortunate position, as well as the town. They would have to bring a judicial appeal of that decision to protect the interest of the third parties to whom lots were sold. That is not in anyone's interest, since that condition should be considered enforceable at this time, given



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deed policy adopted in 1991. Going into tonight, the goal remains to have a discussion about the Boards view on Cranberry Point. The bedroom count has become a mountain from a molehill and has made no progress in these 6 months of discussion for the real substance of the application. He does not see why they can't discuss and modify bedroom count as part of the Cranberry Point application. It is functionally and legally no different than the condition in the original Special Permit that called for a 100ft. buffer, which we are considering a modification for. If we can modify one, we can modify the other. The reason the bedroom count was brought as a separate item was that it came up midway through a series of hearings on Cranberry Point, and thought it prudent to continue on parallel tracks. There are detriments here. We are looking for feedback from the Board, there have been a number of changes made to this application since it started. Originally the proposal called for 14 units now it's down to 12, the road was widened for fire access, there will be reduced wetland impacts, they engaged in peer review of wetland impacts, widened the buffer to 70 ft., and also indicated they are prepared to enhance the mitigation efforts. That would involve 2.5 acres or address other issues such as affordable housing through an in kind or monetary donation. They are hoping to get some feedback.

Pat Costello, Town Counsel is here to answer any questions the Board has in this matter procedurally speaking. Mr. Costello does not feel it is appropriate at this time to enter into an executive session. There has been a threat of litigation within certain correspondence which would prompt an executive session, but since the Board is currently engaged in a Special Permit modification it's discussable. The Board's deliberations and discussions that he would answer should be entertained in open session. Legal threat has to be imminent to enter executive session. It has been alluded to potentially, but was done so in a manner that indicated the applicant's intent in avoiding that. He would prefer any and all questions relative to the application here in open session.

Ms. Faulkner noted people have sent questions to Mr. Costello, and asked if he wouldn't mind answering them. During public hearing the Board is open to advisory council in an advisory capacity.

Ms. Waygan is calling for a point of process, she has sent Town Counsel 7 questions and she would like to hear from Town Counsel the answers, not the applicant. If Town Counsel is uncomfortable to answer, just say so.

Mr. Costello dove right into Ms. Waygan's questions.

She asked if the land parcel at 275 Quinaquisset was a buildable lot. He has not conducted a detailed analysis, but in reviewing several submissions and being familiar with the bylaw, it would be buildable under current zoning as three single family homes.



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Next, she asked what year of the zoning bylaw is this parcel buildable. He answered that would be determined on 2023/24 bylaw.

Next, if the Special Permit granting authority modifies under jurisdiction, how does the SPGA confirm existing SP conditions, if any, from original or previous modifications that have been met. He replied that compliance with special conditions is done through the town's Building Commissioner, the acting zoning enforcement who is authorized to enforce provisions of the bylaw. An applicant at application time will note if the property is compliant with existing Special Permit requirements or conditions. The simple answer: legally the Building Commissioner or Zoning Enforcement Officer would determine compliance with Special Permit conditions.

Next, if conditions of Special Permit or modifications have not been met, and the project is under construction without meeting the conditions, what recourse does the town have to enforce meeting these conditions? He responded the enforcement officer is authorized to enforce the zoning bylaw and regulate permits. Enforcement could undertake action if a violation was determined. Enforcement action would commence with a cease and desist, they could forbid any activity, and take court action.

Next, what protections does the town or SPGA have to deny a request for a Special Permit modification when and if there are unmet SP conditions/modifications? Can SPGA place new conditions faulting project until met, or can it deny. He stated the zoning bylaw relative to SP provides this particular situation with a modification to a permit. A Special Permit may be issued only following specific general law and approved only if the determined proposed use is consistent with applicable state and town regulations, statutes, bylaws, and plans. He would construe existing permits that govern or permit particular uses of a parcel to be a local regulation or permit. He believes compliance should be considered by the Planning Board in its consideration of the Special Permit. If there was noncompliance with conditions, that could be considered in deliberations or modifications to Special Permit. You could order new or additional conditions relative to the alleged noncompliance. You could take a number of actions. He advised to look to provisions of the zoning bylaw, 174-24C that identifies criteria applicable to Special Permits. In his view compliance would be with the existing conditions in a current Special Permit.

Next question, is the SPGA allowed to have Town Counsel present so that SPGA can discuss with counsel. Mr. Costello explained that executive sessions can only be convened set forth by Ch30A and the 10 allowable items described. Discussion with counsel in a confidential setting relative to ongoing deliberations or impending decisions would not be appropriate. It would be appropriate when there is potential for litigation and it is threatened or imminent.



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Last question, are there any sections in the conditions of the Special Permits for Willowbend granted in 1985 zoning which are not enforceable by the town or are currently not met. He stated that is a broad question. He knows there's multiple modifications (22) that serve to alter terms and conditions over time. To his knowledge, after that SP has been modified, any permit condition that has not been released or modified by the Board would still be binding.

Ms. Faulkner posed some questions as well that Counsel will go over at this time. First question, can the Planning Board legally authorize the annexation of 275 Quinaquisset into the Willowbend SP? He stated the bylaw does provide for expansion of land area within a SP so he does think that is permissible as with any SP modification, the Board would have the right to grant, deny, or allow with conditions.

Next question, did Willowbend violate the 1991 SP decision by exceeding the bedroom count of 853? He cannot answer that because he is unaware of any contractual information that specific Board may have made relative to bedroom number. He has heard based on discussions that there have been more bedrooms developed within the permit area in excess of 853 set forth as a limit in the 1991 modification. Hypothetically, if there are more than 853 bedrooms within the development SP area, it could be deemed a violation of condition 29 adopted in the 1991 amendment.

Next, what are the exact steps one must take to modify a special permit and decision? He answered a modification requires a Public Hearing and approval by four or five Planning Board members and an application of criteria set forth in the zoning bylaw. The Board's duty or obligation with respect to modification is similar to that of granting the initial SP. Criteria similar to Subsection 9 will govern the Board's decision.

Next, what are the arguments to modify amending a SP decision? Mr. Costello understands what has been asserted during the course of the hearing and correspondence. The applicant is asserting it has satisfied requirements and he has further seen allegations or assertions that they have adopted a position by virtue of lack of enforcement, over a lengthy period of time, and the town has stopped its equity in enforcement. He doesn't understand it to be the principal argument in favor of the modification being a game over.

Next question, what are arguments for denying the amendment for the Special Permit modification? It was answered that lack of compliance with the terms of the existing SP as previously alluded to could be a basis for denial. Also a lack of compliance with current zoning, if they are seeking to expand land, could be a basis for denial. Certainly any of the failures with criteria set forth in Section 174 would constitute a denial.



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Next, on page 3 of the 1991 SP decision, it states the Board finds the development modified to be constructed with compliance of original Special Permit and proposed modifications will reduce overall density from original permit. By executing the 1991 SP decision, was it the intent to limit density by limiting the number of units? He cannot speak to the intent of the 1991 Planning Board as he has been with the town for a long time, it has not been that long. Density was considered of the Planning Board when it issued that modification in support. He would refer the Board to language on page 2 of modification of SP which indicated consistent with OSID provisions of current bylaw the Board interprets the bedroom limit as a density limit, intended to establish a max number of bedrooms in the development when applied in conjunction with maximum units. Density is a valid consideration when discussing the SP. It does appear the Planning Board at that time considered density as a relevant factor in this decision.

Lastly, is the proponent's argument valid that the Planning Board limited bedrooms to 953 and units to 287 based on their sewage capacity of treatment plant? Mr. Costello stated the sewage capacity was absolutely a consideration when talking about multi units, as he alluded to earlier, density regulation also seemed to be a consideration. It was then and it remains to be.

Ms. Faulkner asked Mr. McElhinney, if the Board were to agree to modify, has he considered some conditions? She noted he previously mentioned mitigating with affordable or some donations. In addition, if they were to deny the modification, these people could not build on those lots.

Mr. McElhinney stated yes, as he understands it, the Board's position would deem those lots unbuildable.

Ms. Waygan commented whether this application is denied or approved, it's the Zoning Enforcement Officer who would deal with that question. Mr. Lehrer agreed with that statement. He continued to say if they are buildable is not up to the Planning Board, the Building Commissioner makes that determination.

Mr. Costello said the Building Commissioner would review all Special Permits and he would make an independent judgement to see if there was a violation. The process, once in his capacity, issues that finding, and he may then deny building permits. The property owner could then appeal with the ZBA and ZBA would render its independent determination.

Mr. Lehrer stated when the bedroom max was established, and arose a potential conflict, it was not the Board. Mr. Lehrer gave the advice to the applicant to pursue a separate modification of that Special Permit because the application itself did not contemplate a request



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to the Board to modify that provision. Given the magnitude he felt it prudent to issue notice to people of interest under a separate proceeding. Mr. McElhinney mentioned the reduction of the buffer, as he reviewed plans for Cranberry Point, abutters notified, as it indicated a buffer from Quinaquisset. That was less than 100 ft. as contemplated in the 1987 decision. That was specific to development plans proposed. The applicant has withdrawn modifying the 853 bedroom count. Is it reasonable to authorize an amendment of this Special Permit absent a Public Hearing that specifically notices people of interest of that consideration?

Ms. Costello stated the decision should be subsequent to a Public Hearing. Would that issue of the buffer be within the scope of issues raised in the initial application? If reasonably within the scope of what was applied for, and it did arise during the course of discussions, he thinks it is okay for that determination to be made. If that issue was not noted in the application, thus notices as something that would be discussed, a new application with subsequent notice and hearing should be conveyed.

Mr. Balzarini stated major modifications have to be Public Hearings vs. minor modifications, and it is up to the Planning Board to decide. If the Board had decided this was a minor modification for bedroom count, there would be no Public Hearing.

Mr. Costello said minor changes to site plans of a committed project with listed details of what that includes, may be approved by SPGA, and provided it does not violate the zoning bylaw.

Ms. Waygan stated Ms. Faulkner's first question was about the annexation of new land into the SP, but there are certain requirements that have to apply.

Mr. Costello read Subsection 9G: A modification under B or C above may expand the land area covered by said SP, provided that all uses, dimensions, and other aspects of proposed development within the expanded area are in performance of provisions of zoning bylaw applicable to the land at the time of approval of said modification, and provided the original SPGA has the ability to approve said proposed uses under provisions of zoning bylaw applicable to expanded land area at time of approval of said modification, except cluster subdivision or a multifamily development previously approved by the Board. The Board may approve a modification expanding land area under provisions of zoning applicable to original special permit approval, provided there are no increase in units allowed by SP nor a decrease in area of protected open space.

Mr. Lehrer stated the last sentence is what would authorize Willowbend or any other multifamily at the time of original SP. Ms. Faulkner asked which year that would be and it was answered 1985 zoning bylaw.



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Ms. Waygan asked if they were to close the Public Hearing and go into deliberation, who would help them write the decision. Mr. Costello stated boards in their practices with assistance from Town Counsel or Mr. Lehrer in his capacity as Town Planner. It would clearly establish on the record the findings and its bases for its decision and rational, that is what will be incorporated into the written decision. He would be happy to assist if needed. Ms. Waygan clarified findings can be made after the closing as well as any conditions subsequent to findings.

Ms. Faulkner asked if now would be a good time to discuss conditions with the applicant. Mr. Costello assured that now would be an appropriate time to engage in that conversation.

Mr. McElhinney noted they have over 2.5 acres on Quaker Run and mitigation to the original river qualities for wetland impacts associated with the work at Cranberry Point. There is a willingness to consider expanding and increasing that acreage from 2.5 acres. They are looking for feedback from this Board. They have also indicated a willingness to commit to affordable housing, such as a monetary contribution. There is open acreage adjacent to the Santuit Inn. This is all part of a separate discussion that has been prevented from being discussed due to this hurdle. The Board has the ability to get us beyond this bedroom issue, what would it take to do that?

Mr. Balzarini stated there is nothing we can do now about the bedrooms, we aren't going to rip them out. Last meeting he was willing to give something to get something. He would like to see the Quaker Run cleaned up, whatever is on the property of Willowbend. Where the hotel is, the top could be made into an addition for Mashpee residents. We could get a couple affordable housing units. There could be a monetary payment for each bedroom they are over the 853. He has been on the board since 1993, 22 modifications and not once did he ever get denied.

Mr. McElhinney says he has a good relationship with this Board and he hopes to continue that and come up with a project that is a win for everyone and find some common ground.

Mr. Richardson commented he has been satisfied with their response to everything that has been asked from the Board, he has mentioned this before. Bedrooms are there, he thinks the offer for open space is important to the town and if they are willing to expand acreage, he thinks it would be great.

Ms. Waygan argued the concept that we have been taking our time here, when in fact we have been receiving request after request to continue the Public Hearings, and we have been honoring those requests. She doesn't accept that the Planning Board has not acted in a timely manner in any way. She appreciates Mr. Richardson's sentiment that the applicant has



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responded to questions, all except one. How many bedrooms are there now, how many are being built, and how many are they planning to build?

Mr. McElhinney has answered this question. He has stated previously precisely computing how many exist, is not regulated. What someone does with the interior of their home once they build the lot is not up to them. We look at capacity to treat sewer and we get it approved by DEP. We do not regulate specific homes in those terms, if someone wishes to do an interior renovation and hire a contractor is their prerogative. He and Mr. Lehrer have spent a number of hours trying to reconcile numbers, and the figures are within 5% of one another.

Ms. Waygan asked if they are a condominium association. He answered some of them are, not all. She followed up with when they report to DEP you would have an application to them with the number of units for a project. In which Mr. McElhinney answered they have provided all of that to the Board in July. She would like to know what number of bedrooms is on that document. He stated it was provided and the Board has that number and he can provide it to the Board again, he does not have it in front of him.

Ms. Waygan had a question regarding the LEC letter.

Ms. Faulkner inquired about the Santuit Inn housing Mashpee residents. Mr. McElhinney responded that they have more of a need for workforce housing, it's a site that screams to be utilized and is physically contiguous with their internal roads and cart paths. The acreage on Santuit is 3 acres all on septic. They hope to connect to the plant and it would be possible. He is currently trying to see what would get them over this hump. He would be happy to start conversations regarding proffers. The bedroom issue is a nothing burger to him. He understands others don't agree but in regards to impact all that wastewater is treated and comes out as drinking water. Regardless of whether there are 855 or 882, it doesn't make much difference to the impact to the groundwater. It does not change impact to neighbors and this site is very insulated and surrounded by 400 acres of Willowbend property. In the Board's mind this is a density issue but environmentally the difference is null.

Ms. Waygan has a letter from LEC, under the Section BVW, which stands for Bordering Vegetative Wetlands, it states it is their understanding and experience that the BVD filling must be mitigated with wetland replication under WPA (Wetland Protection Act) and that there is no regulatory pathway for the commission to accept other forms of mitigation. Do you have any response to that?

Matthew Eddy responded he is not in total agreement with that statement but will be determined once it goes through Conservation. It does allow restoration or replication. If they say they have to do it by replication, they simply take a piece of land and expand the wetlands



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footprint. They have had schematic dialogue along those lines with Conservation. Restoration allows for a 1:1 ratio, the bog wetland impact is 6,000 sq. feet. So if they had to restore, they create new wetland in addition to the bog, replicate 6,600 s.f. along the main system adjacent to interior wetlands, carve out 6,600 s.f.. It's achievable and it's a matter of will we have to do this alongside LEC and Conservation, but very doable.

Ms. Faulkner asked how it's replicated. Mr. Eddy explained you fill in 6,000 s.f. of wetland, as the WPA requires a 1:1 mitigation. They use a parcel adjacent to the wetland, go in and excavate and remove earth, lower that into the wetland elevation and incorporate ground water, shape and plant with vegetation, replace in a different area, now expanded a new 6,000s.f. and created more wetlands for no net loss. They are commenting that the wetlands is restoration.

Ms. Waygan is having a problem with the term no regulatory pathway, how can they comply with town regulations when there are no regulatory pathways? Under today's zoning we would get 3 homes. These homes and how they are situated are physically in wetlands. The impact in the jurisdiction of conservation is excessive. It's impacting the wetlands, there's no regulatory pathway for the town consultant or Conservation to approve. That can be reduced by the number of units, not bedrooms, proposed on this site, which far exceeds anything in zoning. Previous zoning is allowed because of our old bylaw with Special Permits. They are not in compliance with the Special Permit, it makes this whole thing undoable. When you're talking about negotiating, that's more of a development agreement not this permit mechanism. It will fail if we don't have a regulatory pathway and the project doesn't comply with the Special Permit.

Mr. Eddy commented he can easily follow up with Drew McManus in Conservation as well as LEC to obtain a clearer clarification on their language. Any project requires process, revisions, and modifications. He noted when they say regulatory pathway, their reference is to the WPA, for wetlands proposed we need replication not restoration that will be a modification to the plan. He will get clarification and confirm this is in line with what he is saying, LEC even noted the replication solution.

Ms. Waygan inquired if the replication parcel has to happen on that site. He stated no, but regardless the 6,000 s.f. would be on the east side that Quaker Run runs through, or partially around the existing wetland system on the interior of the site, labeled Wetland A. That replication would occur on site but it wouldn't be a requirement.

Mr. McElhinney followed up that this is a preliminary report and he would like to let that process play out to completion. Early on this Board stated they did not feel qualified to make findings of environmental impact until Conservation completes it's own review. He suggests



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they simply let them finish and once complete he can share it with the Board. With that will be some give and take which will then change the plans here.

Ms. Waygan mentioned the summary of wetland impacts, the second sentence is where she got the impression they had to provide the work on the site. Matt Eddy stated that is not the case. It's a state act not a town act, if we have to do a replication, it may be less than that, what's called isolated vegetative wetland, which is IVW, and bordering which is BVW. IVW doesn't require mitigation. Conservation and LEC is interpretative of what is isolated or bordered. We are working on this plan and if it stays IVW it will be 2-3000 s.f. or replication, but BVW will increase to 6000 s.f. The restoration would occur on site.

Ms. Faulkner noted we will wait until we get the final report from Conservation.

Mr. McElhinney noted until this Board tells them to stop they intend to see the process through. LEC has said this project is a significant environmental benefit that has major value. Their undertaking is to demonstrate that this mitigation is significant and a significant element to the project that should be considered. It will take some additional time. He will defer to Mr. Eddy for a timeline.

Mr. Eddy stated it will be a process with Conservation and LEC internally, once they are on the same page he will follow-up with the state. The hearing with Conservation was continued to Feb 15th. A month after that he will possibly have a new draft, his hope is mid-March.

Ms. Waygan is not hearing enough tonight and Ms. Faulkner agreed. Ms. Waygan is taking what Town Counsel said about a determination by Building Commissioner whether this project is in compliance. It will take resources for the enforcement officer and it may require they acquire an attorney. It is not reasonable to go forward if there is suspect that the project is not in compliance with Special Permit.

Mr. Costello stated the building enforcement officer has the authority for zoning determinations. It's not uncommon for applicants to meet with other town staff and the Board can consider what interpretation of evidence it wants, but an official determination and input from the Building Commissioner is most official.

Ms. Faulkner asked Mr. Costello about the unbuilt properties, if he says no to issue a building permit what is the next step for those prospective owners?

Mr. Costello stated the applicant can appeal to ZBA. He stated it's not uncommon for the Commissioner to offer testimony at a Board meeting and offer his opinion, in an expert capacity, for building codes and bylaw. She also asked if the Board could take the testament of



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the Town Planner as well, which he agreed. Municipal planners, engineers, developers, and building commissioners are considered experts.

Ms. Waygan stated it may be a simpler process to have the Building Commissioner come and provide a testimony before the Board.

Ms. Faulkner would like a MEMO from Drew McManus and Ms. Waygan would like to invite the Building Commissioner before the Board. Mr. McManus can have the option to write or appear.

Ms. Waygan stated for the purpose of determining if the project is in compliance, as well as Ms. Faulkner's concern about the unbuilt lots.

Mr. Lehrer noted it's been well established the bedrooms are in excess of 853. There is potential subsequent to a determination that is this will not be advantageous to the property owners just mentioned. Do they want to officially receive that? They have the authority to mitigate impacts created by alleged noncompliance by way of new conditions in a subsequent modification. Impacts are mitigated and we don't aggrieve those property owners. It is his understanding the Board is not interested in removing developing rights. He would invite the Building Commissioner for a conversation, but a formal notation may impact those existing property owners.

Mr. Lehrer continued regardless of bedrooms, if the Commissioner makes a determination the project is out of compliance, he would be compelled to no longer issue permits to those property owners in the Special Permit area, until the Board modifies or corrects. Through deliberations of Cranberry Point, we would need to make a finding relative to the Special Permit conditions. If the Board decides on a vote to modify, the finding made relative to noncompliance should be a condition to correct or mitigate impacts.

Mr. McElhinney stated that determination renders those permits \$0 value, abatement, and tax revenue of \$50,000 or more to the town. We are talking about starting a fight we don't need to have that will take multiple years and hundreds of thousands of dollars. We have acknowledged the bedrooms are over, this Board and its predecessors have not enforced this for 31 years.

Mr. Lehrer noted as the original states, bedroom count was related to density. The applicant has proposed mitigation measures such as increasing bog restoration or donating affordable housing. As conditions to mitigate, there is a recognition that the bedrooms are in excess and to resolve impacts of that problem we are going to expect X, Y, or Z in return. It was also stated we cannot regulate interior space of single family dwellings.



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He continued that Willowbend is only allowed 13 more units. Currently there are 274 and they are entitled 287. Within that number bedrooms can only grow by a finite number. It isn't infinitely expandable. Permits that have yet to be pulled at Willow Circle, those that have not yet completed construction, and any units in cranberry point, that number could be contemplated. You could establish a new maximum. If evaluating Cranberry Point or future projects for the 13 units, you could prescribe a new maximum.

Mr. Lehrer asked about the limitation under the zoning act for towns to regulate interior space of single family dwellings, should the Board impose a condition that limits number of bedrooms in any future dwellings to 4 per unit, or is that in conflict with prohibition on regulation of interior space?

Mr. Costello explained the general criteria for a Special Permit can only be used in harmony with the general purposes of the bylaw. You can establish conditions or specific provisions which Mashpee has done. The bylaw can provide special permits authorizing increases in density or a particular use in the proposed development. When the Planning Board issued the SP in 1987 and modified it in 1991, it focused on a condition in the bylaw related to density. This is a modification of a Special Permit issued over 30 years. The Board does have discretion for certain improvements that would mitigate excessive density or increased bedrooms. There is room for discussion and negotiation.

Ms. Waygan asked if the whole cap on bedrooms could be removed, or modified. Mr. Costello answered it could modify its existing terms, that was one of the original modifications. If the Board was to consider an amendment to number of bedrooms, look for modifications to the permit that would improve the site to mitigate any density impact resulting from bedroom count. That's what being talked about here, wetland and affordable housing. Those are amenities that can be offered in exchange for density consideration in the SP.

Mr. McElhinney asked about specific mitigation enhancements, he can't promise they will do everything but he would ask for another couple weeks to work on this and see what his team is willing to negotiate. It will take him a little bit to have a good handle on costs and what the Board has proposed.

Ms. Faulkner would like mitigation of the bog and restoration enhancements to Quaker Run that sits on the property. Mr. McElhinney interjected that is close to 13 acres, he plans on focusing on areas that are much more critical, contiguous to the Quaker Run channel. She exclaimed to her that is most important. She also noted the affordable need is 37 units for 10 years, these are things to consider, or cash. Ms. Waygan added the possibility of donating to a partner like HAC, we could see if they had their eye on anything in Mashpee.



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Mr. Richardson commented expanding acreage of mitigation relative to the bog is fine, or open space as people feel strongly about that item. He doesn't find the bedroom count to be a large issue.

Mr. Balzarini would like to see what Mr. McElhinney comes back to offer. He also doesn't believe the bedroom count to be a big deal.

Mr. Oakley noted he would look forward to a total restoration or very near total restoration of Quaker Run. He is thinking bigger picture, the restoration of one system that has all-encompassing effects on the entire system..

Mr. Hansen stated for mitigation he is opposed, he sees the bedroom count as a violation. No form of mitigation could resolve that. There is a legal instrument for number of bedrooms that was previously approved and it looks like it has been violated. They need to resolve not through mitigation, but why would we increase density when it has been exceeded by 15% over the permitted amount. He is also opposed to Cranberry Point as it aggravates the non-lawful situation. He equates this to a stop sign, a legal enforcement. He has been guilty of not stopping and not getting in trouble. He now gets in trouble and violates, now he has to pay a fine. He broke the law, he is guilty. He isn't going to go back and violate again and again, that's his logic here.

Ms. Faulkner commented the Board also has to consider how long for Willowbend to appeal. It will go on for a while, she knows there's defenses. If they have good mitigation, she understands exactly what he is saying, we have to look at a balance. Do we want to fight this to the death and spend X amount of town money and lose, or possibly prevail.

Ms. Waygan has concerns about the 100 foot buffer and the structures in the wetlands. She is not going to reject this but she is hoping her Board members are being listened to.

Mr. Oakley commented we should also be aware of the precedent we set with this determination. If this project is out of compliance, how do we move forward with that? How can we move past an out of compliance party, who after the fact wants to make an adjustment to the Special Permit, what precedent are we setting for ourselves and the town?

Ms. Faulkner asked how the bedroom cape was even legal in the first place.

Mr. McElhinney does not know, he thinks this dates back to 1985 during the environmental report with MEPA and they identify elements of project as well as impacts. They identify size, number of units, construction, and capacity of the wastewater treatment facility. During that time of inspection, the number 853 bedrooms was related to treatment capacity. That then was



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carried through, saying no matter how many units, we will not exceed capacity of that plant. Over time, the capacity of the plant grew and is now responsible for those bedrooms, all of Cotuit Bay and Shoestring Bay, 10 homes on Pleasant Park, all not in the permit area. The plant still runs at 60-70% capacity in peak summer months. There is no purpose or basis for enforcement because it no longer serves as a realistic figure.

Mr. Lehrer answered to Ms. Faulkner's point of the legal basis, it is a condition in the permit that was accepted by the applicant in 1991 and was then not appealed in 1991, whether it had a legal basis then or not is irrelevant.

Mr. Oakley asked when the bedroom count was set, was there any mechanism to keep accountability on that limit? For example, say we accept modification and set a new bedroom limit, what's in place to prevent them from going over the bedroom limit again 30 years from now?

Mr. Lehrer stated we are in the pickle now. It is incumbent on the zoning enforcement office to track. Every decision has referenced units, no decisions have contemplated bedrooms. Absent to decision tracking, it should have been incumbent for the building department to track that figure as permits came in. If modified, same expectation would apply. Zoning should be monitoring conditions issued by SPGA.

Ms. Waygan noted we are near the end of the permit. If you read 1985 zoning, it talks about bedroom limits per unit. It's reasonable for SPGA to ask if permits are compliant. There would be no indication to the Planning Board that there in fact was an overage in bedrooms. It was not their responsibility for them to ask every step of the way. Some permits require reporting every 6-12 months. That is also true if the property were to sell, the new owner will need to come before the Board and state that they have read the SP conditions. We have learned to add safe guards, especially for a multiyear project. The Building Commissioner is enforcement but we as a Board can put things in for reporting purposes. If this ever goes forward, there will absolutely be reporting requirements to certify our conditions have been met.

MOTION:

Mr. Balzarini made a motion to continue this Public Hearing to February 21, 2023 at 7:10PM. Seconded by Mr. Richardson. All in favor.

Ask Building Commissioner and Conservation Agent to attend or a write a MEMO in response to Conservation efforts, mitigations, and compliance/violations with SP

NEW BUSINESS



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Request to release the Performance Guarantee securing construction completion for the project referred to as Sherwin Williams

Mr. Lehrer was expecting the Consulting Engineer to report on this matter, but he can attest and affirm via an email from said engineer that this project is satisfactory and has recommended the reduction of the performance guarantee that totals \$21,300 for Sherwin Williams to zero. Construction has been completed.

Ms. Faulkner asked about the certificate of occupancy. Mr. Lehrer explained the date of the accepted performance bond is the date this property is eligible for occupancy. Cash is accepted in exchange for the guarantee to complete and the occupancy certificate is given.

Release of Performance Guarantee was signed by Board members.

MOTION:

Mr. Balzarini made a motion to release the \$21,300 performance guarantee to Sherwin Williams. Seconded by Mr. Balzarini. All in favor.

Consideration of a request made by Mr. William Russell, CEO, Cape Pickle, LLC to allow indoor recreational facilities in the I-1 Zoning District. Currently indoor recreational facilities are only allowed in commercial districts by special permit.

Mr. Lehrer received a phone call about a month ago inquiring about the potential to establish an indoor recreation facility for pickle ball and other onsite amenities in the I1 zoning district, which currently restricts recreation facilities. It is allowed in C1, C2, and C3. He is proposing a large facility on Evergreen Circle. He was notified to proceed with the development plan but a zoning change would need to transpire in order to allow this in that specific district. Building in excess of 10,000s.f. is also subject to a referral to the Cape Cod Commission, and the applicant has been in contact with regulatory staff relative to their process. Mr. Lehrer was asked to add this as an agenda item subsequent to those conversations. His interest in developing remains steadfast and he has a proposal packet for his business. Mr. Lehrer reminded the Board that Warrant Articles are due soon, with that being said, he wanted to allow time to make the Board aware of his request relative to rezoning, and the allowance of recreation facilities in the I1.

Mr. Lehrer noted the town can modify zoning bylaws by way of Town Meeting. Anyone seeking to establish an indoor recreation facility would be allowed, with an application to this Board. If it contemplates criteria that mandates a referral, just like a cell tower, at the opening of a Public Hearing, we would then immediately refer to the Cape Cod Commission.

William Russell is present this evening to explain his involvement in perusing this endeavor a year ago. He acknowledged a significant number of towns that are banning or seeking



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restrictions on outdoor play due to noise, with that being said there is also a rapidly growing popularity in this sport. The fastest growing pickle ball enthusiasts age from 18-30 year olds. He specifically looked for this location and found this property that was previously part of a DRI. He has an offer to purchase which he is proceeding with said purchase of this property, in the anticipation of successfully navigating town processes and Commission processes. He is hoping this will be endorsed to be on the warrant for allowing said use on premises. The facility would have 10 indoor courts, 8 indoor golf simulator stations, a pro shop, a small restaurant and bar, and significant league play to cover high school age, to town play, and member activities. Membership will be part of the profit stream. He and his wife presently own a café and catering called Pineapple Caper. He is familiar with running food establishments, management, and possessing a full liquor license. Things he doesn't know about are details around pickle ball, but that's where his investors have knowledge. He is confident in his model and what it represents for the town, it is an ideal location, aside from zoning requirements, and he is hopeful for a positive outcome.

Mr. Balzarini said he is very much in favor of this. Mr. Richardson agreed. Mr. Balzarini continued it is gaining a large following and it continues to remain popular.

Ms. Waygan likes the idea, and asked what else is in that development. Mr. Lehrer noted there is a dog daycare, Cape Cod coffee, a liquor store, contractor bays, landscaping companies, and Gutter Monkeys, etc. Is this the last lot available, one currently permitting under construction? She wanted to ensure no boatyard or recycling or scraping paint. He explained this is in the groundwater protection district and cannot ever be approved. She recalled the front two lots fell onto special bylaw. Light industrial overlay, which contemplates such uses being proposed like mini golf and food service. That overlay is in entirety of I1 and C3. If it was submitted the article will ask town meeting to insert SP under I1 which would allow for recreation.

Ms. Faulkner is for it, she thought of a couple items such as a traffic study.

Mr. Lehrer reminded her that first it will go to Town Meeting for adoption. Then by way of the mandatory referral to the Commission, there will be a traffic study during the DRI process. He is not in a position to suggest traffic counts, it would come back under a special permit. At this time we focus on the article change.

Ms. Waygan would also like to discuss noise abatement at that time. She asked if the Town Planner has composed a draft bylaw for this yet. Mr. Lehrer stated he will write one for next meeting for submission to the Select Board.



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Everyone is in favor of giving the Town Planner direction to write a draft submission for the Select Board prior to approval.

OLD BUSINESS

Review and Execute the Special Permit Modification #2 Decision for the Cluster Subdivision referred to as Ockway Highlands

Mr. Lehrer needed to affirm that the condition to the as built was consistent with the vote, no other items in the permit decision have been modified. Conditions are inclusive of everything desired. He does not have the draft that requires signature. If the Board is comfortable, the Board can authorize one member to sign.

Mr. Balzarini is the designated signer, he will go to the Planning Department on 1/18/23 to sign.

MOTION:

Ms. Waygan made a motion to approve the Special Permit Modification #2 decision. Seconded by Mr. Balzarini. All in favor.

Continue Review and Discussion of updated draft Raze and Replace Bylaw

Mr. Lehrer has made no amendments to the bylaw. He was asked to look at functionality, he does not have the update. There was a newspaper article relative to this, and he has had multiple residents from Popponesset call his office, some of which who are present this evening. He explained how the draft is designed to function. Many are interested in expressing opinions on this topic as it is brought forth through this deliberation.

Daniel and Ellie Lynch- They wrote to inquire about the proposed changes to the development regulations that arbitrarily apply to Popponesset. They have been property owners in Poppy for almost 20 years. Mashpee has seen high growth and this is intelligent and will benefit all residents in the community. We should all be in favor of appropriate restrictions of any development. It has been shared that any future development would be restricted and limited to size, specific to Popponesset. This would diminish and affect property values. He would ask the Planning Department to share goals when determining how this is appropriate. As a tax payer, they ask and hope for a consideration with a better solution and tasteful development.

Marianne Coffey- It has come to her attention the Planning Board would impose regulations to restrict renovations to expand in Popponesset. They are a family of four that has lived in Poppy since 1995. Their original square footage was 624 s.f. It is their dream and they have been saving to retire. Their plans include renovating in order to accommodate substantial first floor living as they age. Restrictions being proposed would prohibit this renovation. They have



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always planned to stay within those setbacks. She fully supports restrictions to prevent McMansion style redevelopment. She is asking the Board to delay and allow more time for Poppy citizens to be able to discuss goals and concerns that everyone supports.

Bob Morrissey- He is president of the PBA. They just learned about this so most of his residents have called and asked how it will affect them and the development, and what to do if they wanted to expand to retire or become full time. In his past life he was a zoning attorney. This would have a dramatic effect on how residents live and expand. As a board we pass information to members and allow the opportunity to talk with the community. He would invite the Town Planner to do a presentation for his community. In the winter there are 20% of the residents, most won't know this is coming unless a letter is sent. They hold June and September meetings. He loves the idea of having examples, showing non-conformities, it's a great way to explain to residents. His concerns are why just the floodplain, why Popponesset? It also seems to say pervious materials need to be replaced with impervious. If someone has a patio, do we have to rip that patio out? He has been dealing with many drainage issues, as the Board is aware. With the water table they don't need any more paved driveways. His other problem is May Town Meeting and most of his residents won't even be around to discuss. They would like to know what is driving this and have an opportunity to comment. Some do vote in Mashpee, some do not. He recently became a full time resident but he hasn't changed his voting registration. This is going to have a severe impact. A lot of people have aged and need one floor living to make arrangements for growing old here. He wants to be able to advise his residents accordingly.

Ms. Faulkner assured him this would not be going to May Town Meeting.

Ms. Waygan noted the deadline for October's is July.

Mr. Balzarini agrees that too many people are not here, he already discussed this as an issue with the Planner.

Mr. Lehrer noted presumably we need to have a well thought out and completed draft before the June meeting to articulate impacts, and engagement with the neighborhood would be prudent. He is trying to evaluate the most productive engagement.

Ms. Waygan would like to start a webpage, as this started in 2018. The most current action is the citizen petition. She advised Mr. Morrissey to read it and that it passed majority but not 2/3. Several residents made Public Comment on that as well. Some of the issues brought forth were addressed. She also noted correspondence from Glenn McCarthy, the petitioner.



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Planning Board

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Mr. Lehrer stated in addition to the website he would like to hold a workshop in March with whatever draft and members of the PBA that are here, as well as whoever would like to virtually participate. This will transpire alongside members of the Board to allow for a constructive dialogue. He is intending to work on visual aids. The residents who are proposing making changes soon could be used as properties used for visuals.

John Malloy- He and Mr. Morrissey have spent some time preparing for this meeting. He has worked closely with the town for the last 10 years. He is on the board to save Popponesset Bay. He led the effort to redesign, re-permit, and rebuild the spit. He provided an update to the Planning Board two years ago. The reason he speaks to this is because of the effort that they went through and his experience with the town has been incredibly positive. The spit 10 years ago was a sandbar that was one storm away from being under water. We have raised \$5 Million and most was community driven. A lot of people affected are a lot of the ones writing these checks. He and Mr. Lehrer were chatting about the future of the spit and goals for the town, a huge part of achieving these goals is having the Poppy Spit. The bay would get crushed if it wasn't there. It is the most important infrastructure that doesn't get talked about. Popponesset Bay just keeps taking care of it, he jokingly stated don't ask questions if you don't want to get in the middle. They are screaming loud, it's been quite a process to get to this point. There are 8 people doing this, and these 8 people are about ready to collapse. They are meeting to talk about the strategy for the next 5 years. The Harbor Management Plan is being developed. There needs to be more conversations about working together and even closer, to protect the bay, the spit, and water quality. We are very close to having permits for a longer, wider, deeper channel project. This will generate 40,000 cubic yards of sand all on Poppy beaches. He would like to depend more on grants funding these efforts. Mr. Lehrer made it clear there will be resources to help there. Mr. Malloy was asked to come in quarterly and provide updates. He would hope to engage more around how to think and plan for the long term commitment. He is willing to provide these updates. There is an incredible opportunity to partner with the Poppy community regarding the new proposed Raze and Replace bylaw. He has been in there since 1992, and his in-laws since 1948. They have 9-10 homes in Poppy between him and his wife's family. The average age of homeowners range from 64-91, there is nobody young buying these properties, as they cannot afford them. The aging population is the vast majority that buy with the intentions to retire, himself included. You buy a camp, cottage, dumpy old house, and fix it up. You save and retire and now you need to rebuild. It's very different from other parts of Mashpee. Poppy residents have been paying taxes with the belief they can renovate. Some get more involved than others, some people you don't even know are there. They buy in Poppy because it's their happy place. Some of these places you don't even want to live in, some are 600-700 s.f. and the majority of houses are in flood plain. There will need to be an awful lot of education in order to do something significant and have the town support this. The town passed the property tax structure that allows the town to tax the people who don't live full time in Poppy more than other people in town. Many people don't even know



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that happened. There needs to be an education process. The sewer program, people have no idea why Poppy isn't included. There needs to be communication with the neighborhood. There are 588 properties, there is a lot of people down there. He looked at the first draft of the bylaw, things like increasing height, how many people can argue with that one. You just have to make sure building height adjusts for height of foundation. Pervious vs. impervious, what does that mean? Does it mean the driveway has to go? People would be supportive, obviously wheelchairs and walkers pose an issue here, which probably needs to be looked into further. This bylaw needs to address the aging community. Does his neighbor have to pull out a fire pit or patio? This is where we need to decide what is important and what is not, and how hard you are asking the community to bend. Telling the community, all of Popponesset, they cannot expand is fundamentally a disaster. They did not speak to many neighbors ahead of time, otherwise there would've been 100 people in this room. People who owned those homes and sat there for decades with hopes to retire and expand, they will not stay. They also wasted all that time. The neighborhood will be destroyed if people cannot expand.

Mike Halloran- He was lucky enough as a kid to come to Popponesset in 1952, and has been back every summer since 1952. He bought his mother in laws house in 2008, he and his wife have lived there year round since 2011. He read in the Mashpee paper casually what was going on, and it gave the example of a 1,200 s.f. with a 200 s.f. shed, and there was something voted on last year that got a 60% but not 2/3 vote. The idea that you are falling back or somebody is thinking about falling back and not making it for the whole town, but isolating Poppy, doesn't seem reasonable. Whatever you do in Popponesset you have to do in the entire town. He has a large family, he is old, he had both knees replaced, and a wife with heart issues that cannot do stairs. There are two bedrooms on the first floor they are going to turn into a master suite. He intends to replace that bedroom with a bedroom over a two car garage, with a ramp in the garage for his wife to get in and out of the car easier. All the things he is planning to design he has an architect and is within the footprint of his property. He has a ¼ of an acre and side setbacks are 15 ft., street to house or garage is supposed to be 25ft. He isn't building a mansion but this will be necessary for his wife and him to live comfortably in his home in Popponesset. He has been here since 7PM and is impressed with the work the folks are doing here. A lot of people have a long history here, love Mashpee, and want to stay.

Alan Clapp- He has lived in Popponesset full time for 12 years, and his wife's family since 1950s. His career has been civil engineering as a land developer for a long time. He would like to volunteer to be a part of meetings and workshops regarding this endeavor. He has been a consultant, seen different boards and regulations, and has been a land owner in developing property. Seeing where a footprint cannot be expanded with current zoning is concerning and there are a lot of ways to minimize McMansions, that is what they are striving for.



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TOWN PLANNER REPORT

Harbor Management Planning Committee Update

No Update.

Housing Production Plan Update

Mr. Lehrer stated the AHC is happy with the plan thus far. They would like to see an executive summary frontloaded on the plan to communicate to readers the major points of concern and strategies in a few pages. The committee discussed in length the vote by each Board to strike, relative to discussions with agencies on watershed management strategies, assumptions made some of the members concerned and they voted to draft a memorandum to submit to Select and Planning Boards to innumerate their opinion on that particular subject.

Some questions posed: How will the Flow Neutral Bylaw interact with housing? How does the comprehensive water management plan interact with housing? What limits does that put forward on housing? How is the town going to deal with that?

Mr. Lehrer noted there are variance provisions in the Flow Neutral Bylaw and it can be waived on CH40B permit. The Chairman of the Affordable Housing Committee fears without a clear path forward this may impose a certain amount of risk to developers and they may not want to participate, thus making RFPs less advantageous. Mr. Isbitz, Chair of AHC, will write the memo to John Cotton, Chairman of the Select Board. The executive summary and HPP will be voted on by both regulatory boards, but we want to make sure we resolve this problem.

Mr. Lehrer noted the agreement with the consultant has been amended until June. They will write the executive summary and this problem will be resolved collaboratively. It will be submitted for Public Comment prior to adoption. Ms. Waygan understands the prospective memo coming from the AHC will be a request for the Select Board, Planning Board, and she will suggest Sewer Commission, to convene and discuss this one strategy. The Sewer Commission is the experts on Flow Neutral Bylaw.

MassDEP Proposed Modification to Wetlands Protection Regulations and the 401 Water Quality Storm Flow Standards and Updated Stormwater Management Standards

Mr. Lehrer stated their public comment period is open. They are proposing changes to wetlands protection, which will impact land subject to coastal storm flow, the 100 year flood plain. The proposed amendments, if adopted, would prevent existing single family dwellings from expanding their footprint. The state is contemplating this within its state regulations. He did ask Conservation Commission to provide a MEMO for the Board. He just wanted to acknowledge this effort was underway from MassDEP and a link to submit public comment will for such will be provided by Mr. Lehrer. It's a substantial deviation, so he is asking members to



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review. He will provide a follow up at the next meeting, and he will also follow up with Conservation about the impact of the Popponesset spit.

Draft Regional Housing Strategy Invitation for Comment – Planning Department intending to submit comments

Mr. Lehrer commented the draft Regional Housing Strategy was provided to stakeholders for comment. He heard from a few and noted that it contemplates or recommends various zoning. Some recommended strategies are in conflict with strategies prioritized by this Board and Select Board. He put together a draft memo to innumerate what those conflicts were, not to change anything, but they will have the final draft of the HPP, and the current regulatory board's conflicts in comparison to their stance.

Ms. Faulkner asked if the CCC has any jurisdiction over this. Mr. Lehrer stated no, this is a state program.

Ms. Waygan suggested a town wide inclusionary zoning bylaw that would allow mixed use by right in commercial, or allow duplexes and triplexes by right in residential. That third bullet was also contemplated by this Board and was denied. That needs to be reported on. We in fact struck it from our own HPP. They should put in what we want for our zoning recommendations.

Ms. Faulkner stated we are telling them what have contemplated in the update. This is what we talked about and what the Select Board and Planning Board both agreed to. Ms. Waygan referenced the entire one page for Mashpee zoning and that they should use what we are recommending.

Mr. Lehrer explained that the Commission's obligation is to address regional needs. They specify zoning strategies to address regional needs. If he is a professional planner at a regional agency making recommendations, it would be consistent on engagement and a needs assessment. He wants to note how the Planning Board voted, identify conflicts, but it would not be appropriate to ask them to modify because we have different opinions.

Ms. Waygan disagreed because they are asking for Public Comment. We should report that the town rejected one of these bullet points for zoning. We can pick the ones we approve, but they are looking for comments! If we don't make public comment they are going to think we agree. One point matches perfectly, and one we outright rejected, the other is by right, and we would probably like it by Special Permit.

Ms. Waygan went on to say the Commission could influence their LCP, they work for us. They have an entire page devoted to Mashpee. They worked really hard on this. They deserve to know we read it, thought about it, and feel differently about some items.



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Mr. Lehrer commented this is his memo from his department and if the Board wants it modified to let him know. Ms. Waygan said he needs to report what was voted on by the boards. Four zoning recommendations in their plan jive with ours. He included a statement about how the Board wanted to make the Commission aware some of these strategies are not feasible at this time and suggest that the Commission amend page 82 to be consistent with the zoning strategies enumerated in the Mashpee Housing Production Plan update.

Ms. Faulkner noted the LCP topics for next meeting. Mr. Richardson will speak on Municipal Facilities and Mr. Oakley can do Natural Resources. There will be a normal start time for the next meeting.

BOARD MEMBER COMMITTEE REPORTS

Cape Cod Commission –

No Report

Charter Review Committee-

No Report

Community Preservation

Committee -

No Report

Design Review-

Fast Signs, on Evergreen Circle, looks good.

Plan Review-

The building is designed and built at 7,500 s.f. threshold for sprinklers, the Fire Department will follow up if building will require sprinklers.

Environmental Oversight

Committee-

No Report

Historic District Commission-

No Report

ADJOURNMENT

MOTION:

Mr. Balzarini made a motion to adjourn the meeting of the Planning Board at 10:29PM. Seconded by Ms. Waygan. All in favor.

Next Meeting: Wednesday, February 7, 2024 @ 7:00PM

Respectfully Submitted,

Christine MacDonald
Board Secretary



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LIST OF DOCUMENTS

Additional documents may be available in the Planning Department.

- Town of Barnstable Notices
- Town of Falmouth Notices

DRAFT



Town of Mashpee

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Mashpee Planning Board

Minutes of Meeting

Wednesday, February 07, 2024 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, Robert (Rob) Hansen

Absent: Mike Richardson, Dale Oakley

Also Present: Evan Lehrer – Town Planner, Kieran Healy- BSC Group

Present via Zoom: Ed Pesce- Consulting Engineer

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 MINUTES

MOTION:

Mr. Balzarini made a motion to accept the meeting minutes for January 3, 2024.

Seconded by Ms. Waygan. All in favor.

MOTION:

Ms. Waygan made a motion to defer approval of the January 17, 2024 meeting minutes to next meeting on February 21, 2024. Seconded by Mr. Balzarini. All in favor.

PUBLIC COMMENT

None.

APPROVAL NOT REQUIRED (ANR)

Applicant: New Seabury Homes, LLC

Location: 17 Azalea Lane / Parcels: 116-74-00 and 110-8-0



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Request: Re-endorsement of a Plan previously accepted by the Planning Board as "Approval Not Required". The Land Court has requested that certain information be added to the ANR Plan such as Plan Title change, new lot numbers, reference to the Land Court Plan Number of all abutting lots, showing the opposite side of Red Brook Road, certain dimensional criteria, labels, and updates of the Field Survey Date. Additionally Land Court has requested setting bounds in two locations.

Kieran Healy, Land Surveyor with BSC Group, is here tonight for requested Land Court changes. He will need signatures from this Board before submitting to Land court.

Ms. Faulkner read through the Land Court requests of information to be added to the ANR plan, a list of 10 items. Ms. Faulkner noted a correction from 1950 to 1949 on number two. She inquired about the whereabouts of abutting lots, they were shown.

MOTION:

Ms. Waygan made a motion to re-endorse this plan with updates as requested by Land Court. Seconded by Mr. Balzarini. All in favor.

Board members signed ANR.

NEW BUSINESS

Review of Draft Zoning Article intended to Authorize Indoor Recreation Facilities in the I-1 Zoning District and Possible Vote to Submit to the Select Board for Consideration on the May 2024 Town Meeting Warrant.

MOTION:

Ms. Waygan made a motion to submit to Select Board for consideration on next Town Meeting Warrant. Seconded by Mr. Balzarini. All in favor.

Request to Release the Performance Guarantee Securing Construction Completion for the Projects Referred to as The Cottages at New Seabury – Phase iii, OceanFront Subdivision, and also Reduce the Performance Bond for The Cottages at New Seabury – Phase IV

Mr. Pesce stated all the work and everything for first two projects are complete. He performed inspections and items addressed were fixed to bring up to code. Recommend all funds requesting released \$1,009,620.



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Ms. Waygan inquired about the phase 3 and 4, asking if Mr. Pesce got the as built for phase 3. Mr. Pesce noted the as built as not complete but he is comfortable with releasing phase 3.

MOTION:

Ms. Waygan made a motion to accept the Board Engineer's report and reduce bond of phase iii to \$0 from \$1,009,620. Seconded by Mr. Balzarini. All in favor.

MOTION:

Ms. Waygan made a motion to reduce the bond for phase iv to \$185,100, on the condition the Board Engineer is provided an as built plan, total is inclusive of \$6,000 for the production of the as built plan. Seconded by Mr. Balzarini. All in favor.

MOTION:

Ms. Waygan made a motion to accept the engineers report for Ocean Front Subdivision and reduce bond \$65,148.50 to \$0. Seconded by Mr. Balzarini. All in favor.

OLD BUSINESS

Continue review of draft implementation table of the Local Comprehensive Plan Update
Mr. Lehrer would like a special meeting to go through the rest.

Ms. Waygan noted the Municipal Buildings, Facilities, and Services chapters needs more professional input. She saw a reference to a new Fire Station on the north end of town. She didn't see anything about current buildings or staffing levels. It needs to be organized better. Fire and police put in requests to the Capital Plan, she is unsure if that piece is captured.

Ms. Faulkner would like to see the written chapter. She would like the written language for all categories for review, then we come back with issues.

Mr. Lehrer has been updating data, in respects to full time employees and the DPW having a new fleet. He would like to keep moving forward so he will forward the written chapters to the Board. He also noted the Sustainability chapter is lacking solid waste management.

Mr. Balzarini noted there needs to be something added about sludge discard and what the plan will be for that.

Ms. Waygan stated Sustainability is missing some important pieces. Some of the Hazard Mitigation Plan should be referenced.

BOARD ENGINEER REPORT

Project Reviews and Inspections



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Mr. Pesce will be meeting with Catherine Laurent DPW Director and Mr. Morin with Ockway Highlands to discuss upcoming spring maintenance and what his plan is regarding that. An area was brought to his attention that shows evidence of required maintenance.

CHAIRWOMANS REPORT

Water Quality Issues

Ms. Waygan noted UMass Dartmouth is coming to the Select Board meeting Monday to report on the studies of our waters.

The Association to Preserve Cape Cod is coming to the Sewer Commission Thursday at 2:00PM to report on ponds and waterways.

TOWN PLANNER REPORT

Harbor Management Planning Committee Update

Housing Production Plan Update

Mr. Lehrer has the revised draft with the executive summary that he will be preparing to issue to everyone for Public Comment. It was uploaded to the website today and the Planning Board will be provided the link. He drafted a press release to send to *The Enterprise* to advertise the Public Comment period that will resume open for 3 weeks. The Affordable Housing Committee will meet in March where all comments will be provided, edits will be made, and a formal submission of the draft will be released to the Select Board and Planning Board for adoption during the second meeting in March. The grant from the Commission is closed out and fully reimbursed.

October 2023 Zoning/General Bylaw Approval from Attorney General

Articles 2, 3, and 4 were approved: The floodplain with no fill, accessory dwelling rental of ADU or primary residence, and the s.f. of an ADU is no less than 350 s.f. or more than 900 s.f.

Ms. Waygan stated there is a provision in the Homes Act that allows seasonal communities such as Cape Cod to allow for seasonal housing. Our ADU bylaws are designed to protect us from short term rentals. We could pass a provision to get special seasonal relief.

Mr. Lehrer commented any fund created for a specific purpose cannot carry over year to year, there is the revolving fund. Every year Town Meeting appropriates those funds. The Tree Bylaw is active with application forms and internal paperwork that effectuates the program. He is intending to ask for a grace period of one month to allow for a press release and to hold a workshop with builders and developers, then it will be endorsed in March. He will update the website with information on the Tree Bylaw.



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BOARD MEMBER COMMITTEE REPORTS

Cape Cod Commission-

Regional Housing Strategy will be making a presentation to the Yarmouth Affordable Housing Committee Monday at 3:00PM.

Charter Review Committee-

They went through the Charter once, it will be gone through once more. John Miller created a survey, it lists several committees and asks about elected or appointed for each.

Community Preservation Committee-

Meeting tomorrow. Working on Town Meeting Warrant items. \$100,000 funding a rec and open space plan, \$550,000 for funding Ashumet Pond restoration and rehab. (We pay out and Feds pay 50%). Working on buying some land off Rte. 130 Pickerel Cove, no dollar figure yet. A place holder article will be submitted to get appraisal and negotiate. Lastly, \$74,160 for improvements at Heritage Park recreation facilities.

Design Review- Plan Review-

Next Meeting: March 19, 2024

Reviewed application for personal home kennel, approved for 7 Chihuahuas. Yard in question was secured no complaints by Police or BOH.

Environmental Oversight Committee-

No Update

Historic District Commission-

No Meeting

ADJOURNMENT

MOTION:

Mr. Balzarini made a motion to adjourn the meeting of the Planning Board at 7:56p.m.
Seconded by Ms. Faulkner. All in favor.

Next Meeting: Wednesday, February 21, 2024 @ 7:00p.m.



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Respectfully Submitted,

Christine M. MacDonald
Board Secretary

LIST OF DOCUMENTS

Additional documents may be available in the Planning Department.

- Childs River Culvert on Rte. 151 adjacent to the intersection of Rte. 151 and Old Brickyard Road, Childs River MassDEP Waterways License Application No. 23-WW01-0115-APP
- December 2023 Discharge Monitoring Report for South Cape Village – N= 4.1
- Cape Cod Commissions Award of District Local Technical Assistance (DLTA) Funds
- Notices for Towns of Falmouth and Sandwich

APPROVAL NOT REQUIRED



Town of Mashpee

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FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: February 1, 2024

To the Planning Board: The undersigned, believing that the accompanying plan of his or her property in the Town of Mashpee does not constitute a subdivision within the meaning of the Subdivision Control law, herewith submits said plan for a determination and endorsement that Planning board approval under the Subdivision Control Law is not required.

Name of Applicant David R. Harsch Phone 508-539-2328

Address 16 Sunset Strip, Mashpee, MA 02649

Owner, if different SAME and Nathan J. Connolly Phone _____

Address SAME and 3 Sunset Boulevard, E. Wareham, MA 02538

Attach copies of (a) most recent recorded deed and (b) tax bill or Assessors' certification.

Engineer or Surveyor Matthew C. Costa, P.L.S. Phone 508-477-7272

Address Cape & Islands Engineering, 800 Falmouth Road, Suite 301C, Mashpee, MA

Deed of property recorded in Barnstable County Registry Book 34773 Page 230

Or Land Court Certificate of Title No. _____ 33956 285

Location and description of property

16 Sunset Strip, consisting of 58,431 +/- sq. ft. area and 234 Main St. (Route 130) Mashpee, MA consisting of 41675 +/- sq. ft. area. Located on the

East side of Sunset Strip in Zone R-5. District. The purpose of this ANR is to Swap Two (2) Equal portions of Land (7,006 sq. ft.) between lots 1 and 2.

Mashpee Assessors map(s) and Block(s) 37-71-0 (#16) 27-71-0 (#234)

Signature of Owner or Quthorized Representative _____

Attach written authorization signed by owner.

CAPE & ISLANDS
ENGINEERING
800 Falmouth Road Suite 301C
Mashpee, MA 02649
508-477-7272
info@capeeng.com

Bank of America, NA

3296

5-13/110

2/5/2024

PAY TO THE ORDER OF **Town of Mashpee**

****100.00**

\$

One Hundred and 00/100*****

DOLLARS

**Town of Mashpee
16 Great Neck Road North
Mashpee, MA 02649**

MEMO **ANR-16 Sunset Strip**



Chauhan
AUTHORIZED SIGNATURE

MP

⑈003296⑈ ⑆011000138⑆ 004660716484⑈



Town of Mashpee

Planning Board

*16 Great Neck Road, North
Mashpee, Massachusetts 02649*

FORM N

NOTICE OF APPLICATION FILING WITH THE MASHPEE PLANNING BOARD

To the Mashpee Town Clerk:

This is to notify you that on February 2, 2024 an application for

X endorsement of a plan believed not to require approval

 approval of preliminary plan

 approval of definitive plan

was submitted to the Mashpee Planning Board at its public meeting by

Matthew C. Costa, P.L.S.

Cape & Islands Engineering, 800 Falmouth Road, Suite 301C, Mashpee, MA

Applicant name

Applicant address

The land to which the application relates appears on the current Mashpee Assessors Maps

as 16 Sunset Strip (37-72-0) and 234 Main Street (Rte 130) (37-71-0)

and is generally described as located

16 Sunset Strip, consisting of 58,431 +/- sq. ft. area and 234 Main St. (Route 130) Mashpee, MA consisting of 41675 +/- sq. ft. area.

This notice must be submitted to the Town Clerk by delivery or by registered or certified mail, postage prepaid, along with a copy of the application and submitted plans.

Received by Planning Board on _____, 2024

for Mashpee Planning Board

**Town of Mashpee
Planning Board**

I hereby attest that David Harsch

OWNER OF RECORD

Assess Map 37 Parcel 72, 16 Sunset Strip, Mashpee, MA 02649

ADDRESS

Is (are) the owner(s) of the above-referenced property.

I hereby further attest that the owner of the above-cited property is not, to the best of my knowledge, in arrears of payment of any local taxes as may be applicable under Section 1 of Chapter 112 of the Mashpee Code.



Treasurer/Collector

1/31/24

Date

February 1, 2024

Mr. Evan Lehrer, Town Planner
Town of Mashpee Planning
16 Great Neck Road North
Mashpee, MA 02649

**RE: Application for Approval Not Required 16 Sunset Strip and 234 Main Street
(Rte. 130), Mashpee, MA**

Dear Mr. Lehrer:

This letter is in regard to the above-referenced application.

Please accept this letter as my written authorization to allow Matthew C. Costa, P.L.S., R.S., President, Cape and Islands Engineering, Inc. and/or his Associates to represent this Approval Not Required Application on our behalf.

If you have any questions, please feel free to contact me at 508-539-2328.

Sincerely,

David Harsch

David Harsch
16 Sunset Strip
Mashpee, MA 02649
drharsch@gmail.com

Cc: Cape & Islands Engineering, Inc.

Signature: David Harsch
David Harsch (Jan 31, 2024 13:53 EST)

Email: drharsch1@gmail.com

NOT
A N

Quitclaim Deed

NOT
A N

I, David R. Harsch, as Trustee of the John Wade Realty Trust, u/d/t dated 2/8/2006 for nominal consideration of less than One Hundred (\$100.00) Dollars, Grant to David R. Harsch, individually of 16 Sunset Strip, Mashpee, MA 02649

With Quitclaim Covenants

The land and the buildings now known as 16 Sunset Strip, Mashpee, Barnstable County, Massachusetts described as:

Formerly owned by Robert W. Bright, et ux, on the Southeasterly side of Sunset Strip, in the Town of Mashpee, abutted by land now or formerly owned by Estella Hicks, land now or formerly owned by Roman W. Senteio and land now or formerly owned by Emma O. Mills, show as the Robert W. Bright, et ux parcel on a Plan of Land in East Mashpee, Mass for Robert W. Bright et ux, drawn by AAM, Scale 1" = 100', dated November 29, 1966 and recorded in the Barnstable County Registry of Deeds in Plan Book 239, Page 133.

Said Lot contains approximately 1.6 acres and is also referred to as Map 37, Block 72 in the Town of Mashpee Assessor's map.

For title see Deed in Book 27829, Page 124

Trustee's Certificate

I, David R. Harsch hereby certify that as of this date I am the sole Trustee of the John Wade Realty Trust u/d/t dated 2/8/2006 and recorded in Book 20730, Page 116 in the Barnstable County Registry of Deeds.

I further certify that said Trust has not been further amended, terminated or revoked and is in full force and effect.

I further certify that the Trustee executing and delivering the Deed of the property at 16 Sunset Strip, Mashpee, MA 02649 to David R. Harsch individually for nominal consideration, has been duly authorized by the direction of all beneficiaries of said Trust, who are all alive and well and of legal age, to execute and deliver the same and that such instrument is valid, binding effective and legally enforceable in accordance with said Trust instrument.

Witness my hand and seal this ^{N O T} 17th day of December, ^{N O T} 2021^{A N}

O F F I C I A L O F F I C I A L

David R. Harsch, Trustee

David R. Harsch, Trustee

N O T

N O T

A N Commonwealth of Massachusetts

O F F I C I A L

O F F I C I A L

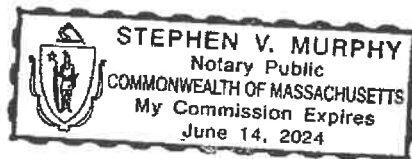
Barnstable, SS

C O P Y

C O P Y December 17, 2021

On this 17 day of December, 2021 before me, the undersigned Notary Public, personally appeared the above named David R. Harsch and proved to me through satisfactory evidence of identification which was his MA Driver's License to be the person whose name is signed on the proceeding document and acknowledged to me that he signed it voluntarily for its stated purpose.

Stephen V. Murphy
Notary Public



**Town of Mashpee
Planning Board**

I hereby attest that Nathan J. Connolly

OWNER OF RECORD

Assess Map 37 Parcel 71, 234 Main Street (Rte. 130), Mashpee, MA 02649

ADDRESS

Is (are) the owner(s) of the above-referenced property.

I hereby further attest that the owner of the above-cited property is not, to the best of my knowledge, in arrears of payment of any local taxes as may be applicable under Section 1 of Chapter 112 of the Mashpee Code.



Treasurer/Collector

1/31/24

Date

February 1, 2024

Mr. Evan Lehrer, Town Planner
Town of Mashpee Planning
16 Great Neck Road North
Mashpee, MA 02649

**RE: Application for Approval Not Required 16 Sunset Strip and 234 Main Street
(Rte. 130), Mashpee, MA**

Dear Mr. Lehrer:

This letter is in regard to the above-referenced application.

Please accept this letter as my written authorization to allow Matthew C. Costa, P.L.S.,
R.S., President, Cape and Islands Engineering, Inc. and/or his Associates to represent this
Approval Not Required Application on our behalf.

If you have any questions, please feel free to contact me at .

Sincerely,



Nathan Connolly (Feb 1, 2024 13:05 EST)

Nathan J. Connolly
3 Sunset Boulevard
East Wareham, MA 02538

Cc: Cape & Islands Engineering, Inc.

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QUITCLAIM DEED

NOT
I, **DEAN F. STANLEY**, a married man, of 359 Cap'n Lijah's Road,
Centerville, MA 02632, for consideration paid in the amount of **THREE HUNDRED
NINETY-THREE THOUSAND AND 00/100 DOLLARS (\$393,000.00)**,
NOT

hereby grant to **NATHAN J. CONNOLLY**, individually, of 3 Sunset Boulevard, E.
Wareham, MA 02538

with **QUITCLAIM COVENANTS**:

The land, together with the buildings thereon, situated in the Town of Mashpee,
County of Barnstable and Commonwealth of Massachusetts. being bounded and
described as follows:

Situated on the Southerly side of the road leading from Cotuit to Snake Pond,
beginning at the Northeast corner of the granted premises at a point twenty-eight
(28) feet Westerly from a lot sold by Flora E. Amos to Emma G. Oakley;

THENCE South 39° West four hundred thirty-six (436) feet to a stake;
THENCE at a right angle Westerly one hundred (100) feet;
THENCE North 39° East four hundred thirty-six (436) feet to the road;
THENCE Easterly by the road one hundred (100) feet to the point of beginning.

Containing one (1) acres, more or less, and being the same land conveyed to
Alexander D. Pocknett by deed of Flora E. Amos dated December 10, 1924,
recorded in the Barnstable County Registry of Deeds in Book 392, Page 463.

The within premises are hereby conveyed subject to two takings for road purposes
by the Commonwealth of Massachusetts, duly recorded in said Registry of Deeds in
Book 595, Pages 408 and 538.

Said premises are conveyed subject to an easement for bike path dated September
4, 1996, duly recorded with said Deeds in Book 10419, Page 170

PROPERTY ADDRESS: 234 Main Street, Mashpee, MA 02649

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-30-2021 @ 12:25pm
CtL#: 584 Doc#: 21802
Fee: \$1,344.06 Cons: \$393,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-30-2021 @ 12:25pm
CtL#: 584 Doc#: 21802
Fee: \$1,202.58 Cons: \$393,000.00

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

This Deed releases any and all homestead rights created either automatically by operation of law or by a written declaration that is recorded. The Grantor waives any and all rights of Homestead in and to the premises conveyed hereby and warrants under the pains and penalties of perjury and represents that there are no other persons entitled to any rights of Homestead under M.G.L.c. 188 because it is not the principal residence of the Grantor or Grantor's spouse in the premises conveyed by this deed.

For grantor's title, see deed dated November 20, 2020 and recorded on December 10, 2020 with the Barnstable Registry of Deeds in Book 33559, Page 284.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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Executed under seal this 18th day of March, 2021.

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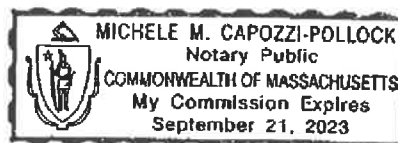
Dean F. Stanley

COMMONWEALTH OF MASSACHUSETTS

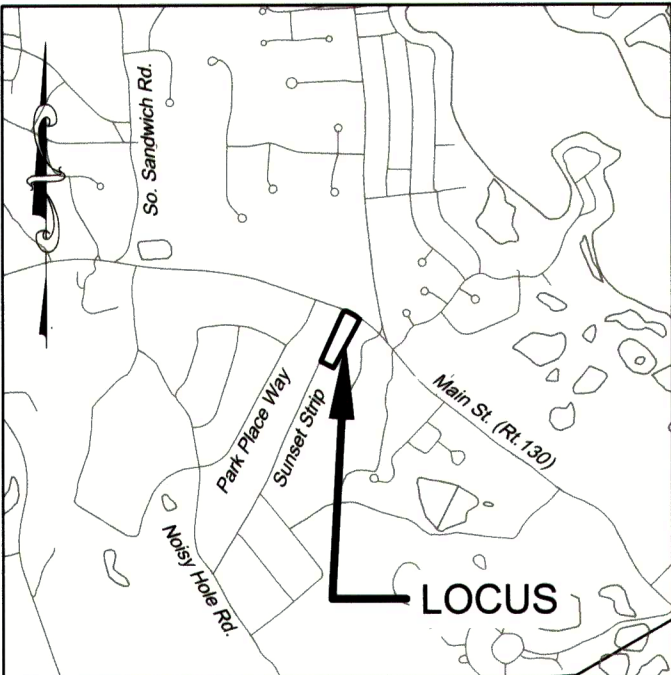
Barnstable, ss.

On this 18th day of March, 2021, before me, the undersigned notary public, personally appeared the above-named, Dean F. Stanley, who proved to me through satisfactory evidence of identification, which was a MA driver's license, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose, by his free act and deed.

Notary Public
My Commission Expires:



JOHN F. MEADE, REGISTER
BARNSTABLE COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY



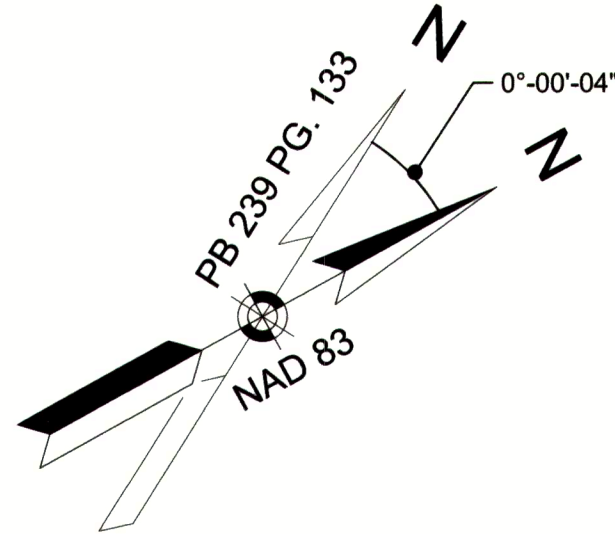
LOCUS MAP NOT TO SCALE

PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED

DATE APPROVED _____ DATE SIGNED _____

MASHPEE PLANNING BOARD

NO DETERMINATION AS TO COMPLIANCE WITH ZONING
REQUIREMENTS HAS BEEN MADE OR INTENDED BY THIS
ENDORSEMENT UNDER MGL CHAPTER 41, SECTION 81L.



I HEREBY CERTIFY THAT THIS PLAN DOES CONFORM WITH THE
REQUIREMENTS FOR RECORDING OF PLANS IN THE REGISTRY
OF DEEDS.

MATTHEW C. COSTA P.L.S. DATE

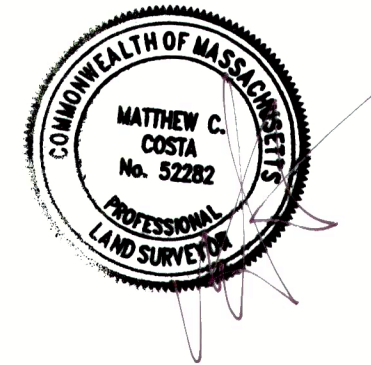
I CERTIFY THAT THIS PLAN AND SURVEY CONFORMS TO THE
ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE
PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF
MASSACHUSETTS.

MATTHEW C. COSTA P.L.S. DATE

FOR REGISTRY USE ONLY

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SWAP TWO EQUAL
PORTIONS OF LAND (7,006 S.F.) BETWEEN 2 ABUTTING
PARCELS AS DESCRIBED IN DEEDS:
DEED BOOK 33956 PAGE 285 (#234 MAIN STREET)
DEED BOOK 34773 PAGE 230 (#16 SUNSET STRIP)
RESULTING IN LOTS 1 & 2 SHOWN HEREON.



ROUTE 130 (MAIN STREET)
(VARIABLE WIDTH - PUBLIC)

NOTICE
THIS PLAN MAY NOT BE ADDED TO, DELETED FROM, OR ALTERED IN ANY WAY BY ANYONE OTHER THAN CAPE &
ISLANDS ENGINEERING, INC.

UNLESS AND UNTIL SUCH TIME AS AN ORIGINAL (RED) STAMP APPEARS ON THIS PLAN NO PERSON OR
PERSONS, MUNICIPAL OR PUBLIC OFFICIAL MAY RELY UPON THE INFORMATION CONTAINED HEREIN; AND THIS
PLAN REMAINS THE PROPERTY OF CAPE AND ISLANDS ENGINEERING, INC.

COPYRIGHT (C) BY CAPE & ISLANDS ENGINEERING, INC. ALL RIGHTS RESERVED

DATE	DESCRIPTION	BY	CHK
------	-------------	----	-----

PREPARED FOR:

DAVID R. HARSCH
16 SUNSET STRIP
MASHPEE, MA 02649

PROJECT:

16 SUNSET STRIP
MASHPEE, MASSACHUSETTS

SHEET NO.: 1 OF 1 DATE: JANUARY 26, 2024

DRAWN BY: JVB CHECKED BY: MC

PREPARED BY:



SUMMERFIELD PARK
800 FALMOUTH ROAD SUITE 301C 508.477.7272 PHONE
MASHPEE, MA 02649 508.477.9072 FAX www.CapeEng.com

DRAWING TITLE:

PLAN OF LAND

ASSESSORS INFORMATION: MAP 37 PARCEL 72-0

SUNSETSTRIP_16_HARSCH_ANR

GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON
THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM,
DATUM: NAD 83, UNITS: U.S. SURVEY FEET.

ZONING DISTRICT: R-5

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF MINIMAL FLOOD HAZARD
ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE
MAP NO. 25001C0539J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.

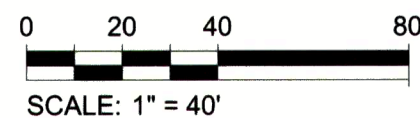
THESE LOTS ARE LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA.
THESE LOTS ARE LOCATED WITHIN A GROUNDWATER PROTECTION DISTRICT
THESE LOTS ARE NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.

DEED REFERENCE: BOOK 34773 PAGE 230 (PARCEL 37-72-0)
BOOK 33956 PAGE 285 (PARCEL 37-71-0)

PLAN REFERENCE: BOOK 239 PAGE 133
LAND COURT CASE 36421

OWNER PARCEL 37-72-0: DAVID R. HARSCH
16 SUNSET STRIP
MASHPEE, MA 02649

OWNER PARCEL 37-71-0: CONNOLLY, NATHAN J
3 SUNSET BOULEVARD
EAST WAREHAM, MA 02538



LEGEND

- CB ----- CONCRETE BOUND
- SB ----- STONE BOUND
- RC ----- ROD CAP
- IP ----- IRON PIPE FOUND

7:10 PHN: 275 QUINAQUISSET AVE



16 Great Neck Road North
Mashpee, Massachusetts 02649

Mashpee Planning Board Public Hearing Notice

Pursuant to Massachusetts General Laws, Chapter 40A Section 11, the Mashpee Planning Board will hold a public hearing on Wednesday, March 1, 2023 at 7:10PM at the Mashpee Town Hall, 16 Great Neck Road North, to consider an application from Southworth Mashpee Properties LLC, property owner, to modify the Willowbend Country Club Special Permit. The applicant proposes to construct a 14-unit single family cottage community immediately contiguous to the Willowbend Golf Course at 275 Quinaquisset Avenue (Map 69 Block 32). The existing single-family dwelling is proposed for demolition. With these changes the total unit count for the Willowbend project would be increased to 287 if the Board authorizes the annexation of 275 Quinaquisset into the Willowbend Special Permit as allowed. 287 dwelling units is the maximum number of dwelling units authorized under the Special Permit. All units will be connected to and served by the existing privately owned wastewater treatment plant which serves the entire Willowbend project.

Submitted by:

Mary E. Waygan
Mashpee Planning Board

Publication dates: Friday, February 10, 2023
Friday, February 17, 2023

Southworth

February 20, 2024

Mashpee Planning Board
Mashpee Town Hall
16 Great Neck Road
Mashpee, MA 02649

Attn: Evan Lehrer, Town Planner

Re: Southworth Mashpee Properties –Cranberry Point

Dear Members of the Planning Board:

In connection with our pending application for a modification to the Willowbend Special Permit to add the proposed twelve-unit Cranberry Point neighborhood to the project Southworth Mashpee Properties LLC is proposing to incorporate the following mitigation commitments as part of the project. Southworth will agree to have these commitments included as legal conditions to any approval of the Project. A revised conceptual site plan, dated February 16, 2024 and reflecting certain of the new mitigation proposals (the "February 2024 Conceptual Site Plan"), has been submitted under separate cover by Baxter Nye Engineering & Survey, Inc.

1. **95% Reduction of Vegetated Wetland Impact.** Southworth has further reduced the wetland impacts of the project by: (i) eliminating the village green impacting the wetlands on the east side of the project; and (ii) adjusting the orientation of Units 9-12 to remove any wetland impact. With these adjustments, the total amount of wetland fill proposed as part of the project has been drastically reduced from 43,108 s.f. at the time of the original application to 937 s.f. as reflected on the February 2024 Conceptual Site Plan.
2. **160% Increase in the Amount of Active Bog Restoration.** Notwithstanding that the current plan eliminates virtually all wetland fill for which mitigation was required, Southworth has retained all of the previously proposed 2.03 acres of bog restoration work, and has agreed to undertake an additional 3.3 acres of bog restoration, bringing the total amount of restoration to over 5.3 acres as reflected on the February 2024 Conceptual Site Plan. This represents over a 160 percent increase in the total amount of bog restoration work. With this additional mitigation, all of the active bogs abutting Quaker Run channel south of Quinaquisset Ave. will be restored to a natural riverine system. As detailed in the current filings being peer reviewed for the Town by LEC consultants, the restoration work will involve the immediate cessation of all current active cranberry cultivation in these areas, the excavation of existing agriculturally impacted soils and vegetation, the restoration and realignment of the historical channel of Quaker Run, and the re-planting of native riverfront vegetation along the channel. The work would be commenced prior to issuance of the first building permit at Cranberry Point and the cost of completion as agreed to with LEC (estimated to be approximately (\$750,000.00) would be bonded at the time of issuance of the first building permit. The bog restoration work remains subject to final review and approval of an Order of Conditions for Cranberry Point by the Mashpee Conservation Commission.

3. **Affordable Housing Contribution.** As a condition of approval of Cranberry Point, Southworth will also agree to make a cash contribution of \$2,500 per bedroom for each of the 36 bedrooms being proposed as part of the Cranberry Point project, for a total contribution of \$90,000.00. In consideration of that contribution, Southworth is requesting that the Planning Board eliminate the condition from the 1991 modification which limits the total bedroom count to 853 bedrooms. The payment would be made either to a Town of Mashpee affordable housing fund, or to an affordable housing organization working in Mashpee. The payment would be made in two installments, with half of the total due prior to issuance of the first building permit for Cranberry Point and the second half due prior to issuance of the first certificate of occupancy for a completed unit in the project.

During its thirty-five-year history, Willowbend has always strived to be a good neighbor and strong supporter of the Town of Mashpee. Over the years, the Club and its members have made transformational gifts to the Town through support of the Boys and Girls Club, the Willowbend Children's Charity, the Willowbend Gives program, and the transferring of the 40-acre Meetinghouse Road parcel to the Tribe. The Club and its residents contribute in excess of \$3,100,000 in annual tax revenue to the Town's budget with minimal demands on town services; and Cranberry Point, if approved, will contribute an additional estimated \$125,000 annually in real estate taxes, approximately four times what the parcel would generate if developed under today's as-of-right zoning. In return, the Town and its various boards have historically supported the buildout of the project. I believe Cranberry Point can add to that legacy of mutual support and benefit. The total estimated cost of the mitigation efforts which I am committing to as part of Cranberry Point will approach \$900,000 and will provide immediate and permanent improvements to some of the Town's most pressing issues, including water quality, affordable housing and tax revenues.

I firmly believe that development of this parcel as the final neighborhood of Willowbend connected to the existing wastewater plant can be a "win-win" for the Town and our company. The only other available use of the property is the as-of-right development for three single family homes by a third-party builder, who is very unlikely to offer this level of mitigation effort. I believe we would all be missing a great opportunity if that is where things end up. As long-term neighbors and investors in Mashpee, we are excited to be able to offer these benefits to our home and the larger Mashpee community.

I look forward to continuing to work with the Planning Board to see if we can bridge any remaining issues.

Sincerely yours,



Thomas Southworth, President


Cc: Troy Miller
Matt Eddy
Donald Pinto, Esq.

Fw: Cranberry Pointe - Revised Layout for Planning Board hearing

Evan Lehrer <ELehrer@mashpeema.gov>

Tue 2/20/2024 8:56 AM

To: Karyn Leslie <kleslie@mashpeema.gov>

 3 attachments (5 MB)

2014-009 QUIN DM Master C3.0 2024-02-16 stamped.pdf; 2014-009 QUIN MP Master C6.0 2024-02-16 stamped.pdf; 2014-009 QUIN MP Master C6.1 2024-02-16.pdf;

Evan Lehrer, MPA*Town Planner*

Town of Mashpee


16 Great Neck Road North

Mashpee, MA 02649

elehrer@mashpeema.gov

(508) 539-1400 x 8521

From: Matthew Eddy <meddy@baxter-nye.com>**Sent:** Monday, February 19, 2024 5:18 PM**To:** Evan Lehrer <ELehrer@mashpeema.gov>; epesce@comcast.net <epesce@comcast.net>**Cc:** Jack McElhinney (jmcclhin@aol.com) <jmcclhin@aol.com>**Subject:** Cranberry Pointe - Revised Layout for Planning Board hearing

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

Hi Evan,

Attached are three updated site plans for the Planning Board meeting this Wednesday: the Master Layout and two Master mitigation plans.

1. We have adjusted and removed the units from the BVW. The only BVW impact is for the SWM for Quinaquisset road. This is allowing us to intercept/provide pre-treatment for existing Quinaquisset Road which has been noted the Town would like us to keep (which provides a benefit).
2. There is a small impact of IVW which remains.
3. We have eliminated the Village Green from the project.
4. We have increased the amount of Bog restoration being provided to include the bogs to the south of the project.

The Final wetland impact is 937 sf.

Bog restoration provided as mitigation is 5.32 ac.

Please confirm receipt and let us know if you need anything else for Wednesday's hearing.

Thanks

Matt

Matthew Eddy, P.E.
President

BAXTER NYE ENGINEERING & SURVEYING

1597 Falmouth Rd. (Rt. 28) – Suite 1, Centerville, MA 02632

Ph: 508-771-7502 x17 ▪ Fax: 508-771-7622 ▪ email: meddy@baxter-nye.com ▪ www.baxter-nye.com



Please consider the environment before printing this e-mail

"It is human nature always to find fresh cause for optimism" (proverb)



Willowbend - 275 Quinquisset Ave, Mashpee, MA
Job # 2014-009
BASED ON EXISTING WETLAND DELINEATION

By: ZDP
Chd: MWE
Date: 2/15/2024

WETLAND MITIGATION CALCULATIONS

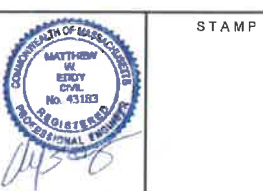
Buffer Impact Area (SF)	Mitigation Multiple	Required Buffer Mitigation Area	Wetland Restoration Required (Ac)
(0-50) NR	16,396	2.9	47,822
(0-50) R	7,428	3.3	24,347
(50-100)	21,752	1.0	21,752
(100-200) R	80,345		
Total Mitigation for Buffer Impact			2.16
Upland Buffer Mitigation Provided on Existing Bog Road			0.11
Net Mitigation required for Buffer Impact			2.05
Wetland Impact Area (SF)		Required Wetland Replication Area	Ac
Bordering Vegetated Wetland	191		
Isolated Vegetated Wetland	746		
Total Mitigation for Wetland Impact	937	1,874	0.04
TOTAL MITIGATION REQUIRED			0.55
Mitigation Provided			Wetland Restoration Provided
Bog Area			Ac
Bog Number			
1+2	88,348		2.03
3	21,452		0.49
4+5	122,092		2.80
TOTAL WETLAND RESTORATION MITIGATION PROVIDED			5.32

BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

1597 Falmouth Road
Centerville, MA 02632

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



STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
Southworth Mashpee Properties, LLC
130 Willowbend Drive
Mashpee, MA 02649

PROJECT TITLE
Cranberry Point
275 Quinquisset Avenue
Mashpee, MA 02649

DATE	DESCRIPTION
12/15/2024	PLANNING BOARD UPDATE
10/13/2023	REVISE GRADING/STORMWATER MGMT
5/23/2023	CONSERVATION UPDATE
5/1/2023	CONSERVATION UPDATE
4/28/2023	PER PLANNING BOARD COMMENTS
5/24/2022	PER PLANNING BOARD COMMENTS

SHEET TITLE

Master Mitigation Plan

SHEET NO
C6.0

DATE: JANUARY 16, 2023

SCALE IN FEET
SCALE: 1"=40'

DRAWN BY: ZDP
CHECKED BY: MWE

JOB NO: 2014-009
FILE: 2014-009Q:\MMP\MASTER

FOR PERMIT ONLY - NOT FOR CONSTRUCTION



NOTES:

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

ZONING TABLE

ZONING DISTRICT(S): R3*		
OVERLAY DISTRICTS: NONE		
ALLOWED USE: SINGLE FAMILY RES.		
EXIST USE: SINGLE-FAMILY RES.		
PROPOSED USE:		
12 DETACHED SINGLE FAM. RESIDENTIAL UNITS		
TYPICAL UNIT FOOTPRINT:		
BUILDING = 1,802 SF		
REAR DECK = 309 SF		
FREE STANDING GARAGE = 288 SF		
TOTAL FOOTPRINT/UNIT = 2,407 SF		
EXIST BLDGS FOOTPRINT=3,873 SF		
EXIST BUILDING TO BE DEMOLISHED		
PROP TOTAL SITE BLDG FOOTPRINT = 28,884 SF		
TOTAL PARCEL AREA: 220,650 SF TOTAL (UPLAND-152,288 SF; WETLAND-68,362 SF)		
LOT AREA:		
REQUIRED/ALLOWED		
40,000 SF (UPLAND) 152,288 SF		
FRONTAGE:		
150 FT 658 FT		
BUILDING SETBACKS*		
FRONT SETBACK		
15 FT 57 FT		
SIDE SETBACK		
15 FT N/A INTERIOR LOT LINE		
REAR SETBACK		
10 FT N/A		
PARKING SETBACK TO ADJUTER LOTS		
2.5 STORIES / 35 FT 2 STORIES/30.7 FT		
MAX. BLDG. HEIGHT (STORIES):		
20% N/A PER WILLOWBEND SPECIAL PERMIT (19.0%)		
MAX. LAWN AREA		
-ASSUMES 2,000 SF LAWN PER UNIT		
-ASSUMES 20,040 SF VILLAGE GREEN		
(TOTAL LAWN AREA/TOTAL LOT AREA)		
35% (77,228 SF) 20.0% (44,040 SF)		
PARKING TABLE		
SINGLE FAMILY = 2 PER UNIT x 12 UNITS		
(1 GARAGE AND 1 DRIVEWAY SPACE)		
PARKING STALL SIZE - 90'		
DESIGN VEHICLE		
19.33 x 9' 19.33 x 9'		
AERIAL LADDER		
*PROPOSED BUILDING REQUIREMENTS TO BE PER WILLOWBEND SPECIAL PERMIT MODIFICATION		

SIGN SUMMARY

U.T.C.D. NUMBER	SPECIFICATION	TEXT/ GRAPHIC	QUAN.
FIRE LANE SIGN ("F.L.S.")	12" 18"	NO PARKING FIRE LANE	3
R1-1	24" 24"	NO PARKING	1
W11-2	24" 24"	NO PARKING	2
W16-9P	24" 18"	AHEAD	2
W11A-2	24" 24"	NO PARKING	2

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

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

* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED

BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

1597 Falmouth Road
Centerville, MA 02632

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



STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
Southworth Mashpee Properties, LLC
130 Willowbend Drive
Mashpee, MA 02649

PROJECT TITLE
Cranberry Point
275 Quinquisset Avenue
Mashpee, MA 02649

Master Layout Plan

SHEET NO
C3.0

DATE: JANUARY 16, 2023

30 0 30 60

SCALE IN FEET

SCALE: 1"=30'

DRAWN BY: JKL CHECKED BY: MNE

JOB NO: 2014-009 FILE: 2014-009LAYOUT.MXD

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

1597 Falmouth Rd., Suite 1, Centerville, MA

Tel: (508) 771-7502 Fax: (508) 771-7622

BOG RESTORATION PERFORMED **WILLOWBEND – GOLF HOLE BOG #7**



BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

TYPICAL REPRESENTATIVE EXAMPLE OF A BOG RESTORATION **“BEFORE” AND “AFTER” PICTURES OF RESTORATION** **(Tidmarsh Farms)**



Photo Credits: Before Glorianna Davenport After Alex Hackman, MA DER



Photo Credits: Before Glorianna Davenport After Alex Hackman, MA DER

UNDISTURBED END OF QUAKER RUN

“THE GOAL IS TO RESTORE THIS SYSTEM TO ITS NATURAL STATE”




NEW BUSINESS

Fw: National Wildlife Refuge Trail Improvement

Evan Lehrer <ELehrer@mashpeema.gov>

Wed 2/7/2024 10:49 AM

To: Karyn Leslie <kleslie@mashpeema.gov>

 2 attachments (4 MB)

National Wildlife Refuge Trail Improvement Proposal.pptx; Proposed Improvements.jpg;

FYI for either the 2/21 or 3/6 agenda

Evan Lehrer, MPA*Town Planner*

Town of Mashpee


16 Great Neck Road North

Mashpee, MA 02649

elehrer@mashpeema.gov

(508) 539-1400 x 8521

From: Colton Atkinson <coltoneatkinson@gmail.com>**Sent:** Tuesday, February 6, 2024 6:02 PM**To:** Evan Lehrer <ELehrer@mashpeema.gov>**Subject:** National Wildlife Refuge Trail ImprovementYou don't often get email from coltoneatkinson@gmail.com. [Learn why this is important](#)

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

Good evening Chairwoman Faulkner and members of the Planning Board,

I will unfortunately not be available for your meetings through May, but wanted to bring your attention to and solicit your feedback on a project I intend to propose to the CPC at their next submittal period.

The project is essentially to develop Shared Use Paths throughout the Mashpee National Wildlife Refuge to improve accessibility and boost usage. I call it a Shared Use Path, but I do not intend for it to meet the MassDOT definition of that which requires a 10' wide path. It would consist of trail improvements to approximately 10 miles of trail to create hard surface, porous trailways to form a network of trails usable by bicycles, strollers, wheelchairs, etc.

I have discussed this project with the Friends of the Mashpee National Wildlife Refuge and received a generally favorable response, with most members commenting how it would be nice to have

something similar to the Shining Sea Pathway locally in Mashpee, which they felt this project could amount to.

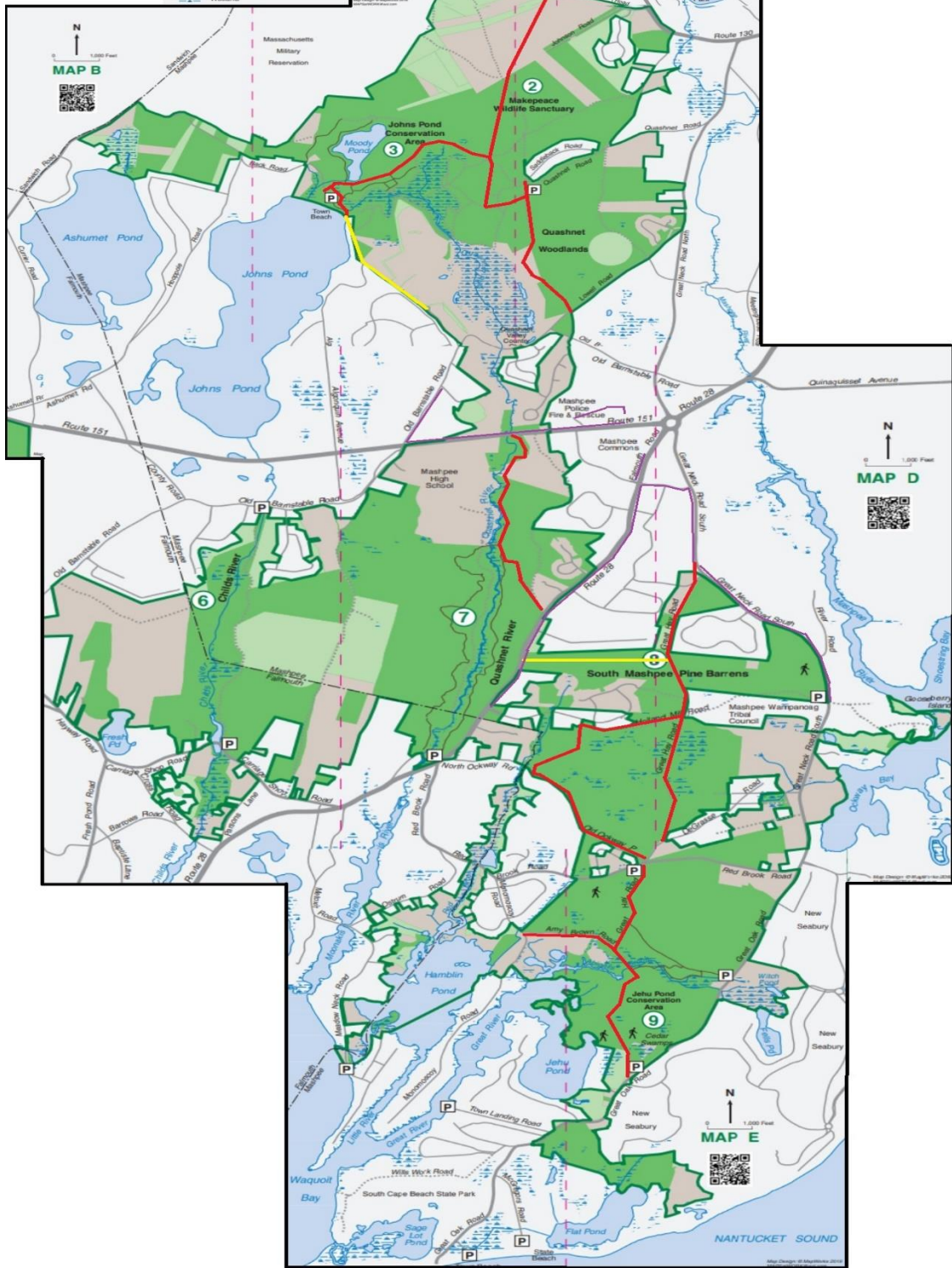
A PowerPoint Presentation is attached which runs through the proposed trails for improvement and gives the rationale and the focus of the improvements. The full map with marked proposed trails is also attached as a PDF.

Any feedback or questions you may have about the project would be greatly appreciated. You can either reply to this email or provide verbal comment in the form of a discussion which I can respond to by email.

Thank you for your time!
Colton Atkinson
112 Algonquin Ave

Trail Map Legend

- Proposed Trail for improvement
- Proposed Trail for improvement (new trail or outside MNWR)
- Relevant existing sidewalk
- MNWR Boundary
- Protected Land - open for public access
- Town, State, Federal, or Nonprofit Land - with variable public access
- Please follow security regulations
- Other Land - no public access
- Please respect private property
- Walking Area (trails not mapped)
- Trail
- Dirt Road
- Paved Road
- Town Boundary
- P Parking Area
- Open Water
- Wetland



National Wildlife Refuge Trail Improvement Proposal

— Seeking CPC Funds —

Overall Purpose and Intent

This project is to lay the groundwork for future trail improvements to:

1. Improve trail access
2. Create a trail network throughout the refuge

The benefits of future trail improvement would be:

1. An increase in recreational activity opportunity in Mashpee
2. Greater usage and appreciation for our natural beauty

This would be accomplished by identifying and evaluating path networks to improve with porous, hard



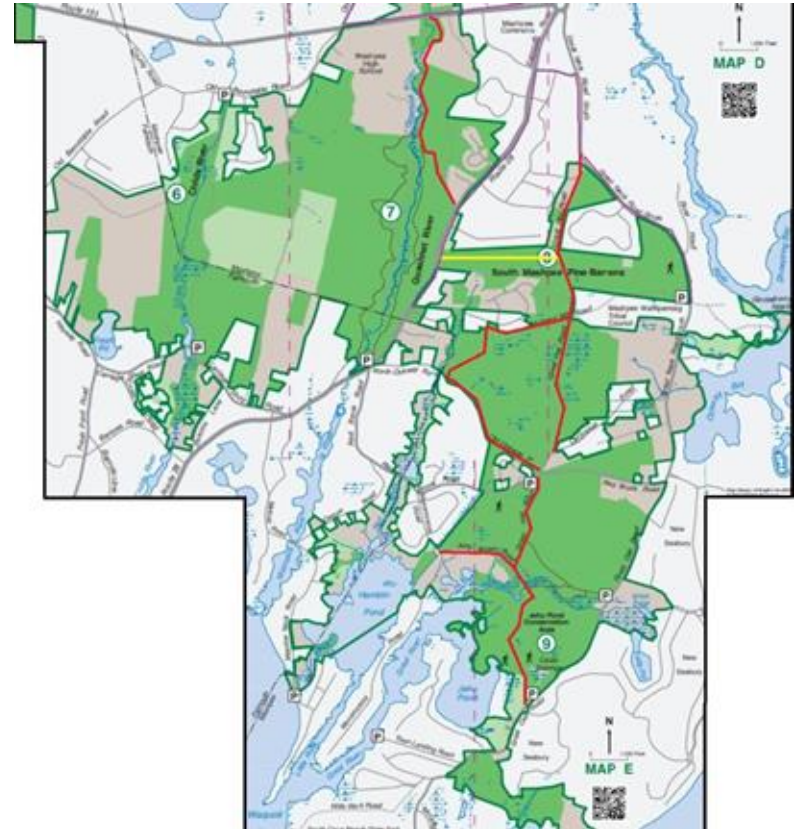
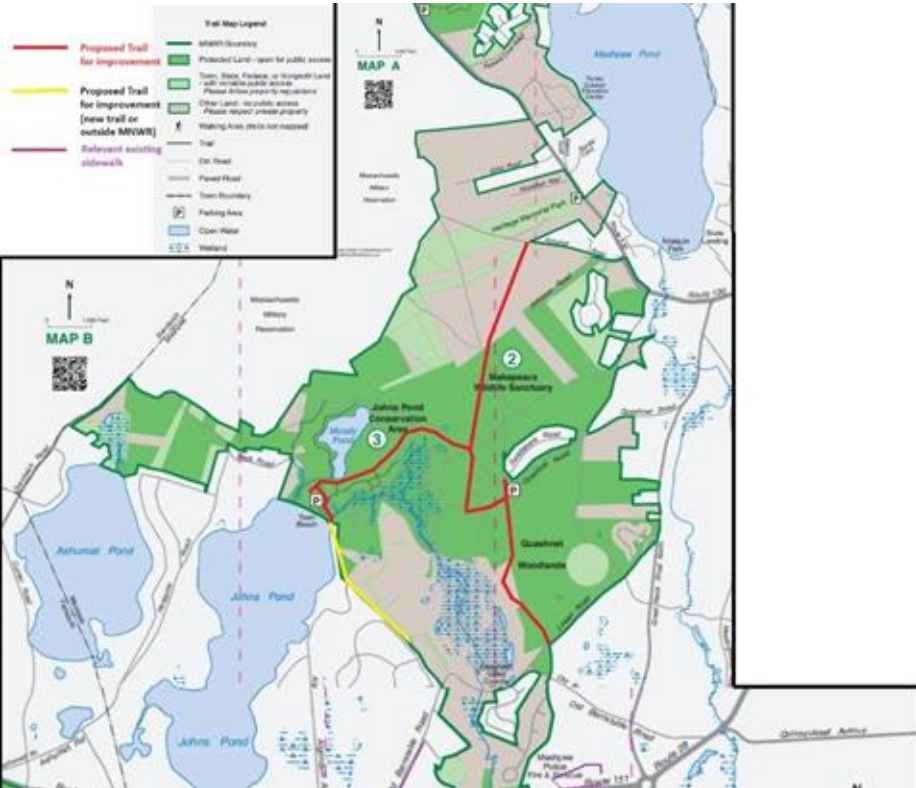
Town Support

The goals of this project will have broad public support from the town.

Based on the LCP Survey results (view at planmashpee.com):

1. 84% of residents were drawn to Mashpee for it's natural beauty and tranquility
2. Only 33% of residents think our town meets our bike trail needs
3. 81%+ consider bike paths and walking paths very or somewhat important to Mashpee
4. 67% support an update to the town's bicycle and pedestrian plan to map out further connections and projects

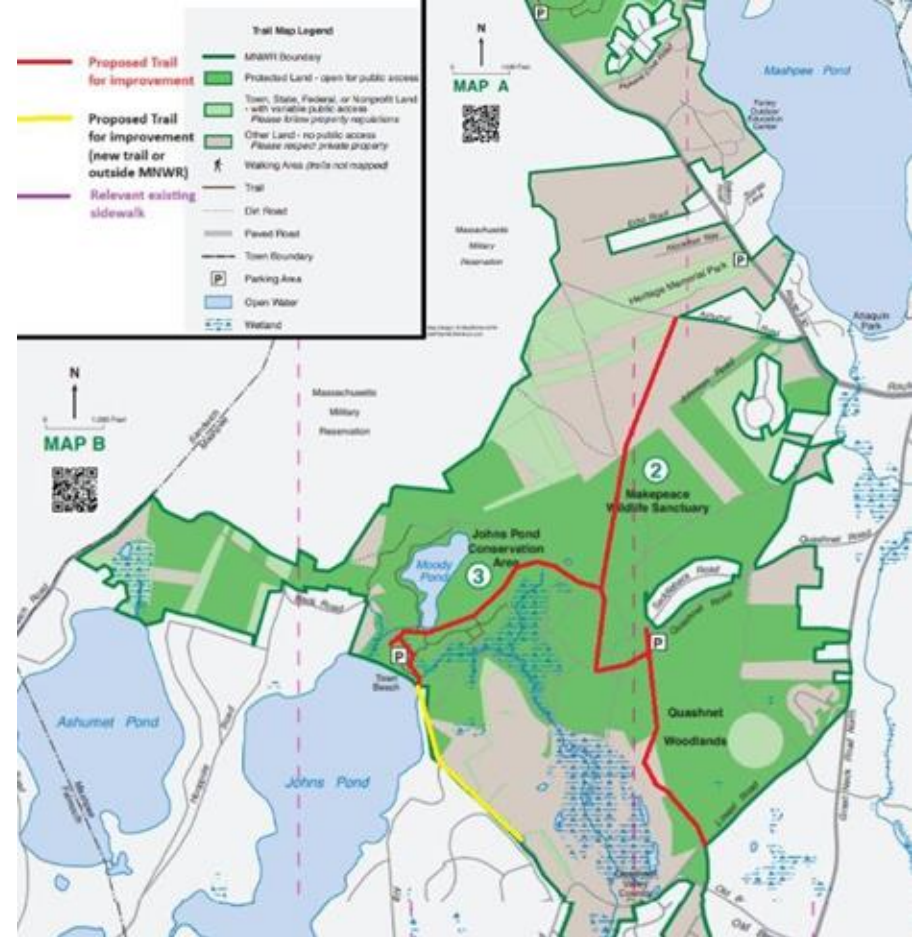
Pathway Proposal for Feasibility Study (Overview)



Northern Section

This section of trail improvements focuses on the following goals:

1. Connect communities to the trails
2. Connect trails to recreation areas
3. Create a trail that runs through the wildlife refuge and intersects with existing hiking trails



Northern Section

1. Connect communities to the trails

- a. The John's Pond residents and adjacent residents south of Route 151 would gain access through the tie-in at the end of Shorewood Dr and the John's Pond Park
- b. Residents near Mashpee Pond would have access via Ashumet Road
- c. Quashnet Valley and Southport residents would have access at the Old Barnstable tie, the Payamps Road tie, and the Quashnet Road tie

2. Connect trails to recreation areas

- a. Heritage Park and John's Pond Park would be directly tied in

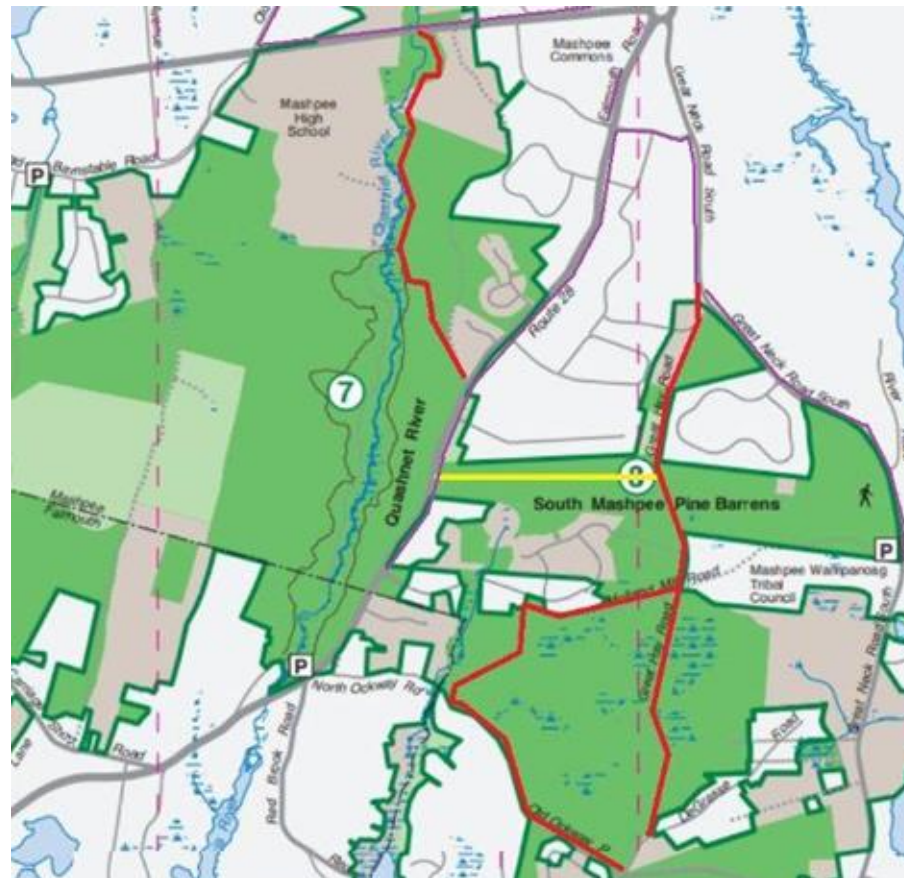
3. Create a trail that runs through the wildlife refuge and intersects with existing hiking trails

- a. Moody's Pond would be adjacent and several trail offshoots would intersect for mountain biking or hiking

Town Centre Section

This section of trail improvements focuses on the following goals:

1. Connect communities to the trails
2. Create a starting point near town center
3. Connect trails through the wildlife refuge



Town Centre Section

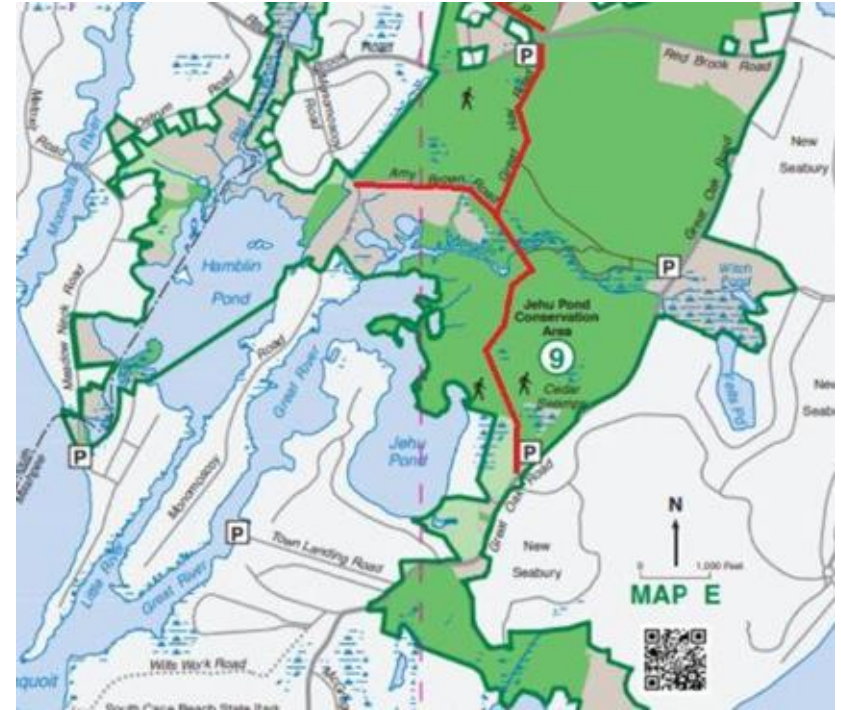
1. Connect communities to the trails
 - a. Residents along Route 28 connect to the ties and through backtrails
 - b. Great Neck South road residents connect with the tie at Great Hay Road @Mercantile Way
 - c. The region near Seabrook and Polaris Dr would have ties with connections to the Old Ockway Road/Holland Road trail improvement
2. Create a starting point near Points of Interest
 - a. Entrance created along Route 151 near middle high school and Mashpee Commons
 - b. Multi-directional entrance near site of proposed visitor center on Route 28
 - c. Second entry point slightly south of Mashpee Commons
3. Connect trails through the wildlife refuge
 - a. Develops new connection between trails on either side of Route 28

Southern Section

This section of trail improvements focuses on the following goals:

1. Connect communities to the trails
2. Create a trail that runs through the wildlife refuge

Ideally, the town would subsequently create a sidewalk along Red Brook Road to further connect communities to the trails.



Southern Section

1. Connect communities to the trails
 - a. New Seabury would connect at the southernmost entrance
 - b. Monomoscoy Island and Seabrook would have a connection at Amy Brown Road
 - c. Ideally, Popponesset would get a connection via sidewalk along Red Brook Road
2. Create a trail that runs through the wildlife refuge
 - a. Finishes trail improvements to the southernmost portion of the wildlife refuge

As a bonus, the southern entrance would be 1.3 miles from the town beach which would create the opportunity for a Shared Use Path which would connect all communities along the paths to all of our recreational areas

In Conclusion

Improved trail access would enable the recreational activity regularly seen at the Rail Trail, Shining Sea Pathway, and Cape Cod Canal Trail locally in Mashpee

The expansive nature of the wildlife refuge creates the opportunity to connect our town's recreational areas to allow people to cycle or walk to other recreational activities.

Overall, if the feasibility study shows favorable results for the project, Mashpee could see a considerable increase in use of the wildlife refuge.

DRAFT

Report of the Planning Board

To the Honorable Select Board and Citizens of the Town of Mashpee:

The Planning Board is responsible for promoting the health, safety, convenience, and welfare of the inhabitants of Mashpee, and for the oversight and coordination of the long-term planning and land use of the Town. In 2023 the Planning Board met 24 times to discuss and act upon various Special Permits, Special Permit Modifications, Approval of Performance Guarantees, Release of Covenants, Definitive Subdivision Plans, and Approval Not Required (ANR) Plans. The Board continued to refine the draft elements and implementation table of the updated Local Comprehensive Plan. The Board hopes to present a draft for Town Meeting consideration in October 2024. In addition to the Local Comprehensive Plan, the Planning Board assisted the Affordable Housing Committee with the update to the Housing Production Plan alongside the Select Board. This process was supported with funding by the Community Preservation Committee and District Local Technical Assistance Funds (DLTA) administered by the Cape Cod Commission. The Housing Production Plan (HPP) was submitted to the Executive Office of Housing and Livable Communities (EOHLC) in spring 2024 subsequent to Planning Board and Select Board adoption.

There was little action by the Planning Board this year on applications for special permits or applications to subdivide property. The Board reviewed two subdivision applications both of which were eventually withdrawn without prejudice. Additionally, the Board has been reviewing an application to modify Willowbend's special permit to construct 12 units of housing on 5 acres along the Quaker Run at 275 Quinaquisset Avenue. As of the date of this Report, no decision has been made on this application as the Board evaluates the impacts of Willowbend currently exceeding the 853 bedroom maximum within the project area. An application for a new cell phone tower was submitted to the Planning Board which was subsequently referred to the Cape Cod Commission for review as a Development of Regional Impact (DRI). This application was withdrawn also but the Board expects this application to be refiled. Lastly, the Board successfully worked through some construction issues at the subdivision referred to as Ockway Highlands with its developer which resulted in the eventual modification of the special permit eliminating a required sidewalk in the project.

The Planning Board also submitted articles for review and consideration by the Town at the October 2023 Town Meeting that made modest modifications to the accessory apartment zoning bylaw as well as to the Floodplain Zone Overlay. Property owners may now occupy an accessory apartment and rent out their principal dwelling to tenants. Also, the dimensional requirements for accessory apartments were altered to be a defined range of 350 s.f. to a maximum of 900 s.f. In the Floodplain Zone Overlay, properties may no longer utilize fill to raise the first floor of their home to above the base flood elevation and must rely on more flood safe and environmentally sensitive construction methods such as solid wall foundations with flood vents or elevated on

pilings. Additionally, Town Meeting approved of the Planning Board's article that created a Tree Preservation Bylaw. This bylaw was approved by the attorney general in January 2024 and is now enforceable.

The Planning Board welcomed Dale Oakley, Jr. to the Board this year, and thanks Mr. John Fulone for his three years of service to the community. The Planning Board's current members are Karen D. Faulkner, Chair, Mary E. Waygan, Vice-Chair; Michael Richardson, Clerk; Dennis Balzarini; Dale Oakley, Jr.; and Robert Hansen, Associate Member. The Board would like to acknowledge and thank Community Development Director/Town Planner, Evan Lehrer; Administrative Assistant, Karyn Leslie; Consulting Engineer, Edward Pesce; and Board Secretary, Christine MacDonald for their invaluable support of the Board's work.

Lastly, we acknowledge the Mashpee residents who took the time to comment on matters before the Board. Your input is crucial and always welcome. Unless otherwise posted, the Planning Board conducts public meetings on the first and third Wednesdays of each month at 7:00 p.m. at the Mashpee Town Hall. Planning Board meetings are broadcast live on Local Channel 8 and streamed live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-8>. Public information is always available on the Planning Board page of the Town's website at www.mashpeema.gov.

Respectfully submitted,

Karen D. Faulkner, Chair

OLD BUSINESS

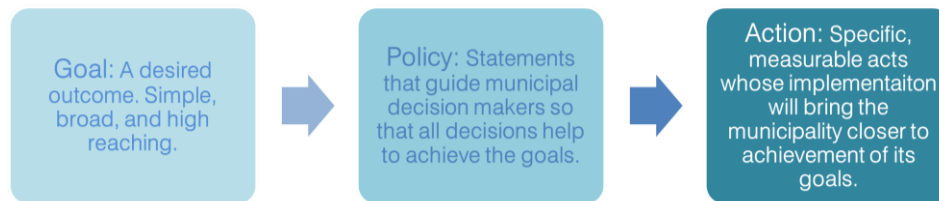
11.0 IMPLEMENTATION PLAN AND ADAPTIVE MANAGEMENT

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.



AHC	Affordable Housing Committee	HR	Human Resources
BD	Building Department	HS	Human Services
BH	Board of Health	IDC	Inclusion and Diversity Committee
BLRC	By-Law Review Committee	IT	Information Technology
BOS	Board of Selectmen	L	Library
CA	Council on Aging	MassDOT	Massachusetts Department of Transportation
CC	Cemetery Commission	MWTC	Mashpee Wampanoag Tribal Council
CCRTA	Cape Cod Regional Transit Authority	PB	Planning Board
CHC	Chamber of Commerce	PD	Planning Department
ConC	Conservation Commission	PLD	Police Department
CPC	Community Preservation Committee	RD	Recreation Department
DNR	Department of Natural Resources	SC	Sewer Commission
DPW	Department of Public Works	SD	School Department
EDIC	Economic Development and Industrial Corporation	SEC	Special Events Committee
EOC	Environmental Oversight Committee	SHC	Shellfish Committee
ER	Energy Review	TM	Town Manager
FD	Fire Department	TTC	Treasurer-Tax Collector
HA	Housing Authority	WC	Waterways Commission
HAC	Housing Assistance Corporation Cape Cod	ZB	Zoning Board of Appeals
HC	Historical Commission		
HM	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								
Goal H-1: Ensure that current and future Mashpee residents <u>and its workforce</u> have access to safe, decent, affordable and diverse types of housing options.								
Goal H-2: 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.								
Goal H-3: Ensure fair and equal opportunity in housing.								
Goal H-4: Create affordable housing to meet the state's 10% mandate.								
Goal H-5: Ensure the creation of housing which maintains, and is consistent with, Mashpee's small town character.								Formatted: Font: Not Bold, Font color: Text 1
Policies								
Policy H-1: Prioritize <u>Promote</u> redevelopment of single-use, auto-centric commercial strip development <u>and underutilized properties</u> into compact, walkable, and pedestrian-friendly mixed-use neighborhoods that provide a variety of housing types.								
Policy H-2: Maximize the Town's potential to provide Subsidized Housing Inventory (SHI) eligible deed restricted affordable units by using Town owned property.								
Policy H-3: Expand the diversity of housing types to provide all residents with appropriate shelter.								
Policy H-4: Increase the Town's financial and staff capacity to create affordable housing. Diligently and efficiently monitor and enforce inclusionary zoning requirements and provide professional oversight for any locally run housing programs and nurture relationships with community housing partners.								
Policy H-5: Incentivize the production of Accessory Dwelling Units (ADUs).								
Policy H-6: Implement sustainable building practices for all new construction and redevelopment.								
Policy H-7: Minimize housing vulnerabilities to climate change and natural disasters.								
Policy H-8: Preserve existing year-round housing stock for year-round use.								
Policy H-9: Create workforce housing <u>to support Mashpee-based businesses.</u>								
Policy H-10: Prevent evictions, relocation and loss of housing with housing services.								
Policy H-11: Minimize or mitigate the impacts of seasonal housing and short-term rentals on the local housing Market.								Commented [EL1]: I Think this should stay as presented and that actions should be specific to SPECIFIC housing services maintained, enhanced, or newly provided.
Policy H-12: Regularly audit Mashpee's zoning bylaw to ensure that land use regulation's aren't in conflict with and/or appropriately incentivizing the patterns of development/redevelopment that are <u>is</u> desired by the community.								
Policy H-13: 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.								
Policy H-14: Work to resolve the inherent conflict between Mashpee's housing supply needs and the degradation of groundwater, drinking water, and open waters.								Formatted: Font: Not Bold
Policy H-15: Prioritize the creation of year-round housing as opposed to housing that is seasonal or transient in nature.								Formatted: Left
Actions						Timeframe	Responsibility	
H-1. 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 <u>or properties.</u>						S	PD AHC PB BOS	\$
H-2. Procure a consultant to assist with community engagement and facilitation of design charrettes to						M	PD PB BOS	

Commented [EL2]: PB asked to include (architectural and site design standards) which this action really doesn't pertain too and would be duplicative of Action H-2.

Housing								
support the development of a Form Based Code architectural and site design standards.								
H-3. Explore and potentially develop, adopt, and implement a form-based code town-wide or in the form of an overlay district <u>to achieve the development patterns desired by the community for infill development and redevelopment of underutilized commercial properties (greyfields)-</u>						M	PD PB SB	\$
H-4. Develop and adopt an Affordable Housing Inclusionary Zoning Bylaw that requires a minimum contribution of SHI eligible affordable units in exchange for density bonuses.						S	PD PB AHC BOS	\$
H-5. 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 it's desirable and discouraging it where it's unsustainable.						M	PD PB SB	\$
H-6. 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	\$
H-7. 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	\$\$
H-8. Implement the <u>strategies defined in the</u> Housing Production Plan update.						O	AHC PD PB BOS	\$
H-9. <u>Implement mechanisms to create. Prioritize options for</u> year-round rental housing <u>such as financial assistance or donation of town-owned land.</u>						O	PD PB BOS AHC	\$


















Housing								
H-10. Develop incentives to encourage developers to build affordable senior housing.						S	AHC CA PB BOS	\$\$\$
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 to implement the Housing Production Plan.						S	TM BOS PD	\$\$
H-12. Conduct bi-annual regular 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/Accessory Apartments.						O	PB BD HAC	\$
H-13. Assess ways for the private sector to contribute to the Town's inventory of Affordable Accessory Dwelling Units (ADUs).						O	PD PB	\$
H-14. Establish a revolving loan fund to provide small forgivable loans to property owners to construct an ADUs to be used for worker housing or year-round housing, 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 and other sensitive resource areas that are in-line with the Town's wastewater and stormwater management plans and activities.-						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							HA CA HS	\$






Housing								
Cod Commission Require larger housing developments provide proffers, such as open space, to maintain small town character/								
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 <u>citizens of the Mashpee Wampanoag Tribe.</u>							MWTC HA TC	\$
H-19. 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.								
H-20. Identify mechanisms to create housing serving Mashpee's workforce or linked to Mashpee-based businesses.								
H-21. Clearly define all housing terms such as affordable housing, missing middle housing, infill development, workforce housing etc.								
H-22. Re-establish housing services such as financial assistance with rent/utilities/mortgage arrears and first/last months payment for rental units and other mechanisms to prevent homelessness.								
H-23. Evaluate engineering best practices pertaining to Low Impact Development strategies and other nutrient removing								








Commented [EL3]: These have a negative impact on housing affordability. Question next time.





Housing									
	stormwater management mechanisms.								
H-24.	Monitor the production of ADUs under current zoning to see if units are addressing the needs for year-round and seasonal workforce housing.								
H-25.	Mirror HPP OSID Strategy								
H-26.	Develop Affordable Housing Standards for Chapter 40B developments that are friendly and approved via the State's Local Initiative Program (LIP)								
H-27.	Provide financial and technical assistance to developers of affordable year-round housing.								
H-28.	Identify Town-owned land, or acquire land, which is suitable for development of SHI eligible affordable housing units.								
H-29	Evaluate and implement zoning strategies for Short-term rentals to minimize their impact on year-round housing stock								

Economic Development	
Goals, Policies, & Actions	
Goals	
Goal ED-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.
Goal ED-2:	Bolster support for local businesses, local agriculture, and the "blue economy."
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).
Goal ED-4:	Meet or exceed the best available technological resources/infrastructure to ensure Mashpee is economically competitive in the region and state.
Policies	
Policy ED-1:	Provide financial and policy-based support for local fishers and businesses.






Economic Development								
Policy ED-2: Minimize homelessness and the proportion of Mashpee residents living below the poverty line.								
Policy ED-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.								
Policy ED-4: Prioritize economic development which create jobs with a liveable wage.								
Policy ED-5: Promote joint economic development effort with the Mashpee Wampanoag Tribe.								
Policy ED-6: Develop municipal broadband service.								
Policy ED-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.								
Policy ED-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.								
Policy ED-9: 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 Meeting consideration based on those audits.						O	EDIC PD	\$
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							DNR BOS WS	\$















Economic Development								
agriculture and aquaculture, respectively.								
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.								
Goal S-3: NEED SOMETHING ABOUT SOLID WASTE MANAGEMENT								
Policies								
Policy S-1: Reduce the Town's reliance on fossil fuel for energy by investing in renewable technologies.								
Policy S-2: Maximize the opportunities and monies available to the Town following receipt of Municipal Vulnerability Preparedness Certification from the Commonwealth.								
Policy S-3: Assist with transition of gasoline-powered vehicles to electric vehicles.								
Policy S-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.								
Policy S-5: Promote responsible consumption and production of products.								
Policy S-6: Maintain all infrastructure dams in good condition such as roads, bridges, culverts, dams, etc.-								
Actions						Timeframe	Responsibility	Cost
S-1. 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	\$
S-2. Convert the municipal fleet to electric vehicles and install adequate charging stations for the fleet.						M	BOS ER	\$\$\$







Sustainability								
S-3. Identify and construct sites for public EV charging stations.						S	BOS ER PB ZB	\$ \$
S-4. 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	\$ \$ \$
S-5. Update the Town's Evacuation Plan and Hazard Mitigation Plan.						M	BOS PD	\$
S-6. Develop and implement a Climate Resilience Plan for the Town.						M	BOS PD	\$

Natural Resources	
Goals, Policies, & Actions	
Goals	
Goal NR-1: Ensure that all residents have access to high quality drinking water, surface water bodies, estuaries, wetlands, air and land.	
Goal NR-2: Protect and improve terrestrial and aquatic habitats for long-term environmental and social benefits as well as Mashpee's woodlands, trees, and tree canopy.	
Goal NR-3: Protect the health, safety, and welfare of residents who use and enjoy Mashpee's waterways.	
Goal NR-4: Return Mashpee's water bodies to pristine condition,	
Goal NR-5: Protect the aboriginal rights of the Wampanoag Native People for fishing, hunting and gathering in and on clean water and lands.	
Goal NR-6: Enhance the resiliency of low lying areas and land subject to coastal storm.	
Goal NR-7: Develop a robust Blue Economy and satisfy Eco-Tourism demand.	
Policies	
Policy NR-1: Return Mashpee's water quality to within normal parameters.	
Policy NR-2: Identify areas for coastal and habitat restoration to enhance water quality.	
Policy NR-3: 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.	
Policy NR-4: Limit construction in land under ocean to maintain and restore habitat vital to our fisheries.	
Policy NR-5: Maintain and enhance cross-sector collaborations such as with educational institutions and research organizations to bolster water quality sampling programs and reporting.	
Policy NR-6: Identify the most appropriate sites to establish Aquaculture Development Zones consistent with the Department of Natural Resources Harbor Management Plan.	
Policy NR-7: Promote shell fishing and aquaculture, especially in areas with impacted water quality	
Policy NR-8: Maintain navigational channels for not only navigation but for adequate stream and tidal flow.	
Policy NR-9: Minimize and mitigate the impacts of development and climate change on all natural systems.	
Policy NR-10: Reduce pollutant and nutrient loads into Mashpee's natural systems.	
Policy NR-11: 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.	
Policy NR-12: Appropriately manage stormwater as to reduce the loading of petroleum products and nutrients into Mashpee waters and sensitive natural systems.	

Natural Resources								
Policy NR-13: Strengthen and enforce laws, rules and regulations which protect natural systems.								
Actions						Timeframe	Responsibility	Cost
NR-1. Conduct a personnel needs assessment to understand gaps in consideration of current and planned water quality monitoring and testing programs.						S	DNR ConC	\$
NR-2. 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	\$
NR-3. 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	\$\$
NR-4. 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	\$\$\$
NR-5. 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	\$
NR-6. 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	\$\$












Natural Resources								
NR-7. 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	\$
NR-8. Remedy user conflicts within waterways consistent with the DNHRMP.						S	DNR BOS WC	\$
NR-9. Continue to maintain navigational channels for not only navigation but for adequate stream and tidal flow.						O	DNR WC	\$
NR-10. 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	\$
NR-11. Work to purchase parcels if feasible to enhance public access to water or create new sites for public landings.						O	BOS ConC DNR	\$\$\$
NR-12. Identify areas for coastal and habitat restoration to enhance water quality and implement restoration projects with a focus on areas within or in close proximity to wetland resource areas. Cranberry Bogs are an obvious place to start.						M	DNR BOS ConC	\$
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							DNR ConC PD	\$

Natural Resources								
nutrient loads while a long term solution is planned.								
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								
Goal LU-1: Maintain and enhance Mashpee's small-town community character, natural beauty, and cultural and historical amenities.								
Goal LU-2: 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.								
Goal LU-3: Promote mixed-use development/redevelopment to concentrate various activities in appropriate centralized locations.								
Goal LU-4: Limit gentrification of historically low-income neighborhoods and culturally significant areas of the Town.								
Goal LU-5: 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 capacity to deliver or the capacity of our natural systems.								
Policies								
Policy LU-1: 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).								
Policy LU-2: Ensure Town services and facilities are adequate in consideration of current shortfalls and future growth projections.								
Policy LU-3: Maintain the legitimacy and accuracy of the zoning bylaw and other local regulatory documents.								
Policy LU-4: Identify opportunities for mixed-use development in existing commercial areas as appropriate.								
Policy LU-5: Ensure that any new growth does not exceed the Town's capacity to provide high quality drinking water and/or treat wastewater.								
Policy LU-6: 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.								
Policy LU-7: 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
LU-1. Re-establish an ambitious program of acquisition of						L	BOS TM	\$\$













Commented [LL4]: Evan's updated goal was simply: "Limit Gentrification" - does this capture the intent?









Land Use and Growth Management								
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.							PD PB	
LU-2. 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	\$\$\$
LU-3. 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	\$
LU-4. Continue buildout of Town cemetery as needed in consideration of capacity and the Cemetery Master Plan.						O	CC BOS TM	\$\$
LU-5. Construct a new Fire Department substation in North Mashpee.						M	FD BOS DPW	\$\$\$
LU-6. 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	\$
LU-7. Consider the development of a dog/animal pound facility.						L	BOS NP	\$
LU-8. Develop a tree bylaw that would prohibit, or require permits for, clear cutting of lots as well as provide for performance standards and						S	ConC CPC PB PD	\$






Land Use and Growth Management								
impact fees for the removal and replacement of certain native specimen trees.								
LU-9. Overhaul the Mashpee sign code with a form-based approach.						M	PD BLRC PB	\$
LU-10. 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	\$
LU-11. Reassess current parking requirements and consider how to minimize parking impacts on aesthetic quality and the environment.						M	PD PB	\$
LU-12. Re-codify and clarify the entire zoning bylaw.						M	BLRC PD PB BOS	\$
LU-13. Amend ADU bylaw to expand opportunity for property owners and affordable housing.						M	PD PB BLRC AHC	\$
LU-15. Proper siting of development.						O	PB HA SBA ZB	\$
LU-16. 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	\$
LU-17. 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








Heritage and Preservation								
Goals								
Goal HP-1: Ensure that unique archaeological resources are preserved and protected.								
Goal HP-2: Ensure that future development and redevelopment reflects the historic character of Mashpee and celebrates local culture.								
Goal HP-3: Ensure the Mashpee's unique history and Native American culture is preserved and accurately portrayed to residents, business owners and visitors.								
Goal HP-4: Preserve and protect Mashpee's community character and quality of life that makes Mashpee a unique and identifiable place.								
Goal HP-5: Establish and maintain a mutually beneficial intergovernmental relationship between the Town of Mashpee and the Mashpee Wampanoag Tribe.								
Goal HP-6: Support and promote museums and the performing arts focuses on Mashpee's culture and history or promotes local artists.								
Policies								
Policy HP-1: Enhance the vitality of the Mashpee Historic District located at the Traditional Village Center of Mashpee.								
Policy HP-2: Preserve and protect the Town's known archaeological and scenic resources and work to investigate and catalogue any potentially unknown archaeological resources.								
Policy HP-3: Support Mashpee's unique cultural heritage through education programs.								
Policy HP-4: 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
HP-1. Nominate any additional structures beyond the Avant House located within the Mashpee Historic District for inclusion on the National Register of Historic Places.						S	HC CPC BOS	\$
HP-2. Adopt a form-based code in the form of an overlay district intended to reflect traditional settlement patterns and historic main streets.						L	PB ZB	\$
HP-3. Adopt and implement financial incentives for the rehabilitation of historic structures.						M	HC EDIC BOS TM	\$
HP-4. 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	BOS MWTC TM CPC	\$
HP-5. Determine a location for an appropriately designed "monument" of Wampanoag heritage significance.						M	MWTC BOS HC	\$

Heritage and Preservation								
HP-6. Adopt a demolition delay bylaw*						M	BOS TM BLRC	\$
HP-7. Protect existing known burial sites and enhance with more dignified fencing and regular cleaning of grave markers						M	CC HC	\$
HP-8. Highlight tribal heritage throughout local school curriculum.						M	SC MWTC	\$
HP-9. Create wayfinding and cultural heritage program to tell the story of Mashpee through trails.						S	MWTC CPC RD	\$
HP-10. 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."						\$\$	BOS MWTC HC	\$


Open Space & Recreation								
Goals, Policies, & Actions								
Goals								
Goal OS-1: 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.								
Goal OS-2: 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.								
Goal OS-3: Increase access to public bathrooms and drinking water stations.								
Goal OS-4: Protect open space and recreational areas from the impact of heavy summer use.								
Goal OS-5: Increase the amount of open space and recreational opportunities in Mashpee.								
Policies								
Policy OS-1: Ensure that public access to open space and water bodies is preserved where it will not adversely affect sensitive natural resources.								
Policy OS-2: Provide adequate recreational programs and facilities for existing residents and plan for additional programs and services for projected future growth and changing demographics.								
Policy OS-3: Continue to pursue opportunities to preserve sensitive areas as conservation and passive open space lands.								
Policy OS-4: Improve beach facilities and amenities including beach preservation and access, parking, shuttle system etc.								
Policy OS-5: Protect scenic and natural views of Town lands, and consider these views when siting town facilities.								
Actions						Timeframe	Responsibility	Cost











OS-1. Create and upload map of trails to the Town website/interactive Town Map.						S	PD RD	\$
OS-2. Increase signage and wayfinding for trails to promote use by residents and visitors.						M	RD PD	\$
OS-3. 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	\$\$
OS-4. 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	\$\$\$
OS-5. 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 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.						L	ConC DNR PD PB	\$\$\$
OS-6. Identify site for construction of a new Community Center complete with public community spaces, active recreation, etc.						M	DPW CPC	\$
OS-7. Construct public bathroom facilities at beach/pond parking areas.						M	DPW RD	\$\$
OS-8. Continue acquisition of cranberry bogs (active and/or abandoned) for wetlands restoration.						L	DNR BOS TM	\$\$













OS-9. Assess trail networks for gaps and plan to connect those areas.						L	PD RD	\$
OS-10. Plan a Town sponsored trail half marathon to bring community together and put Mashpee's open spaces on display.						M	RD BOS SEC TM	\$
OS-11. 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	BOS PD TM	\$\$\$
OS-12. 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	\$\$\$
OS-13. 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	\$\$\$
OS-14. 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	\$



















OS-15. Ensure adequate staff and support of all recreational facilities.						S	BOD TM	\$\$\$
OS-16. Identify, protect and improve ancient ways and public ways to water.						M	BOS DNR PD	\$
OS-17. Restore and protect all waters for swimming, boating, shell fishing and fishing.						M	BOS DNR PD	\$\$
OS-18. Establish a Select Board policy that requires the protection of scenic and natural views when siting Town facilities.						M	BOS DNR PD	\$
OS-19. 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	
Goal FS-1: Ensure all Mashpee residents have access to the highest quality of physical, mental, and emotional health care.	
Goal FS-2: Provide safe, equitable school facilities that allow all Mashpee students to receive an excellent education and achieve their full potential.	
Goal FS-3: Ensure municipal facilities are equipped with the most advanced communications technologies with particular focus to emergency service communications.	
Goal FS-4: Maintain financial stability and AAA bond rating.	
Goal FS-5: Ensure every Mashpee resident and taxpayer has accessibility to local government and maximized ability to participate in decision making	
Goal FS-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.	
Goal FS-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.	
Goal FS-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.	
Goal FS-9: Maximize non-property tax sources of funding for school facilities and programs	
Goal FS-10: Ensure that the greatest possible contributions to the town's educational program are achieved in relation to the dollars expended.	
Goal FS-11: Ensure adequate municipal facilities to meet community needs.	
Goal FS-12: Ensure that the location and construction of municipal buildings & facilities is consistent with Mashpee's other planning goals.	
Goal FS-13: Ensure that the construction and maintenance of municipal buildings & facilities enhances community pride and the visual quality of our built environment.	
Goal FS-14: Maximize non-property tax funding sources for new municipal buildings and facilities.	
Goal FS-15: Ensure that new development provides or contributes a fair share of the cost of municipal infrastructure and services necessary to support it.	
Goal FS-16: Ensure that new development provides or contributes a fair share of the cost of municipal infrastructure	






Municipal Buildings, Facilities, and Services								
and services necessary to support it.								
Goal FS-17: Ensure that Mashpee interests are fully represented in the location and development of regional facilities.								
Goal FS-18: Minimize loss and suffering in our community due to fire, storms and other man-made and natural disasters.								
Goal FS-19: Ensure that Mashpee residents, visitors and their property are								
Goal FS-20: Ensure that the laws and regulations of the town and commonwealth are obeyed and enforced.								
Goal FS-21: Minimize vehicular, boating and other accidents and injuries.								
Goal FS-22: Ensure the highest quality of care and minimum response times in the event of medical and fire emergencies.								
Goal FS-23: Minimize injuries and property damage caused by animals and to ensure proper treatment of domestic animals and wildlife.								
Goal FS-24: Ensure that public safety services are delivered in a coordinated, cost-effective and humanitarian manner.								
Goal FS-25: Protect and improve the physical, mental and emotional health of all Mashpee residents.								
Goal FS-26: Access for all town residents to a full continuum of health and human services, including social and leisure services.								
Goal FS-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								
Policy FS-1: Encourage sustainable solid waste management practices to prevent hazardous waste from infiltrating natural areas and municipal systems.								
Policy FS-2: Protect Mashpee residents, visitors, and their property from crime.								
Policy FS-3: Expand role of emergency management in minimizing loss and suffering from man-made and natural disasters.								
Policy FS-4: Efficiently coordinate public safety services to ensure rapid response times and high-quality care.								
Policy FS-5: Increase collaboration internally between Town departments and externally with Mashpee residents to limit the chance for a lack of communication or miscommunication.								
Policy FS-6: Maintain and enhance cross-sector collaborations such as with educational institutions and research organizations to bolster water quality sampling programs and reporting.								
Policy FS-7: Increase substance abuse support programs.								
Policy FS-8: Identify a site to be used for materials storage and develop the materials storage site.								
Policy FS-9: Enhance Suicide Prevention programming and educational awareness.								
Policy FS-10: Enhance collaboration and communication with Mashpee Wampanoag Tribe.								
Policy FS-11: Ensure critical facilities are located near populated centers while promoting equitable access to underserved communities.								
Policy FS-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.								
Policy FS-13: Support volunteer members of public board and committee with training, conflict resolution/mediation services, and legal support.								
Policy FS-14: Increase youth participation in local governance with integration of activities with other youth systems, such as school and youth groups.								
Actions						Timeframe	Responsibility	Cost









Municipal Buildings, Facilities, and Services								
FS-1. Remedy user conflicts within waterways consistent with the DNHRMP.						S	DNR BOS WC	\$
FS-2. Assess Town's staff capacity.						S	TM BOS HR	\$
FS-3. Conduct parking needs assessment for Town Hall and modify parking layout as recommended.						S	PD PB	\$
FS-4. Construct a unisex locker room and shower facility for Town Employees.						M	BOS DPW TM	\$\$
FS-5. Add EV charging stations as discussed in the Transportation and Circulation Element of this plan.						O	BOS DPW EOC TM	\$\$\$
FS-6. Construct solar canopies in the parking area as discussed in the Sustainability element of this plan.						M	DPW EOC ER	\$\$\$
FS-7. 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	\$
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	\$







Municipal Buildings, Facilities, and Services								
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	\$
FS-18. Increase enforcement and identify a more streamlined solution to protect diggers from speeding boats and recreational boats that stray from channels.						S	HM DNR TM	\$
FS-19. Hire a Town grant-writer.						S	TM BOS HR	\$\$
FS-20. Hire a Town communication director						M	TM BOS HR	\$\$
FS-21. Increase public participation opportunities regarding government processes						S	TM BOS	\$
FS-22. Design and build community center for educational programs, gym, pools, and senior services						L	BOS BD CA DPW RD TM	\$\$\$




Municipal Buildings, Facilities, and Services								
FS-23. Offer additional options for internet and cell services						M	IT BOS	\$
FS-24. Inspect, maintain, and upgrade septic systems.						S	DPW	\$\$
FS-25. Consider redevelopment of DPW Building with a LEED Certified Net Zero accreditation.						L	DPW BOS ER TM	\$
FS-26. Add at least 8,000 square feet of additional garage space with at least some portion of that additional capacity heated.						L	DPW BOS BD TM	\$\$\$
FS-27. Build an additional 1,600 square foot bay into the maintenance garage.						L	DPW PB BD	\$\$\$
FS-28. Install audio/visual capabilities into the Event Room and Zoom Meeting tech in the conference room of the library.						S	BOS IT L TM	\$
FS-29. Install publicly accessible EV Charging stations in library parking lot.						M	BOS DPW L TM	\$\$
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								\$






Municipal Buildings, Facilities, and Services								
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, bicycling, and public transportation with an eye towards reductions in greenhouse gasses and air pollution.								
Goal TC-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								
Goal TC-4: Minimize financial impacts of new road construction on the Town's budget								
Goal TC-5: Ensure Mashpee's stormwater management systems are utilizing best management practices to maximize the amount of stormwater treatment prior to recharging into groundwater.								
Goal TC-6: Minimize the impact of parking facilities on the Town's visual character.								
Policies								
Policy TC-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.								
Policy TC-2: Maintain a formal program for road maintenance, new road construction, and accompanying drainage infrastructure that is economically responsible and implementable.								
Policy TC-3: Promote cooperative state/local efforts in transportation planning, ensuring that the Town's qualities are maintained throughout any transportation planning and construction projects.								
Policy TC-4: Encourage alternative modes of transportation and increase opportunities in Town for access to biking, walking, and carpooling.								
Policy TC-5: Enhance connectivity between residential neighborhoods, as well as between commercial centers, and between neighborhoods, commercial center and municipal centers.								
Actions						Timeframe	Responsibility	Cost

Transportation and Circulation								
TC-1. Improve entrance at Deer Crossing and Route 28 by making entrance a right-turn in and right turn out only.						L	DPW PB MassDOT	\$\$
TC-2. 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	\$\$
TC-3. 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	\$\$
TC-4. 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	\$\$\$
TC-5. 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	\$\$
TC-6. 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	\$
TC-7. 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	\$

Transportation and Circulation								
TC-8. 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	\$
TC-9. 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	\$
TC-10. Consider establishing regional transit hub in or around Mashpee Commons.						M	PB MassDOT	\$\$
TC-11. 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	\$\$
TC-11. Consolidate and reduce the number of curb-cuts along Route 28 and 151 especially when considering redevelopment opportunities along these corridors.						O	PB	\$
TC-12. 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	\$\$
TC-13. Prioritize roadway and intersection improvements to accommodate all roadway users, not just automobiles.						O	PB	\$
TC-14. Convert remainder of Town Hall fleet to electric vehicles and install requisite						M	PB EC ER	\$\$

Transportation and Circulation								
charging stations to support those vehicles.								
TC-15. 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	\$\$
TC-16. 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	\$\$
TC-17. 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								
Goals								
Goal WR-1: Maintain and restore the quality of Mashpee's groundwater to ensure an adequate supply of safe, high quality drinking water.								
Goal WR-2: Protect Mashpee's groundwater supply, wetlands, and surface water from contamination and restore/remediate impacted and polluted water bodies.								
Goal WR-3: Prevent harmful algal blooms in Mashpee waters to maximize recreational opportunities and preserve safe drinking water for all residents.								
Goal WR-4: Maintain and expand wastewater treatment and disposal facilities.								
Goal WR-5: 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.								
Goal WR-6: Remove all threats from pollutants emerging from Joint Base Cape Cod into Mashpee's groundwater and open water bodies.								
Policies								
Policy WR-1: Continue to support the shellfish propagation program to enhance local fisheries, restore vital habitat, and remove excessive nitrogen in both Waquoit and Popponesset Bay.								
Policy WR-2: Protect the seashore from erosion.								
Policy WR-3: Preserve fish and hunting rights of way on shore.								
Policy WR-4: Promote shellfish seeding programs.								
Actions						Timeframe	Responsibility	Cost

Water and Coastal Resources								
WR-1. Continue to maintain navigational channels for not only navigation but for adequate stream and tidal flow.						O	DPW DNR	\$
WR-2. Educate residents about the Mashpee Water District and encourage that all residents connect to public drinking water.						S	DPW	\$
WR-3. 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	\$
WR-4. Conduct personnel needs assessment to understand gaps in consideration of current and planned water quality monitoring and testing programs.						S	DNR	\$
WR-5. 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 quality issues: fertilizer and pesticide use, wetlands buffers, floodplain management.						S	BOS	
WR-6. Identify areas for coastal and habitat restoration to enhance water quality.						O	DNR	\$
WR-7. Establish at least one Aquaculture Development Zone (ADZ) in Town.						M	DNR	\$
WR-8. Provide additional public access to the ocean.						M	RD	\$
WR-9. Ban chemicals that increase nutrient load in waterways.						S	DNR BOS	\$
WR-10. Establish boat washes to prevent invasive species from spawning in waterways.						M	RD	\$

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

- 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

8.2.2 Department of Public Works

The Mashpee Department of Public Works (DPW) is responsible for maintaining 86 miles of town-owned public roads, 5 miles of bike paths and sidewalks, managing solid waste and recycling at the Town Transfer Station, The Great Neck Woods cemetery, 13 public town buildings and related facilities, and 35 acres of athletic fields and other recreational facilities including the Community Park and Veterans Memorial, Mashpee Dog Park, Pickleball Courts, Splash Pad and Community Garden. Additionally, the DPW maintains 3 Town beaches, 4 Town boat ramps and 1 State boat ramp and numerous conservation lands. In recent years, a number of stormwater projects completed have included “green” infrastructure such as bioretention which is more labor intensive. Stormwater facilities that incorporate bioretention is more labor intensive and requires inspection, periodic mowing, and lead/sediment removal. 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. An additional “floating” custodian was requested for Fiscal Year 2025 because the DPW has had difficulty filling both of the Substitute Custodian positions and the Summer Custodian positions and these vacancies strain the department’s operations

Over the past 10 years, the DPW’s maintenance obligations have grown by 11 miles of road, 5 miles of bike paths/sidewalks (completion of the Route 151 improvements will add another). Maintenance of these roads includes mowing, trash clean-up, tree cutting/trimming, catch basin cleaning, sign installation, crosswalk painting, and drainage repair and installation. 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*

Commented [EL1]: Isn’t police station older? Isn’t Town Hall older?

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.

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.

Commented [EL2]: I think it was built in 1978 and renovated in 1990.

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.

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 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.

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

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

Table 8-3 provides enrollment numbers for all grade levels from the 2014-15 school year through the 2021-22 school year.

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.

Table 8-4. Historical School Enrollment Percent Change, 2014-2022			
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%
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.

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 antique 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 21st 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.

CORRESPONDENCE

Received By

FEB 14 2024

Planning Dept.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of License Application Pursuant to M. G. L. Chapter 91
Waterways License Application Number 23-WW01-0151-APP
Nancy E. Gendron**

NOTIFICATION DATE: February 23, 2024

Public notice is hereby given of the waterways application by Nancy E. Gendron to construct and maintain floats and piles at 16 Summersea Road, in the municipality of Mashpee, in and over the waters of Ockway Bay. The proposed project has been determined to be water-dependent.

The Department will consider all written comments on this Waterways application received within 30 days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Project plans and documents for the Waterways application are on file for public viewing electronically at: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter "16 Summersea Road" in the Search Page as the Location Address). If you need assistance, please contact cally.harper@mass.gov or if you do not have access to email, please leave a voicemail at (617) 549-3598 and you will be contacted with information on alternative options.

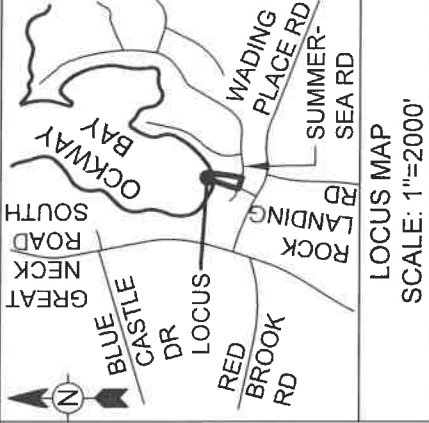
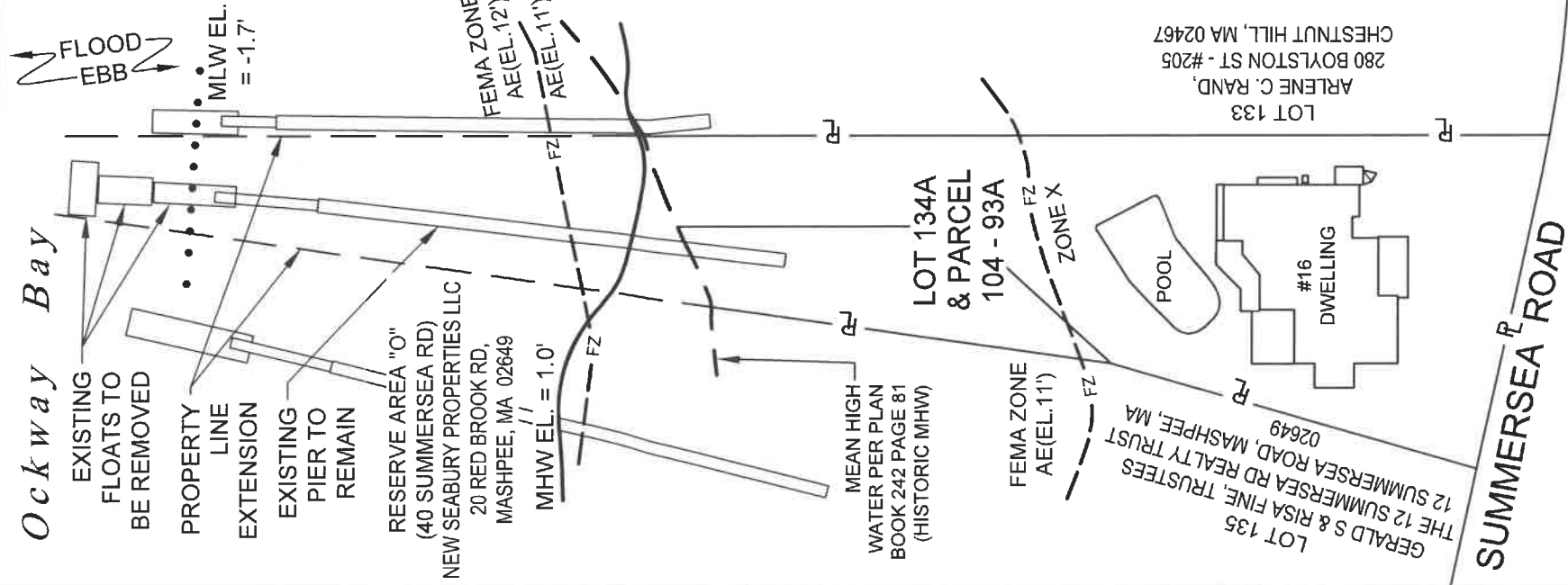
Written comments must be addressed to: Cally Harper, Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347.

I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

NAME *Raul Lizardi-Rivera*

12/18/2023

DATE



DRAWING INDEX	
SHEET	SHEET TITLE
1	EXISTING CONDITIONS
2	SITE PLAN
3	PIER PROFILE
4	FLOAT DETAILS



PRIOR CHAPTER 91 AUTHORIZATIONS
AUTHORIZATION LICENSE NO. 5995
ISSUING AGENCY MASS DEP
DATE NOV. 07, 1996
RECORDED (BARNSTABLE) BOOK 10505 PAGE 093

LEGEND

- R— PROPERTY LINE
- HISTORIC MHW
- MEAN HIGH WATER (MHW, EL. 1.0 NAVD88)
- MEAN LOW WATER (MLW, EL. -1.7 NAVD88)
- FZ FEMA FLOODPLAIN
- ZONE AE BOUNDARY



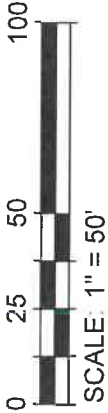
NOTES:

1. LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY.
2. HORIZONTAL DATUM: NAD83
3. VERTICAL DATUM: NAVD88
4. ZONE DESIGNATION OF AE (ELEV 11 & 12) AND MINIMAL FLOOD HAZARD ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25001C0753J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.
5. MEAN HIGH & MEAN LOW WATER DETERMINATION BASED FROM BUZZARDS BAY NATIONAL ESTUARY PROGRAM TIDE GAUGE STATION POINT 1016 LOCATED IN OCKWAY BAY (LAT. 41.58551, LON. -70.473823) AND THE FOLLOWING: MHW = 1.0' NAVD88, AND MLW = -1.7' NAVD88.
6. ABUTTER INFORMATION FROM A TOWN OF MASHPEE, MA ASSESSOR'S ONLINE DATABASE SEARCH DATED DEC. 18 2023

SUMMERSEA^R ROAD

EXISTING CONDITIONS

SHEET 1 OF 4
DECEMBER 18, 2023
REV.: 12/28/2023



PLAN ACCOMPANYING PETITION OF NANCY E. GENDRON TO REMOVE EXISTING FLOATING PIERS AND PIPES, INSTALL NEW FLOATING PIERS AND SUPPORT PIPES, AND MAINTAIN EXISTING PILE SUPPORTED PIER, RAMP, FLOATS AND PIPES IN & OVER THE WATERS OF OCKWAY BAY AT 16 SUMMERSEA ROAD, MASHPEE, BARNSTABLE COUNTY, MASSACHUSETTS

PLAN BY: CAPE & ISLANDS ENGINEERING, INC.
508.477.7272

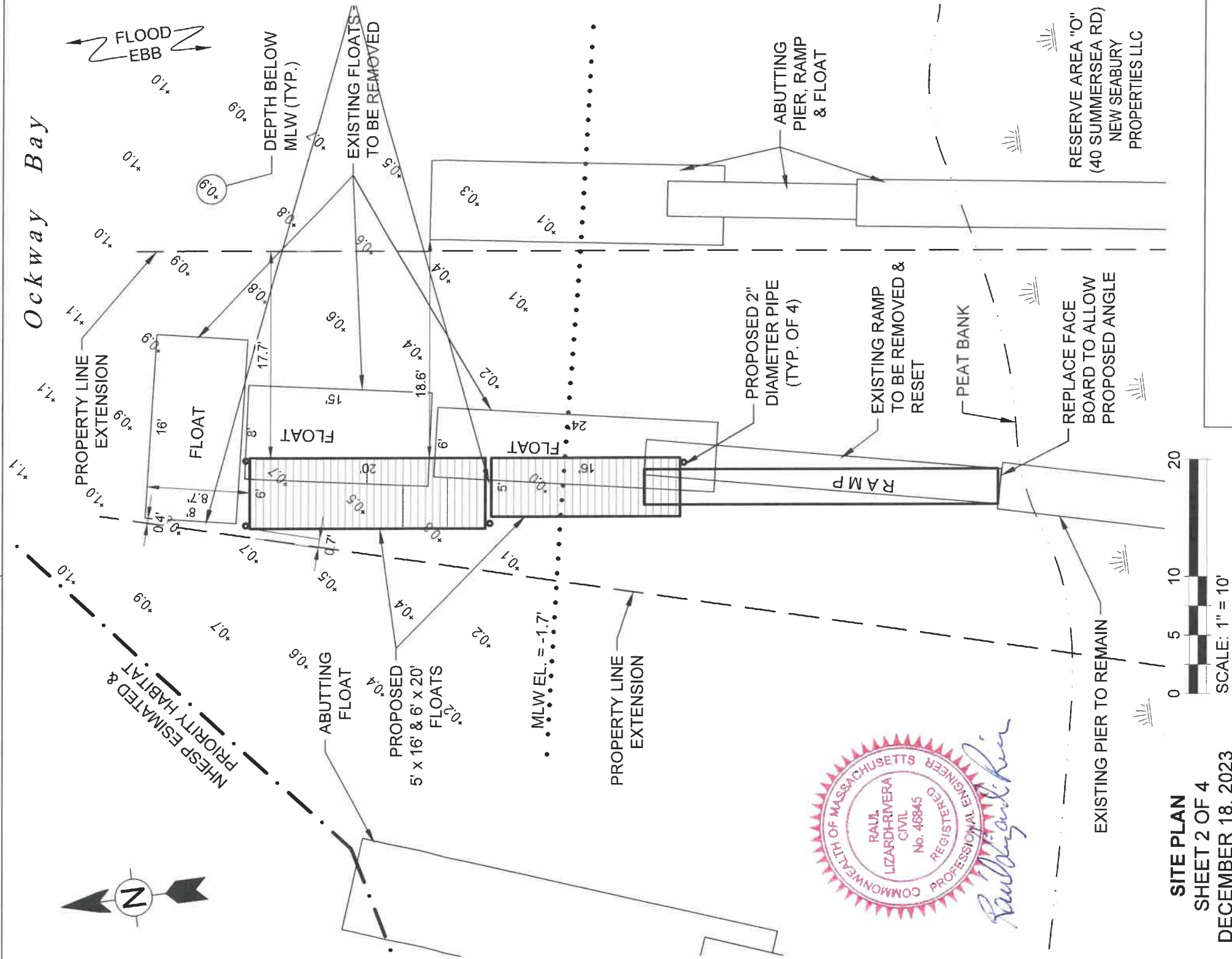
DEP FILE # XXXX

I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Raul Lizardi-Rivera

12/18/2023
DATE

NAME



Raul Lizardi-Rivera

SITE PLAN
SHEET 2 OF 4
DECEMBER 18, 2023

PLAN BY: CAPE & ISLANDS ENGINEERING, INC.
508.477.7272

RESERVE AREA "O"
(40 SUMMERSEA RD)
NEW SEABURY
PROPERTIES LLC

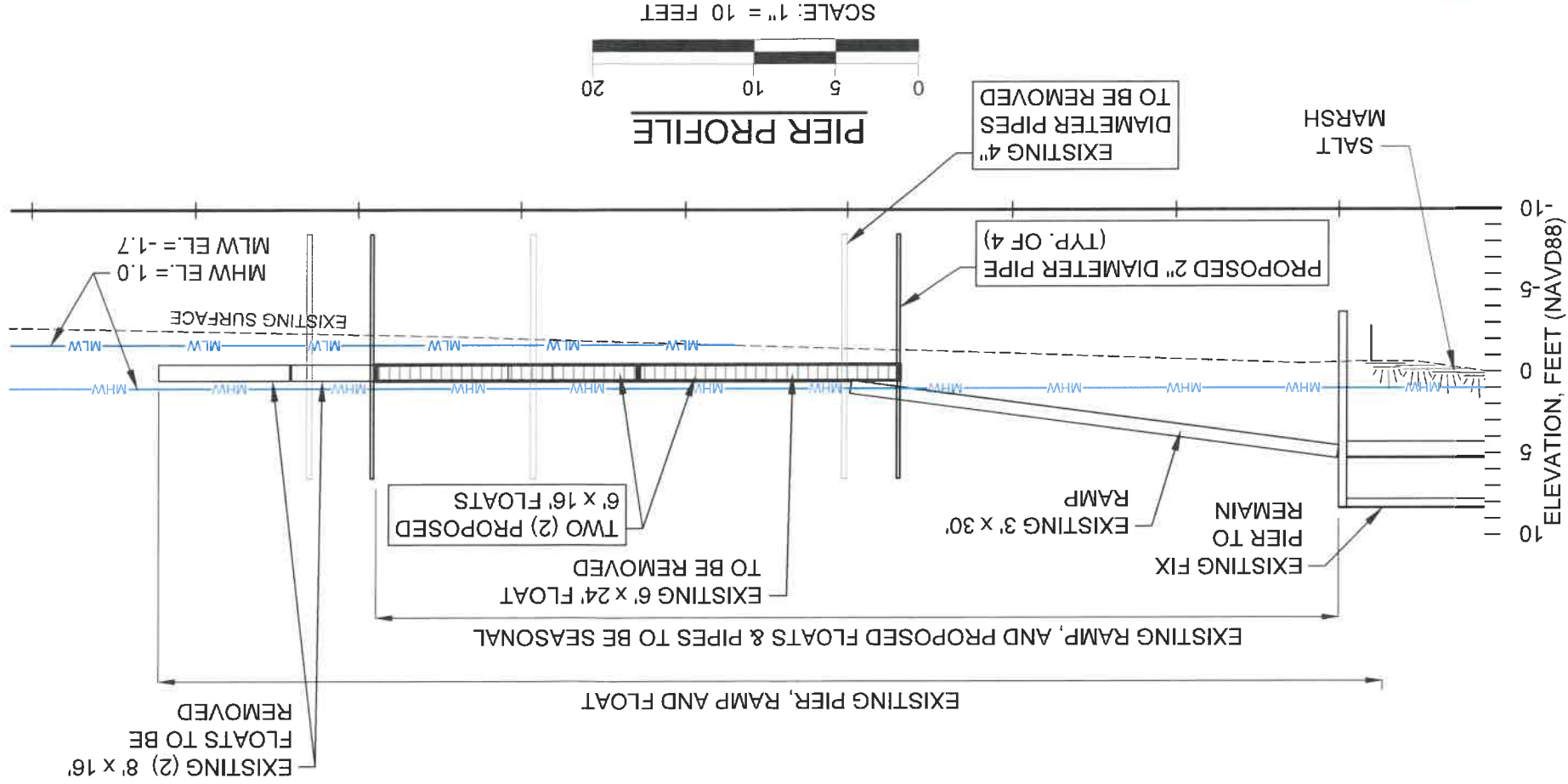
I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Raul Lizardi-Rivera

12/18/2023

DATE

NAME



Raul Lizardi-Rivera

PIER PROFILE

SHEET 3 OF 4

DECEMBER 18, 2023

PLAN BY: CAPE & ISLANDS ENGINEERING, INC.
508.477.7272

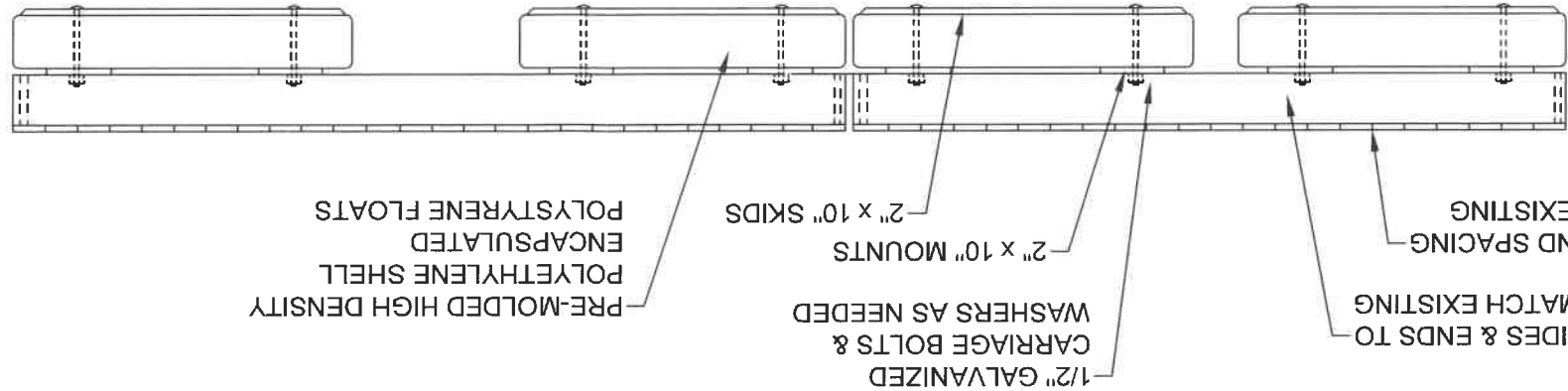
I CERTIFY THAT THIS PLAN, AS PREPARED, CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Raul Lizardi-Rivera

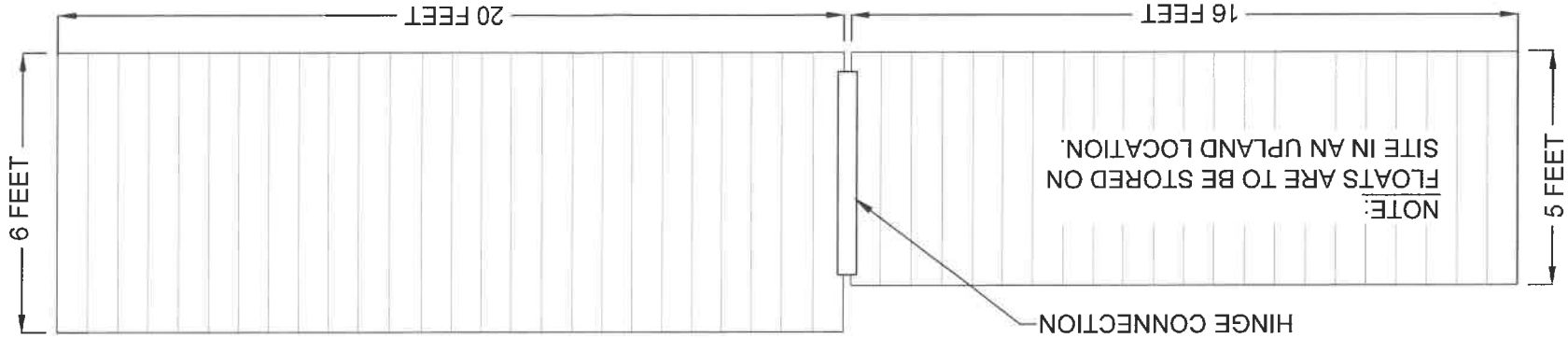
12/18/2023

DATE

NAME



SECTION VIEW



NOT TO SCALE

FLOAT DETAIL

PLAN VIEW



Raul Lizardi-Rivera

FLOAT DETAILS

SHEET 4 OF 4

DECEMBER 18, 2023

PLAN BY: CAPE & ISLANDS ENGINEERING, INC.
508.477.7272

Received By

FEB 5 2024

Planning Dept.



**TOWN OF FALMOUTH
MASSACHUSETTS**

BOARD OF APPEALS

Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by William C. Roberts, 384 Acapesket Road, East Falmouth, Ma.

(Map 40 Lot 383) of the Zoning By-Law, as amended to **grant** the special permit to construct a detached, 3-car garage with habitable space above.

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 **January 31, 2024** 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 if you have any questions or comments
full text of decision available at <http://www.falmouthmass.us>

Received By

FEB 5 2024

Planning Dept.



**TOWN OF FALMOUTH
MASSACHUSETTS**

BOARD OF APPEALS

Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by Megan F. McGoff, 46 Miami Avenue, Falmouth, MA.

(Map 46 Lot 022) under 240- 11.3A (4) of the Zoning By-Law, as amended to **grant** the special permit to remove the existing deck and construct an addition; exceeding 20% lot coverage by structures.

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 **January 30, 2024** 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 if you have any questions or comments
full text of decision available at <http://www.falmouthmass.us>

Received By

FEB 5 2024

Planning Dept.



**TOWN OF FALMOUTH
MASSACHUSETTS**

BOARD OF APPEALS

Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by Bruce M. and Lee M. Davis, Trustees, 51 Homer Avenue, North Falmouth, MA. (Map 02A Lot 044A) under 240-12.4 A (1)(b), 240-11.3, 240-11.5A., 240-10.A(1) and 240-7.3B. of the Zoning By-Law, as amended to affirm the Building Commissioner's issuance of a building permit.

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 **January 30, 2024** 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 if you have any questions or comments
full text of decision available at <http://www.falmouthmass.us>



TOWN OF FALMOUTH

ZONING BOARD OF APPEALS

Received By

FEB 12 2024

Planning Dept.

59 TOWN HALL SQUARE, FALMOUTH, MA 02540
508-495-7460 – FAX 508-495-7463

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

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 #006-24 NextGrid Torrey LLC, 177 Huntington Avenue – suite 1703, unit 73069, Boston, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-5.1C (2) of the Code of Falmouth to allow solar photovoltaic array carports, battery energy storage systems, and associated electrical equipment. **The subject property is 590 Thomas B. Landers Road, West Falmouth, MA.**

Map 15 Section 04 Parcel 015D Lot(s) 009

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on **Thursday, February 29, 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

Received By

FEB 12 2024

Planning Dept.

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

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 #004-24 Nancy L. Parmentier, 18 Sippewissett Road, Falmouth, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-11.4 A(1)(i) of the Code of Falmouth to allow a pool in the front yard, located more than 50' from the front property line. **The subject property is 18 Sippewissett Road, Falmouth, MA.**

Map 35 Section 01 Parcel 007B Lot(s) 001

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on **Thursday, February 29, 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

Received By

FEB 12 2024

Planning Dept.

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

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 #005-24 Michael T. Vassalotti, Jr., 22 Overy Drive, East Falmouth, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-6.6B. of the Code of Falmouth to allow a detached garage exceeding 900sf in size. **The subject property is 22 Overy Drive, North Falmouth, MA.**

Map 05A Section 06 Parcel 010 Lot(s) 013

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on **Thursday, February 29, 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

FEB 12 2024

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 #001-24 Scott A. and Agnieszka A. Dresser, Trustees, 56 Benjamin Drive, Boxborough, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-11.4A and 240-10.2A. of the Code of Falmouth to raze the existing detached garage and replace it with a two-car garage, and expand the 2nd floor of the existing, nonconforming dwelling. **The subject property is 44 Waquoit Landing Road, East Falmouth, MA.**

Map 32 Section 22 Parcel 003 Lot(s) 000

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on **Thursday, February 29, 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 SANDWICH
PUBLIC HEARING NOTICE
BOARD OF APPEALS**

The Sandwich Board of Appeals will hold a Public Hearing on the application of Paul E and Beth Drew Property Owners, for a Special Permit under Sections 1330 and 4350 of the Sandwich Protective Zoning By-Law for property located at 319 Phillips Road Assessor's Map #95, Parcel #18, for the purpose of constructing over 301 s.f. in the floodplain. The Public Hearing will be held on February 13, 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: January 26 and February 2, 2024

Received By

FEB 7 2024

Planning Dept.



**TOWN OF SANDWICH
PUBLIC HEARING NOTICE
BOARD OF APPEALS**

The Sandwich Board of Appeals will hold a Public Hearing on the application of Michael Armstrong Property Owner, for a Special Permit under Sections 1330 and 4350 of the Sandwich Protective Zoning By-Law for property located at 303 Phillips Road Assessor's Map #95, Parcel #007, for the purpose of constructing over 301 s.f. in the floodplain. The Public Hearing will be held on February 13, 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: January 26 and February 2, 2024

Received By

FEB 7 2024

Planning Dept.



BOARD of APPEALS

100 Route 6A
Sandwich, MA 02563
Phone: 508 833 8001
Fax: 508 833 8006
E-mail: planning@sandwichmass.org

**TOWN OF SANDWICH
PUBLIC HEARING NOTICE
BOARD OF APPEALS**

The Sandwich Board of Appeals will hold a Public Hearing on the application of Patricia Polito Childs, Property Owners, for a Special Permit under Section 2200 of the Sandwich Protective Zoning By-Law for property located at 3 Guild Road, MA, Assessor's Map #7 Parcel #13 for the purpose of a personal animal kennel. The Public Hearing will be held on February 13, 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: January 26 and February 2, 2024

Received By

FEB 7 2024

Planning Dept.



**TOWN OF SANDWICH
PUBLIC HEARING NOTICE
BOARD OF APPEALS**

The Sandwich Board of Appeals will hold a Public Hearing on the application of Evelyn Cook, Applicant and Property Owner, for a Variance under Section 2550 of the Sandwich Protective Zoning By-Law for property located at 17 Dillingham Avenue and 6 Carmen Avenue, Sandwich, MA Assessor's Map #88, Parcels #79 & 73 for the purpose of separating two merged lots. The Public Hearing will be held on February 13, 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, 100 Route 6A, Sandwich, MA, Monday-Friday 8:30 a.m. to 4:30 p.m.

James Killion, Chair
Sandwich Board of Appeals
Publication: Sandwich Enterprise
Publication Dates: January 26 and February 2, 2024

Received By

FEB 7 2024

Planning Dept.



**TOWN OF SANDWICH
PUBLIC HEARING NOTICE
BOARD OF APPEALS**

The Sandwich Board of Appeals will hold a Public Hearing on the application of Kim E. Brooks, Property Owner, for a Special Permit under Sections 1330 and 2420 of the Sandwich Protective Zoning By-Law for property located at 50 Wing Boulevard East, East Sandwich, MA Assessor's Map #55 Parcel #139, for the purpose of demolishing and rebuilding a non-conforming structure. The Public Hearing will be held on February 27, 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: February 9 and February 16, 2024

Received By

FEB 14 2024

Planning Dept.