



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

Meeting of the Mashpee Planning Board

Wednesday, March 6, 2024; 4:30 PM

Mashpee Public Library – Events Room - 64 Steeple Street, Mashpee, MA 02649

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from February 21, 2024

Public Comment

New Business

- Vote to set a Public Hearing date for a Special Permit application submitted by Joao Junqueira for approval to construct a 4,752 sq. ft. commercial building for retail sales of water related products with indoor and outdoor storage at property addressed as 474 Main Street (Map 27-21-A) and 31 Ashumet Road (Map 27-21-B)

Old Business

- Continue review of draft implementation table of the Local Comprehensive Plan Update: Municipal Buildings, Facilities and Services; Natural Resources; and any other section as time allows

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
- Report Relative to Windchime Request for Tree Removal
- Tree Bylaw 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

- Memo from Health Agent, Zach Seabury, Regarding Zoning Bylaw for "Personal Kennel"
- January 2024 Discharge Monitoring Report for South Cape Village – N = 4.1
- Notices for Towns of Barnstable, Falmouth and Sandwich

Additional Topics (not reasonably anticipated by Chair)

Adjournment



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Mashpee Planning Board

Minutes of Meeting

Wednesday, February 21, 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, Dale Oakley, Mike Richardson

Also Present: Evan Lehrer – Town Planner, Jake Fricke- Cape & Islands Engineering

Virtually Present: Robert Hansen, Ed Pesce- Consulting Engineer, Drew McManus – Conservation Director, Matthew Eddy- Baxter & Nye Engineering, Donald Pinto – Litigator for Southworth, Troy Miller- Southworth Development LLC, Colton Atkinson

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 – January 17, 2024 & February 07, 2024

MOTION:

Ms. Waygan made a motion to accept the meeting minutes for January 17, 2024 as presented. Seconded by Mr. Richardson. All in favor.

MOTION:

Ms. Waygan made a motion to accept the meeting minutes for February 07, 2024. Seconded by Mr. Balzarini. All in favor.

PUBLIC COMMENT

Arden Russell- She has concerns regarding the 275 Quiniquisset proposal in relation to the Flow Neutral Bylaw regulation adopted in May 2021, she distributed to Board members for reference. The purpose is to manage present and future wastewater flow. Adoption is required by DEP to receive funding for wastewater construction, which Mashpee has done. This is



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applicable to all properties in town, whether connected to municipal sewer, on site sewer, or a private wastewater system, every parcel. Chapter 108-2 states present and future wastewater flow to any onsite sewage disposal or system shall be limited to the flows permitted from such properties as of CWMP dated July 1, 2015. Therefore, wastewater flows are locked into that which would have been permitted as of July 2015. Per section 108.5A, modification to a single family property, which 275 Quinaquisset is, that property is limited to 1 bedroom per 10,000 s.f. as per title 5. The total number of bedrooms cannot be increased above that amount regardless of how any future development there might be permitted, regardless whether it is next to a special permit. There is no way for this parcel to accommodate 42 bedrooms, strictly per the Flow Neutral prohibitions.

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 of land area of either lot.

Jake Fricke from Cape & Islands Engineering is here to attest Mr. Harsch is the owner of abovementioned property and there are no arrears. Mr. Lehrer received a letter from Mr. Harsch giving Cape & Islands Engineering permissions to speak on his behalf. This is an equal area land swap between two parcels resulting in a mutual benefit for both property owners.

MOTION:

Ms. Waygan made a motion to endorse the ANR as presented. Seconded by Mr. Oakley. All in favor.

PUBLIC HEARING

7:10PM (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 authorized under the Special Permit. All units will be connected to and



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served by the existing privately owned wastewater treatment facility which serves the entire Willowbend project.

Matthew Eddy responded to all previous comments the Board made, revised the layout, hazard mitigation plan, reduced total unit count to 12, and relocated units 9-12 to eliminate wetland impacts. The final wetland impact area has been reduced down to 9,037 s.f. and runoff from Quinaquisset will go to a swale across the shoulder to a small isolated vegetated wetland. The bog along Quaker Run alongside Quinaquisset will have 5 acres of restoration, bog mitigation and wetland impact is equivalent to a 250:1 ratio. The requirement for the bylaw is 10:1 mitigation. Restoration costs estimate at \$150,000/acre.

Mr. Eddy noted the entirety of the bog, adjacent to the project, south of Quinaquisset, is 5.2 acres. All bogs along Quaker Run will be restored to a natural wetland system, running all the way out into Shoestring Bay. Drainage calculations have not been figured, but they are in preliminary stages with gathering feedback and preparing for the next step. If the Board is comfortable with his current layout they could have it more complete for next hearing in two weeks.

Ms. Faulkner inquired with the Board Engineer if this was a good plan. Mr. Pesce clarified the current setback is closer to 70ft. Since the last email there were only minor comments that were all addressed, he thinks it is fairly straight forward.

Mr. McManus commented he received the revised plans from Mr. Eddy but the changes have not received a peer review yet. Based on changes, reductions, and increased mitigation of bogs and the lower half of Quaker run, he views this as a positive. Bog restoration is a massive threat and this is going above and beyond what would be required.

Ms. Faulkner noted she is inclined to keep the Public Hearing open due to drainage not being calculated, however; there can always be a condition of permit.

Mr. Pesce commented it is common practice to include conditions, he sees no issue in closing the Public Hearing, but it is up to the comfort level of the Board.

Mr. Balzarini would also like the Conservation report to be included as a condition.

Mr. Lehrer acknowledged the conditioned approval or disapproval of any action should consider a report may not be delivered to meet the 90 day regulatory window. It might be prudent to keep the Public Hearing open with revisions sheet included.



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Ms. Waygan read the LEC letter and the issue she mentioned last time was about the net loss of BVW. In the modified plans she would like to know the net loss of BVW right now.

Mr. Eddy answered it is the 190s.f. associated with intercepting runoff of the Quinaquisset roadway. In the LEC with the reduction of impact and the mitigation proposed, it meets and far exceeds requirements of the Wetlands Protection Act and Mashpee Conservation Bylaw. The only BVW impact is that directly adjacent to Quinaquisset for intercepting storm water runoff, and it is a major benefit to that system.

Mr. McManus explained that impacted BVW as stated earlier would be mitigated for by improving storm water runoff, not the Commission nor LEC peer review would take issue with that. As stated previously, understanding peer review has not been performed, these revisions are nothing but a positive for those wetlands.

Ms. Waygan stated it can also be conditioned if there were changes made to the Master Mitigation Plan, changes would have to be approved by Planning Board.

Mr. Eddy explained Isolated Vegetative Wetlands means it is not hydraulically connected to any system, there is no water flow in or out of that system. It is a small isolated depression where a small excavation was made thus making it a small dry depression.

Jack McElhinney recapped the last meeting where they had a long discussion with Counsel about authority and status, and it was suggested that this Board would be interested if the developer made commitments. A brief discussion was had about what was important to all members. There were concerns about units being slightly in the wetlands which led to a reconfiguration and garages were turned to avoid encroaching on vegetation. They completely abandoned the village green concept and increased wetland impacts sizably. The original proposal for impact was 43,000 feet and that decreased to 937 ft. The amount of wetland impacts and mitigation results in 5 acres of bog restoration. Climate and environmental impacts are discussed at length here, we cannot turn back time. The Southworth Company cares about the environment and the value of ecofriendly and organic practices.

Mr. McElhinney continued that they know affordable housing is important, and they are proposing a contribution of \$90,000 cash to the Town of Mashpee as a mitigation effort to be dedicated for that cause. This would be proposed via two installments, one before the work starts and one before the project is finished. He noted they reached out to Elizabeth Wade with Habitat for Humanity. An in kind donation of land was also discussed in lieu of cash, but they are open to further discussion around this. They are trying to target what they have heard as being the most meaningful and pressing in town right now, and that's understood to be housing



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and water quality. He is not here to say it's a perfect project and he knows people have concerns, but with all the efforts proposed it should be seen as a win for the town.

Mr. Balzarini asked a clarifying question regarding mitigation being for this project or the bedroom count. He would like to ask for more mitigation on the bedroom count as \$90,000 is not enough in his eyes. He likes the new proposal with the wetlands and the restoration. He inquired about putting up money to ensure its working.

Mr. McElhinney stated it would be bonded at a premium percentage and that would not be released until work was completed and there was a certificate of compliance.

Mr. Balzarini noted the bedroom count is over by 134 bedrooms. He would like to see a dollar amount per bedroom over the originally proposed 853.

Ms. Faulkner said 16 lots are under construction and 68 are planned. They may be looking for a figure between \$90,000 and \$335,000.

Mr. Balzarini is in agreement with \$90,000 being a low figure.

Mr. Lehrer asked about the land donation, for discussion purposes.

Troy Miller commented they do have one location where they could provide real estate that would be suitable for affordable housing that could be considered.

Mr. McElhinney elaborated there is a small neighborhood off Popponesset Ave. where they own a patchwork of lots, most are conservation restricted, but is also next to some town owned land that could be considered for Habitat.

Mr. Miller stated the assessed value is \$130,000 for under half an acre.

Ms. Waygan noted the HPP and the affordability gap, which is our median sale price of a home minus what a low income household can afford, and that figure is close to \$335,000.

Mr. Lehrer stated the cost to build per unit is up to \$650,000 at LeClair Village for 1-3 bedroom units. The cost of building a lot, and cost of home, less the affordable gap, and that figure would gain an understanding of that monetary value, relative to a cash contribution and/or land contribution.

Mr. Lehrer acknowledged the concerns for environmental benefit are substantially engaged. The missing piece of the puzzle is the lack of consistency among Board members regarding



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what mitigations are or are not appropriate. There has not been any mention to the negotiating room. The issue of conditions would come on the heels of the 90 day report, include the conditions, and remove any reference condition of LEC.

Arden Russell- She stated Chapter 108 of the general bylaw limits bedrooms. The CCC through the Regional Housing Strategy says we have to limit bedrooms and multifamily due to impairment of waterways. This bylaw has nothing to do with the Special Permit or a private developer, there is a mandate to limit bedrooms on a parcel. If the Planning Board approves this project they will be setting a horrible precedent with the Chapter 108 Flow Neutral Bylaw and potentially put funding at risk.

Mr. Lehrer answered the question relative to flow neutral, by right a single family dwelling is allowed and Willowbend is permitted as a multifamily project.

Mr. McElhinney elaborated that with DEP there is no nitrogen policy and that will completely offset whatever goes into the ground, which would be the elimination of a 5 bedroom house on septic. They are looking for more direction before completing the drainage plan, he would like to see where the Board is on this in a larger sense, with respect to the project. He noted Ms. Waygan brought up the buffer, if that is more important then buildings can be moved closer together. He would like to hear of any issues that have not been addressed.

Ms. Waygan stated there are insurmountable barriers, one being the Flow Neutral Bylaw. She encouraged the reading of minutes to figure out what else she was not fond of. This does not align with what is set forth in the LCP. She is not supporting the project at this point, mitigation would be to reduce the project significantly.

Mr. Balzarini is alright with the project as proposed today, he would like that \$90,000 to increase to \$300,000 or meet somewhere in the middle. He is in agreement with the wetland restoration but he is concerned about the people who already bought properties.

Ms. Faulkner would like at least one affordable house, two would be ideal. She is trying to figure out a good dollar amount and with \$5 Million on the line she doesn't feel like \$90,000 is a lot of money.

Mr. Richardson would like to go forward with the discussion relative to mitigation, he gets the impression there is a little more that the Board could get.

Mr. Hansen stated he is in agreement with the proposed mitigation for the wetlands and he does take issue with the overage of bedrooms



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Ms. Faulkner asked who could come discuss implications for the Flow Neutral. She is wondering if the Health Agent would be available for the next meeting.

Mr. McElhinney wondered if there would be a super majority for mitigation, they want to know if there is a path, enough of one to move forward.

MOTION:

Mr. Richardson made a motion to continue the Public hearing to March 20, 2024 at 7:10p.m. Seconded by Mr. Balzarini. All in favor.

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 trail ways to form a network of trails usable by bicycles, strollers, wheelchairs, etc.

Colton Atkinson is present to discuss this project. He described the impervious surfaces to be hard enough for people to walk on, he would like to connect areas that are not currently connected for contiguous travel. On Rt. 151 he would like to connect to Johns Pond large trail and Old Barnstable Road sidewalk then continue to the trail south along to Rt. 28 connecting to Red Brook Road.

Ms. Faulkner asked if the study would look into different porous trails where water is able to seep through to prevent drainage issues.

Mr. Lehrer answered a question relative to costs stating this is a feasibility study, not construction.

Ms. Waygan appreciates the time spent on this and thinks it's well done. It would be beneficial to see the funding aspect. She noted in years past they tried to flow this through the rotary but it does a better job slightly moved over and a lot of those problems are solved. Part of the feasibility would be to see what can be done on federally owned land. Also some trails may not be handicap accessible because they don't want certain materials used on trailheads. She knows tons of volunteers who would help build trails. If this was put forth there would need a 501c3 started for funds.

Mr. Oakley spoke from a Natural Resources standpoint and he acknowledged the Tribe being stewards of the land as well as access to grant funding opportunities.



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Review of draft Planning Board Annual Report and possible vote to submit to Town Manager's office

Ms. Waygan would like to add how the Planning Board is represented on other committees as well.

MOTION:

Ms. Waygan made a motion to approve the Annual Report with amendments. Seconded by Mr. Balzarini. All in favor.

OLD BUSINESS

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

Mr. Lehrer noted the Natural Resources goals are solid but some policies are actions and there are some redundancies he needs to evaluate. It needs to be restructured within the implementation table. On March 6th he would like to solely focus on the LCP, specifically the implementation table. He is fully prepared to discuss Natural Resources.

Mr. Oakley noted there was a breakdown to wetlands and land resources because a lot of the Natural Resources chapter tied into water, with that being said, do we include or keep separate?

BOARD ENGINEER REPORT

Project Review and Inspections

Mr. Pesce stated there are no active items to report at this time. Inspections were finished at Country Club Estates and he closed out Sherwin Williams.

CHAIRWOMANS REPORT

Water Quality Issues

The Select Board met with Sewer Commission to discuss phase 2, the land surveyors mapped out and it should go out for bid in 2025. She also noted MassDEP reported that Ashumet Pond has the highest concentration of PFAs across 52 water bodies. The base will filter water and do a phosphorus and aluminum treatment. Eel grass is recently gone which aids in keeping nitrogen down. The target concentration for nitrogen is 0.38. How do we continue to issue building permits?

TOWN PLANNER REPORT

Harbor Management Planning Committee Update

The consultants are prepared to present draft chapters in the next week, and they will review for a month before meeting again.

Housing Production Plan



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They are reaching closure of the public comment period on March 11th just prior to the Affordable Housing Committee's next meeting on March 12th. Edits will be worked on to produce to Planning Board and Select Board for adoption. The Executive Summary is 8 pages, it needs to be condensed.

COMMITTEE REPORTS

Cape Cod Commission- Charter Review Committee- Community Preservation Committee-

Public Comment period for Regional Housing Strategy.
Finalizing a survey at next meeting, Feb. 26th at Town Hall.

Voted to submit warrant articles to Select Board. \$100,000 for open space and recreation, \$74,000 for repairs at Heritage Park, \$550,000 aluminum treatment of Ashumet Pond, and the land purchase needs appraisal but place holder was submitted.

Design Review- Plan Review- Environmental oversight Committee- Historic District Commission-

No Meeting
No Meeting

Met on Jan. 29th, next meeting Monday at 4:00p.m.

Meeting Soon

ADJOURNMENT

MOTION:

**Mr. Balzarini made a motion to adjourn the meeting of the Planning Board at 9:19p.m.
Seconded by Mr. Richardson. All in favor.**

Next Meeting: Wednesday, March 06, 2024 @ 4:30p.m.

Respectfully Submitted,

Christine M. MacDonald
Board Secretary

LIST OF DOCUMENTS

Additional documents may be available in the Planning Department.

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

NEW BUSINESS



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Mashpee Planning Board Public Hearing Notice

Pursuant to Massachusetts General Laws, Chapter 40A, the Mashpee Planning Board will hold a public hearing on Wednesday, April 3, 2024 at 7:10 p.m. in the Waquoit Meeting Room at the Mashpee Town Hall, 16 Great Neck Road North, to consider an application by Joao Junqueira, property owner, requesting a Special Permit to construct and operate a 4,752 square foot commercial building for retail sale of plumbing and water related products with accessory storage at a currently vacant property addressed as 31 Ashumet Road/474 Main Street, Mashpee, MA 02649 (Assessors Map 27-21A and 27-21B). The subject lot is located predominantly in the C-3 Limited Commercial Zoning District with portions of the parcel bisected by the R-5 Zoning Districts and is located within the Groundwater Protection District and Light Industrial Overlay District. This petition is made pursuant to the Mashpee Zoning Bylaw Sections 174-24(C)(1), 174-25(E)(13), 174-45.6(D), Article XIII: Groundwater Protection District, and 174-25.1: Standards for Developments in C-3 Districts.

Submitted by













Karen D. Faulkner, Chair
Mashpee Planning Board

Publication dates: Friday, April 15, 2024
Friday, April 22, 2024

OLD BUSINESS

Notes: Goals and policies have been refined and reorganized. Actions still need to be re-evaluated. Note that the following were listed as policies which are more appropriately listed under actions so they've been deleted from the Policies section and will need to be re-introduced as actions We may want to consider a policy that supports these human services related actions. 1.) Increase Substance Abuse Support Programs 2.) Enhance Suicide Prevention programing and educational awareness. 3. Identify a site to be used for materials storage and develop the materials storage site. (DPW Related)












Goals, Policies, & Actions	
Goals	
Goal FS-1: Cultivate healthy and productive civil discourse by maximizing inclusion and diversity in civic life.	Commented [EL1]: DEI, communications
Goal FS-2: Provide the safest, most equitable, and technologically advanced school facilities that meet the needs of projected student populations and that maximize student potential and educational opportunities.	Commented [EL2]: Schools
Goal FS-3: Provide any and all needed municipal facilities and services that nurture community and civic engagement for all ages using the best technologies available.	Commented [EL3]: Municipal Facilities and Services
Goal FS-4: Make Mashpee the safest possible community where all community members can thrive without fear of crime or suffering created by fire or other man-made or natural disasters.	Commented [EL4]: Public Safety
Goal FS-5: Maintain financial stability and AAA bond rating.	Commented [EL5]: Finances
Goal FS-6: Nurture and enhance continued education and life-long learning for Mashpee's adult community.	Commented [EL6]: Recreation/Library/CoA
Goal FS-7: Ensure Mashpee community members are as physically, mentally, and emotionally healthy as possible.	Commented [EL7]: Public Health and Human Services
Goal FS-9: Provide the most accessible and interconnected trail network in the Commonwealth throughout Mashpee's conservation lands to maximize safe enjoyment of nature and the outdoors.	Commented [EL8]: Conservation and Recreation
Goal FS-10: Maintain and monitor Mashpee ponds, coastal waterways and coastline in pristine condition that allows all users and adjacent property owners to benefit from its natural beauty without conflict.	Commented [EL9]: Natural Resources/Harbormaster and Recreation
Goal FS-11: Be a leader in sustainable solid waste and wastewater management to remove or mitigate impacts of hazardous waste and nutrient pollution on natural systems.	Commented [EL10]: Solid Waste Management
Goal FS-11: Make Mashpee the most operationally efficient municipality in the Commonwealth.	
Policies	
Policy FS-1: Invest in new technologies or best practices at the Mashpee Transfer station that maximize operational efficiency and minimize potential environmental impacts of the facility's operation	Commented [EL11]: Solid Waste
Policy FS-2: Continue to invest in a community policing model that protect Mashpee residents, visitors, and their property from crime whilst nurturing the public's trust	Commented [EL12]: Police
Policy FS-3: Ensure that the police department and fire department staffing levels and facilities can appropriately accommodate consistent enforcement of local, state and federal laws, rapid response times, high quality care and protection, and minimize loss and suffering due to crime, fire, and other man-made and natural disasters.	Commented [EL13]: Fire
Policy FS-4: Increase collaboration and communications internally between Town departments and externally with the broader community by maximizing in-person and virtual opportunities for civic engagement.	Commented [EL14]: Communications/Town Hall
Policy FS-5: Enhance, maintain, and/or provide any and all needed municipal infrastructure and services needed to support the local economy, mobility of people and goods, the natural environment, and public health and wellness.	
Policy FS-6: Ensure that the development and operation of school facilities and programs are coordinated to the	












maximum extent possible with other municipal agencies.								
Policy FS-7: Maximize non-property tax funding sources for new municipal buildings and facilities as well as school building and facilities.								
Policy FS-8: Foster cross-sector collaboration and cooperation to develop a common understanding of health and human service needs, priorities and appropriate resource allocation to critical areas of need such as substance abuse programs, homelessness prevention, child care, etc..								
Policy FS-9: Maintain and enhance cross-sector collaborations with educational institutions and research organizations to bolster programs such as water quality sampling programs and reporting.								
Policy FS-10: Prioritize collaboration and communication with Mashpee Wampanoag Tribe on all matters.								
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 boards and committees 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.								
Policy FS-15: Provide recreational programming and facilities that nurtures youth curiosity and opportunity as well as adult learning in a variety of disciplines consistent with local, state, and/or national trends.								
Policy FS-16: Lead by example and maintain Mashpee buildings and facilities consistent with community character and construct new facilities in locations that are consistent with other planning goals and priorities and that enhance community pride and the visual quality of the built environment.								
Actions						Timeframe	Responsibility	Cost
Town Hall								
FS-1. Remedy user conflicts within waterways consistent with the DNHRMP.						S	DNR BOS WC	\$
FS-2. Assess Town's staff capacity by procuring a consultant to analyze the administrative code and organizational chart to make recommendations regarding personnel 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 in Town Parking Facilities as discussed in the Transportation						O	BOS DPW EOC TM	\$\$\$


















Commented [EL15]: Schools





Commented [EL16]: All facilities

Commented [EL17]: Human Services

and Circulation Element of this plan.								
FS-6. Construct solar canopies in municipal parking areas where feasible 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	\$
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	\$\$\$
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						L	DPW BOS ER	\$

Building with a LEED Certified Net Zero accreditation.							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 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	\$

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 flow.
- Goal NR-7:** Develop and support a robust Blue Economy and satisfy Eco-Tourism demand as demand evolves.

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 to reduce the loading of contaminants of all types into Mashpee waters and sensitive natural systems.
- Policy NR-13:** Strengthen and enforce laws, rules and regulations which protect natural systems.

Commented [EL1]: I feel like much of this chapter's actions are too general in nature. We need to consider them as policies in many cases and add specific actionable items.









Commented [EL2]: Can we merge with above so it reads, "Protect and improve terrestrial and aquatic habitats and waterways as well as Mashpee's woodlands, trees, and tree canopy for long term environmental, social, and recreational benefits

Commented [EL3]: Keep waterways safe for recreational and commercial users.












Commented [EL4]: Delete. Covered by the goal to return to pristine above.

Commented [EL5]: This is an action but a policy should be included and could be "

Commented [EL6]: Seems like an action. Consider modifying policy and adding action to support.

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						S	TM BOS EOC DNR	\$

Natural Resources

necessary engagement and community education around recommended bylaw changes to address water quality issues: fertilizer and pesticide use, wetlands buffers, floodplain management.								
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	\$\$
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						O	DNR WC	\$

















Commented [EL1]: I feel like much of this chapter's actions are too general in nature. We need to consider them as policies in many cases and add specific actionable items.

Commented [EL7]: What about Ashumet and John's Pond PFAS issues?

Commented [EL8]: Confirm this is a priority with Ashley.

Commented [EL9]: Policy – What actions will support it?

Natural Resources

but for adequate stream and tidal flow.								
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 and Ashumet Pond.							DNR BOS ConC	\$
NR-17. Explore the use of a District of Critical Planning Concern to temporarily curb nutrient loads while a long term solution is planned.							DNR ConC PD	\$
NR-18. Adopt fertilizer restrictions to reduce pollution loading from fertilizers.							DNR BOS ConC	\$
NR-19. Implement stormwater retrofit projects or new							DPW DNR	\$

Commented [EL1]: I feel like much of this chapter's actions are too general in nature. We need to consider them as policies in many cases and add specific actionable items.

Commented [EL10]: Duplicate of a policy above. Probably better as policy but need specified actions to support policy. Dredge related.

Commented [EL11]: These seem like policies that may or may not need new actions for support.

Commented [EL12]: Confirm with Ashley

Natural Resources

stormwater systems using Best Management Practices (and low impact design principles) that have been identified by the Stormwater Task Force.

ConC

Commented [EL1]: I feel like much of this chapter's actions are too general in nature. We need to consider them as policies in many cases and add specific actionable items.

Mary Waygan

Town of Mashpee - LCP Implementation Chart

Natural Resources Chart - 2/21/24

GOALS

Goal NR-6 move to Action

Goal NR-7 move to Action

POLICIES

Policy NR-1 is a repeat of Goal NR-4

Policy NR-2 move to Action

Policy NR-3 move to Action

Policy NR-5 move to Action

Policy NR-6 move to Action

Policy NR-11 move to Action

Add Policies

1. Protect and enhance public ways to water and ancient ways
2. Promote educational efforts which protect our natural resources
3. Promote aquiculture and other blue-industries
4. Promote local production of food
5. Work to mitigate and clean up pollution emerging from JBCC
6. Protect and restore vulnerable natural resources such as vernal pools, wetlands, rivers, etc.
7. Coordinate with the Mashpee Wampanoag Tribe and Water District on open space purchase and other efforts to protect our natural resources
8. Implement nutrient, waste water, animal waste and stormwater management and best practices town-wide
9. Deter the spread of invasive species
10. Promote efforts to protect and restore fish and bird migratory patterns

ACTIONS

NR-10 add public ways to water and ancient ways

NR-15 add vernal pools

Add Actions

1. Develop and identify funding for open space, drinking water watershed protection, and public ways to water land purchases
2. Initiate educational efforts promoting low-nutrient lawns, property animal waste management, and planting of native species
3. Funds and support the restoration of migratory fish passages, wetlands, and vernal pools
4. Continue to fund and construct wastewater and stormwater infrastructure
5. Update and implement the Mashpee Open Space and Rec Plan
6. Establish an Open Space Land Acquisition Committee to advance open space and recreational, water protection land purchases
7. Plan and fund restoration of degraded natural resources such as degraded wetlands and rivers. for
8. Promote planting of native species in all town permits and funded projects
9. Promote and fund samples installations of rain gardens and other LID techniques town-wide

Look at

APCC

"Hanging in the Balance"

An Urgent Call for
Protecting CC's Natural
Resources.

TOWN PLANNER REPORT

Evan Lehrer
Community Development Director
(508) 539-1414
elehrer@mashpeema.gov



Planning Department
Mashpee Town Hall
16 Great Neck Road North
Mashpee, MA 02649

To: Karen D. Faulkner, Chair
Members of the Planning Board
From: Evan Lehrer, Community Development Director
CC: Karen Kingsley, Windchime Board of Trustees
Date: February 29, 2024
Re: Windchime Tree Report – February 2024

After a site visit on February 21, 2024 with representatives from the Windchime Board of Trustees, Arborist Jason Charlton from Sav-a-Tree, the Town Planner, and Chair of the Planning Board, all trees proposed for removal in Mr. Charlton’s proposed scope of work were authorized (totaling 34 trees). Each tree proposed for removal was evaluated by the parties and determined to be necessary based on an obvious threat to the safety of residents or of serious damage to structures in accordance with the requirements of Windchime’s special permit. Of the 34 trees authorized for removal, Windchime shall be responsible for the replacement planting of 13 trees at least 2” in diameter on the grounds. It was noted during our site visit that additional enhancement of the grass island on Red Cedar with new trees may be advantageous. All replacement trees should be of a species listed on the “Protected Trees” list of the Mashpee Tree Preservation General Bylaw (see below):

Table 2: List of Tree Species that are Protected Trees	
Overstory Species	Understory Species
Atlantic White Cedar (<i>Chamaecyparis thyoides</i>)	American Holly (<i>Ilex opaca</i>)
Black tupelo (<i>Nyssa sylvatica</i>)	Sassafras (<i>Sassafras albidum</i>)
Gray Birch (<i>Betula populifolia</i>)	Eastern Red Cedar (<i>Juniperus virginiana</i>)
River Birch (<i>Betula nigra</i>)	Shadbush (<i>Amelanchier Canadensis</i>)
White Ash (<i>Fraxinus Americana</i>)	Flowering Dogwood (<i>Cornus florida</i>)
Green Ash (<i>Fraxinus</i>)	Cockspur Hawthorne (<i>Crataegus crus-galli</i>)
Red Maple (<i>Acer rubrum</i>)	Sweetbay Magnolia (<i>Magnolia virginiana</i>)
Willow, various species (<i>Salix spp.</i>)	Ironwood (<i>Ostrya virginiana</i>)
Atlantic White Cedar (<i>Chamaecyparis thyoides</i>)	American Hornbeam (<i>Carpinus caroliniana</i>)
Pitch Pine (<i>Pinus rigida</i>)	
White Oak (<i>Quercus alba</i>) and other <i>Quercus</i> species	
Hackberry (<i>Celtis occidentalis</i>)	
American Beech (<i>Fagus grandifolia</i>)	
Tulip Poplar (<i>Liriodendron tulipifera</i>)	
White Spruce (<i>Picea glauca</i>)	
Black Spruce (<i>Picea mariana</i>)	
American basswood (<i>Tilia Americana</i>)	
Black Gum/Sourgum (<i>Nyssa sylvatica</i>)	
Black Cherry (<i>Prunus serotina</i>)	

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All trees requiring replacement are clearly articulated in this report. Generally, trees not visible from the right of way will not require a replacement and those that are, will. This methodology will maintain the desired aesthetic in Windchime by maintaining a healthy internal tree canopy, but with the removal of trees with no replacement that are not visible from the right of way, the adjacent trees and shrubs will better thrive.

The approval to remove the 34 trees is conditioned on Windchime providing to the Planning Department a plan, prepared by an arborist, indicating which species of tree have been selected and their location for planting by September 9, 2024. Windchime shall be responsible for ensuring the survival of those replacement trees. Understanding cost is a consideration for Windchime and therefore the replanting of the 13 trees may be phased out over a three year period commencing in the Fall of 2024, 4 trees per year.

Blue Spruce Entrance Building:

A 4" sassafras was authorized for removal without replacement given its DBH is less than 6" and wouldn't constitute a protected tree under the Town's Tree preservation bylaw. A 6" white pine was observed growing in close proximity to other trees and adjacent to the entrance building. Its removal was authorized without replacement. Lastly a 16" oak was observed with trunk decay at the base and storm damage in front of the building was authorized for removal without replacement. Not included in the scope of work was a compromised tree to the rear of the entrance building that was recommended for removal during the site visit. This tree was located in an area to remain "undisturbed". A full removal was not authorized and it was requested that the tree be "topped" as minimally as possible to remove the risk to structures but no more.

Post Office Building:

A 16" DBH oak was evaluated. It had noticeable trunk decay at the base of the tree and storm damage. This tree was authorized for removal and **requires a replacement tree (1)**.

#64-66 Blue Spruce

A 6" oak and a 10" oak were evaluated at the above noted address. Each of these trees were seen to have significant trunk defects and are within the fall zone of the tree. Each tree is visible from the right of way and will **require replacement (2)**.

#68-72 Blue Spruce

A 10" oak was observed leaning close to the residential structures and a root system very close to an adjacent pine. This tree was authorized for removal but will not require replacement. Its removal should allow the adjacent pine to thrive and will remove the threat to the nearby structure. This tree is not visible from the right of way.

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A 15" white pine was observed with a missing canopy and numerous woodpecker holes indicated decay running up the trunk. This tree is visible from the right of way and **requires a replacement (1)**.

#71 Blue Spruce

A 20" oak was observed with severe decay and conks. Its removal was authorized. This tree is visible from the right of way and will **require a replacement tree (1)**.

#1-4 Bob White Crescent:

An 8", 15", 19", and 12" oak trees were observed at the above address. Each tree was authorized for removal and will not require a replacement. Each tree is to the rear of the structure and their removal will allow the adjacent trees to thrive while removing the threat to structures. The 8" oak and 12" oak were both observed to be dead. No replacement will be required for the removal of these trees.

#5-7 Bob White Crescent:

A 28" white pine was observed with severe bark inclusions. It is visible from the right of way and is a very mature tree. Its takedown was authorized, but its visibility and biomass **require replacement (1)**. Additionally at this address two 10" oaks and a 10" birch were evaluated and authorized for removal without replacement. One oak showed decay and conks at the base of the tree while the other was noticeably declining with a lean towards the residential structure. Only the 28" pine was visible. No replacements for the other three trees will be required.

#29-25 Red Cedar

A dead 12" pitch pine was evaluated at the above address. It was authorized for removal without replacement.

#10-16 Red Cedar

A 14" oak was observed with trunk decay and was visibly hollow through the base to the canopy and was authorized for removal without replacement.

#67-65 Gold Leaf

A 12" oak was observed at the walkway entrance with decay at the base of the tree. The tree is visible from the right of way and abuts an area intended to be left "undisturbed." The tree was authorized for removal but will **require replacement (1)**.

46-50 Gold Leaf

A 12" pitch pine was observed with defects along the trunk at about 12' from grade. The tree is along the portion of the property fronting the Mashpee River Corridor and not visible from public right of way. The tree was authorized for removal without a replacement.

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A 4" oak was evaluated and authorized for removal. Given the trunks size of <6", it wouldn't meet the "protected tree" threshold under the new tree bylaw and was thus authorized for removal with no replacement.

A 6" pitch pine was observed with a decayed base. The tree is visible from public right of way and will **require replacement (1)**.

42 Gold Leaf

A leaning blue spruce was identified while on the site walk that may require removal alongside a driveway. The spruce was not part of the scope submitted to the Planning Department. Should the Windchime Board desire to work with the condominium owner to remove the tree, it may be removed and is conditional upon replacement.

#40-44 Gold Leaf

A 14" pitch pine in decline was observed to the front and left of the residential structure. It was visibly dying and riddled with woodpecker holes. This tree is visible from the public right of way and **should be replaced (1)**.

Two (2) 10" oaks were observed also. One showed a hollow and decayed trunk and the other was in decline with similar issues. The oaks are authorized for removal with no required replacement.

#34-38 Gold Leaf

A 6" and 12" oak were each evaluated at the above address. The 6" oak is filled with woodpecker holes along the length of the trunk indicating decay and it is additionally leaning toward the residential structures. The 12" oak outside of the view of the right of way near the center of the roof structure was authorized for removal. Additionally a 15" pitch pine was authorized for removal.

#26-30 Gold Leaf

A 14" storm damaged oak was observed with more than 50% of its canopy impacted. It is likely to die and pose a threat. It was authorized for removal without replacement.

#14-18 Gold Leaf

A 6" oak was observed to the rear of the residential structure in decline. The tree is not visible and was authorized for removal without replacement.

A 10" oak was observed with hollow trunk and a split at the base of the tree. This tree was authorized for removal but is visible from the right of way and **should be replaced (1)**.

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#4-6 Green Ivy

A 14" pitch pine was observed leaning over towards structures, with a rotted and wounded base. This tree was authorized for removal and will **require replacement due to its visibility (1)**.

#9-5 Gold Leaf

A 17" pitch pine was observed with wood pecker holes and trunk defects. The tree was authorized for removal and will **require replacement (1)** due to its visibility from the right of way.

#2-6 Gold Leaf

A 17" oak was observed with black nut gall mid-way up the trunk interfering with the tree's vascular system compromising the tree's integrity. The tree was authorized for removal and a **replacement will be required (1)**.

CORRESPONDENCE

Zoning By-Law Kennel

Zackary Seabury <zseabury@mashpeema.gov>

Mon 2/12/2024 11:12 AM

To: Evan Lehrer <ELehrer@mashpeema.gov>

Cc: Karyn Leslie <kleslie@mashpeema.gov>

Good Morning Evan,

Below is the Zoning By-law definition of a "Personal Kennel". Would it be possible to change it from "five (5)" to "four (4)" and remove the "nine (9)". The nine raises 2 questions, either I can't have more than 9 dogs or if I have 10 or more then I don't need a Kennel License.

I would like to change the first part to "one pack or collection of four (4) or more dogs aged three (3) months old or over".

Kennel History: Added 5-7-2007, Article 26, approved by Attorney General October 19, 2007

Personal Kennel - one pack or collection of five (5) to nine (9) dogs aged three (3) months old or over, owned or kept by a person on a single premise, under one (1) ownership, for private personal use. Breeding of personally owned dogs may take place for the purpose of improving the breed, exhibiting, showing, use in sporting activity or other personal reasons, provided that selling, trading, bartering or the distribution of such breeding from a personal kennel shall be to other breeders or individuals by private sale only and not to wholesalers, brokers or pet shops. Kennels in this category shall not sell, trade, barter or distribute any dogs not bred from their personally owned dogs. However, dogs temporarily housed at a personal kennel in conjunction with an animal shelter or rescue registered with the department may be sold, traded, bartered or distributed as long as it is not for profit. History: Amended 10-15-2007 ATM, Article 18, approved by Attorney General on 1-28-2008

Also:

(16) Personal kennel. History: Added 10-15- 2007 ATM, Article 18, approved by Attorney General 1-28-2008. --PR PR PR PR PR PR

I feel that it should be "Personal Kennel with an accessory animal housing building". This would make it so if no structure is being built or is built for the housing of the dogs, besides the main house, then it could just go before the the Board of Health and not the Plan Review. But if there is a accessory housing building for the dogs then it would be brought in front of the Plan Review.

Thank you

-Zack

Zackary Seabury / Health Agent

Town of Mashpee

16 Great Neck Road North, Mashpee, MA 02649

Office: 508.539.1400 X8553

Email: Zseabury@mashpeema.gov



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

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

Username: **EBELAIR**

Transaction ID: **1665398**

Document: **Groundwater Discharge Monitoring Report Forms**

Size of File: **1082.85K**

Status of Transaction: **Submitted**

Date and Time Created: **2/20/2024:4:13:19 PM**

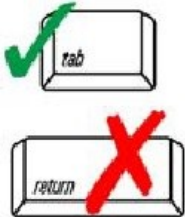
Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



Groundwater Permit
DISCHARGE MONITORING REPORT

668
1. Permit Number
2. Tax identification Number
2024 JAN MONTHLY
3. Sampling Month & Frequency

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



A. Facility Information

1. Facility name, address:		
SOUTH CAPE VILLAGE		
a. Name		
672 FALMOUTH ROAD/RTE. 28		
b. Street Address		
MASHPEE	MA	02649
c. City	d. State	e. Zip Code
2. Contact information:		
MYLES OSTROFF		
a. Name of Facility Contact Person		
6174311097	myles@chartweb.com	
b. Telephone Number	c. e-mail address	
3. Sampling information:		
1/4/2024	RI ANALYTICAL	
a. Date Sampled (mm/dd/yyyy)	b. Laboratory Name	
KRISTIN PHELAN		
c. Analysis Performed By (Name)		

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency	
Discharge Monitoring Report - 2024 Jan Monthly	
<input type="checkbox"/> All forms for submittal have been completed.	
2. <input type="checkbox"/> This is the last selection.	
3. <input type="checkbox"/> Delete the selected form.	



Groundwater Permit
DISCHARGE MONITORING REPORT

668

1. Permit Number

2. Tax identification Number

2024 JAN MONTHLY

3. Sampling Month & Frequency

D. Contaminant Analysis Information

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

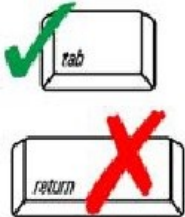
1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method
Units			Detection limit
BOD	150	46	30
MG/L			
TSS	160	11	2.0
MG/L			
TOTAL SOLIDS	680		
MG/L			
AMMONIA-N	16		
MG/L			
NITRATE-N		ND	0.050
MG/L			
TOTAL NITROGEN(NO3+NO2+TKN)		2.2	0.50
MG/L			
OIL & GREASE		0.71	0.59
MG/L			



Groundwater Permit
MONITORING WELL DATA REPORT

668
1. Permit Number
2. Tax identification Number
2024 JAN MONTHLY
3. Sampling Month & Frequency

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



A. Facility Information

1. Facility name, address:		
SOUTH CAPE VILLAGE		
a. Name		
672 FALMOUTH ROAD/RTE. 28		
b. Street Address		
MASHPEE	MA	02649
c. City	d. State	e. Zip Code
2. Contact information:		
MYLES OSTROFF		
a. Name of Facility Contact Person		
6174311097	myles@chartweb.com	
b. Telephone Number	c. e-mail address	
3. Sampling information:		
1/17/2024	WHITEWATER	
a. Date Sampled (mm/dd/yyyy)	b. Laboratory Name	
JAMIE STEWART		
c. Analysis Performed By (Name)		

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency	
Monitoring Well Data Report - 2024 Jan Monthly	
<input type="checkbox"/> All forms for submittal have been completed.	
2. <input type="checkbox"/> This is the last selection.	
3. <input type="checkbox"/> Delete the selected form.	



Groundwater Permit
MONITORING WELL DATA REPORT

668

1. Permit Number

2. Tax identification Number

2024 JAN MONTHLY

3. Sampling Month & Frequency

C. Contaminant Analysis Information

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

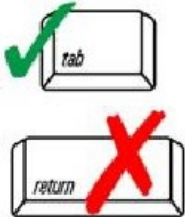
Parameter/Contaminant	P-1	P-2	P-4	P-6		
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4	Well #: 5	Well #: 6
PH	6.2	DRY	5.9	6.2		
S.U.						
STATIC WATER LEVEL	18.1	DRY	47.4	51.1		
FEET						
SPECIFIC CONDUCTANCE	204	DRY	675	765		
UMHOS/C						



Groundwater Permit
DAILY LOG SHEET

668
1. Permit Number
2. Tax identification Number
2024 JAN DAILY
3. Sampling Month & Frequency

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



A. Facility Information

1. Facility name, address:		
SOUTH CAPE VILLAGE		
a. Name		
672 FALMOUTH ROAD/RTE. 28		
b. Street Address		
MASHPEE	MA	02649
c. City	d. State	e. Zip Code
2. Contact information:		
MYLES OSTROFF		
a. Name of Facility Contact Person		
6174311097	myles@chartweb.com	
b. Telephone Number	c. e-mail address	
3. Sampling information:		
1/31/2024	WHITEWATER	
a. Date Sampled (mm/dd/yyyy)	b. Laboratory Name	
JAMIE STEWART		
c. Analysis Performed By (Name)		

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency	
Daily Log Sheet - 2024 Jan Daily	
<input type="checkbox"/> All forms for submittal have been completed.	
2. <input type="checkbox"/> This is the last selection.	
3. <input type="checkbox"/> Delete the selected form.	



Groundwater Permit
DAILY LOG SHEET

668
1. Permit Number
2. Tax identification Number
2024 JAN DAILY
3. Sampling Month & Frequency

C. Daily Readings/Analysis Information

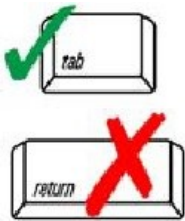
Date	Effluent Flow GPD	Reuse Flow GPD	Irrigation Flow GPD	Turbidity	Influent pH	Effluent pH	Chlorine Residual (mg/l)	UV Intensity (%)
1	8519							
2	11408					7.4		
3	9715					7.6		
4	6959					7.6		
5	10628					7.6		
6	10628							
7	10628							
8	11486					7.4		
9	6786					7.5		
10	13622					7.4		
11	9062					7.5		
12	8235					7.6		
13	8236							
14	8236							
15	11167					7.6		
16	11596					7.6		
17	9271					7.5		
18	8916					7.6		
19	8916					7.7		
20	8916							
21	8916							
22	13267					8		
23	9260					7.2		
24	11352					7.2		
25	10954					7.2		
26	9666					7.2		
27	9666							
28	9666							
29	8987					7.2		
30	10819					7.3		
31	8988					7.5		



Groundwater Permit

668
1. Permit Number
2. Tax identification Number

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



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

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

☐

Facility Information

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

Certification

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

ELIZABETH BELAIR	2/20/2024
a. Signature	b. Date (mm/dd/yyyy)

Reporting Package Comments

FACILITY WAS NOT IN FULL COMPLIANCE WITH ALL PERMIT REQUIREMENTS FOR THE MONTH. THE BOD5 CAME IN AT 46, THE PLUS FILTER WAS NOT BACKWASHING PROPERLY DUE TO A BROKEN CONDUIT LINE THAT CONTROLLED THE FLOATS, THAT HAS SINCE BEEN REPAIR.

Received By

FEB 20 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 Insurance Marketing Agencies, Inc., 366 Menauhant Road and 470 Acapesket Road, East Falmouth, MA.

(Map 40, Lot 201 & 202) under 240- 6.4 of the Zoning by-Law, as amended to **grant** the Special Permit to allow a business office within the existing Marina Office.

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 **February 14, 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.falmouthma.gov>

Received By

FEB 20 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 Dianne I. Durso, Trustee, 128 Locust Street, Falmouth, Ma.

(Map 47A, Lot 000A) under 240-10.2A of the Zoning by-Law, as amended to **grant** the Special Permit to renovate a portion of the existing dwelling, construct an addition and attached 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 **February 14, 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

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

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

Received By

FEB 26 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 #012-24 Nancy E. and Mark A. Goldberg, Trustees, 26 Slocum Road, Lexington, MA.:
Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-10.2A of the Code of Falmouth to raze and rebuild the existing, nonconforming, single-family dwelling. **The subject property is 68 Loop Road, Falmouth, MA.**

Map 35 Section 02 Parcel 004 Lot(s) 020

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

Thursday, March 14, 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 26 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 #008-24 Matthew and Finola Cox, 33 Fisher Street, Dover, NH.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-10.2A & 240-11.3A (4) of the Code of Falmouth to remove a portion of the existing deck, construct a porch addition and expand the 2nd floor, increasing lot coverage by structures. **The subject property is 32 Sycamore Street, East Falmouth, MA.**

Map 46A Section 05 Parcel 000 Lot(s) 043

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

Thursday, March 14, 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

**BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

FEB 26 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 #009-24 Kenneth M. and Carol J. Bello, 141 Dorchester Avenue – unit 517, Boston, MA.:
Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-10.2A of the Code of Falmouth to raze and rebuild the existing, non-conforming, detached cabana. **The subject property is 362 Acapesket Road, East Falmouth, MA.**

Map 40 Section 06 Parcel 007 Lot(s) 221

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on **Thursday, March 14, 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

**BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

FEB 26 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 #007-24 Winthrop H. Munro, P.O. Box 3492 Waquoit, MA.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-6.6B and 240-11.4A(1)i of the Code of Falmouth to construct a detached accessory apartment in the front yard, more than 50' from the front property line. **The subject property is 225 Metoxit Road, East Falmouth, MA.**

Map 31 Section 02 Parcel 002 Lot(s) 000

A public hearing will be given on this application, in the Select Board's Meeting Room, Town Hall, on **Thursday, March 14, 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>



**CERTIFICATE OF
DEFINITIVE PLAN APPROVAL**

TOWN CLERK
TOWN OF SANDWICH

FEB 22 2024

10 H 09 M AM
RECEIVED & RECORDED

To: Taylor White, Town Clerk
From: Jennifer Reisig, Chair
Re: Definitive Subdivision 36 Holly Ridge Drive
Date: February 21, 2024
Owner: LRME, LLC

It is hereby certified by the Planning Board of the Town of Sandwich, MA that the Planning Board duly noticed, advertised and held a public hearing opening August 15, 2023 and closed on February 20, 2024 for a definitive approval of a subdivision plan, entitled DEFINITIVE PLAN FOR "GIMME CIRCLE" 36 HOLLY RIDGE DRIVE dated February 2, 2023 and revised through February 15, 2024, prepared by Existing Grade Inc. for applicant LRME, LLC. The property consists of 4.17 +/- acres of land in the R2 Zoning District, as shown on Assessor's Map 09 Parcel 178. Deed to said property is recorded in the Barnstable Registry of Deeds in Book 35027 Page 82. The Planning Board voted to approve the definitive subdivision plan.

Pursuant to Massachusetts General Law c.41 §81BB, any person, whether or not previously a party to the proceedings, or any municipal officer or board, aggrieved by the planning board's decision on a definitive plan or the board's failure to take timely action may appeal to the court. Any appeal must be entered with the court within twenty days after the decision was filed with the municipal clerk or within twenty days after the final action date if the planning board failed to act on the definitive plan. The notice of appeal must also be filed with the municipal clerk within the twenty-day period.

CERTIFICATE OF APPROVAL

I, Jennifer Reisig, certify that this document is a true and accurate record of the motions made and votes taken by the Planning Board on February 20, 2024, following the close of the public hearing for definitive subdivision approval.

Received By

FEB 26 2024

Planning Dept.

PROCEDURAL HISTORY

1. On June 20, 2023 an application for a definitive subdivision was filed for 36 Holly Ridge Drive.
2. After proper notice, the public hearing was opened on August 15, 2023 and closed on February 20, 2024.
3. The application was accompanied by a plan entitled:
DEFINITIVE PLAN for "Gimme Circle"
36 Holly Ridge Drive
Sandwich Massachusetts
Dated: February 2, 2023 revised through 2/15/2024
4. The Board reviewed the application, the plan and all other materials submitted prior to the close of the public hearing. The Board received and gave due consideration to testimony given at the public hearing.
5. The following members attended the public hearings and were eligible to vote on the original application in this matter:

Jennifer Reisig*
Nicole Ouellette
Anne McManus*
Jeffrey Picard

*Missed one meeting, but listened to the full audio recording and reviewed all materials in the project file, which allows the member to participate in the deliberation of this decision under general law c. 39.

FINDINGS

The Planning Board finds that:

1. The proposed subdivision consists of approximately 4.17 +/- acres.
2. The applicant is proposing two lots for single-family homes.
3. The proposed lot sizes meet the requirements set forth in the Zoning Bylaw for the R2 district.
4. Lot 1 shall consist of 62,717.5 s.f. and Lot 2 shall consist of 60,412.4 s.f.
5. Applicant shows frontage based on the radius of the cul-de-sac frontage may be reduced to 120 feet. The proposed frontage meets the requirements set forth in the lot frontage definition of the Zoning Bylaw.
6. The proposed subdivision is completely within the R2 Zoning District.
7. The Plan proposes an approximately 130 ft. long, 18 ft. wide paved road with a cul-de-sac and berms to maintain the pavement edge.
8. The proposed subdivision name is Gimme Circle.
9. The proposed roadway name is Gimme Circle.
10. The proposed subdivision shall be serviced by town water.

11. The Plan substantially conforms to the Town of Sandwich Subdivision Rules and Regulations.

Motion: I, Nicole Ouellette, move to adopt these findings as the findings of the Planning Board

Second: Anne McManus

Vote: Jennifer Reisig	Yes
Nicole Ouellette	Yes
Anne McManus	Yes
Jeffrey Picard	Yes

CONDITIONS

At the public hearing, the Planning Board considered potential conditions of approval for the definitive subdivision plan. The Planning Board voted that the following conditions of approval shall be imposed upon any approval of the definitive plan and that these conditions are reasonable and that the applicant and its successor-in-interest shall be bound by these conditions:

1. This definitive subdivision plan creates two buildable lots. No lot depicted on this definitive plan shall be further subdivided to create additional buildable lots.
2. Changes to road construction that may be desired as a result of conditions arising in the field shall not be implemented without prior approval of the Town Engineer. In no case shall any changes to the road construction plans change the definitive plan without a duly advertised public hearing and subsequent Planning Board approval before implementation of desired changes.
3. Test pits can be dug at the time of construction.
4. Permanent Slope Easements are required.
5. Construction of the subdivision roadway shall comply in every respect to the Sandwich Planning Board Subdivision Rules & Regulations in its entirety unless a waiver has been expressly given within this decision.
6. Prior to the commencement of any activity relating to the construction of the roadway the Town Engineer shall be notified. In accordance with Section 5.B of the Board's Subdivision Rules & Regulations, prior to construction the property owner shall submit a letter to the Planning Board from a Registered Professional Land Surveyor certifying that all pertinent way, lot and drain lines and municipal services are laid out on the ground as shown on the approved definitive plan.
7. The property owner shall request an inspection by the Town Engineer when the actions required by condition #6 have been completed. No construction shall commence prior to the Town Engineer's inspection and subsequent certification

to the Planning Board and the property owner that Condition #6 has been met and that the road construction is ready to proceed.

8. The project will comply with the Storm Water Drainage Report, Appendix C, Post-Construction Storm Water Operations and Maintenance Plan dated April 29, 2023 revised February 15, 2024.
9. Prior to endorsement of the plan, a fully executed Form E Covenant or other form of surety in accordance with the Rules & Regulations shall be submitted to and approved by the Planning Board.
10. Prior to endorsement of the definitive plan, the property owner shall submit to the Planning Board a written schedule for construction and completion of the roadway. In no case shall the time of completion of this way exceed a 12-month period from the date on which the road construction commences.
11. Prior to endorsement, the applicant shall establish a Homeowners' Association that will assume maintenance responsibilities of all new subdivision roads, sidewalks, lights, and stormwater infrastructure that are constructed in connection with the project.
12. Prior to endorsement applicant shall include a road maintenance plan specifying that the roadway will be cleared of snow and ice, and that the Homeowners' Association will be responsible for road maintenance.
13. Greenery will be added by the retention pond on the side of the abutting properties.

Motion: I, Anne McManus, move to impose the above conditions of approval upon any approval of the Definitive Subdivision Plan

Second: Nicole Ouellette

Vote:	Jennifer Reisig	Yes
	Nicole Ouellette	Yes
	Anne McManus	Yes
	Jeffrey Picard	Yes

WAIVERS REQUESTED

1. Section 3.C.2(w) - Landscape Plan
2. Section 4.B.2 – 20 ft. wide paved surface
3. Section 4.F.1 – Sidewalks

Motion: I, Nicole Ouellette, move that the Planning Board grant the above listed waivers from strict compliance with the Board's Subdivision Rules & Regulations as to do so is in the public interest and not inconsistent with the intent and purposes of the Subdivision Control Law.

Second: Anne McManus

Vote:	Jennifer Reisig	Yes
	Nicole Ouellette	Yes
	Anne McManus	Yes
	Jeffrey Picard	Yes

APPROVAL OF DEFINITIVE PLAN

Motion: I, Nicole Ouellette, move that the Planning Board approve the definitive plan for LRME, LLC at 36 Holly Ridge Drive, based upon all of the facts and testimony presented at the public hearing and based upon the conditions of approval referenced herein.

Second: Anne McManus

Vote:	Jennifer Reisig	Yes
	Nicole Ouellette	Yes
	Anne McManus	Yes
	Jeffrey Picard	Yes



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

The Sandwich Board of Appeals will hold a Public Hearing on the application of First Church Sandwich, Property Owner, for a Special Permit under Sections 1330 & 2200 of the Sandwich Protective Zoning By-Law for property located at 136 Main Street, Sandwich, MA Assessor's Map #73, Parcel #186 for the purpose of operating a gift shop. The Public Hearing will be held on March 12, 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: February 23 and March 1, 2024

Planning Dept.

FEB 28 2024

Received By



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

The Sandwich Board of Appeals will hold a Public Hearing on the application of Jeanne G. Prendergast Family Trust, Property Owner, for an Appeal of Decision of the Building Commissioner under MGL Chapter 40A, Section 8, for property located at 11 Sedgewick Lane, Sandwich, MA, Assessor's Map #8, Parcel #120, for the purpose of appealing a written zoning determination relating to a neighboring fence and vegetation. The Public Hearing will be held on March 12, 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 23 and March 1, 2024

Received By

FEB 28 2024

Planning Dept