

March 24, 2023

Mashpee Planning Board
18 Great Neck Road North
Mashpee, MA 02649

Dear Members of the Board

Thank you for your time in reviewing our application for modification to the existing Willowbend Special Permit regarding the proposed 14 unit Cranberry Pointe neighborhood on Quinaquisset Avenue.

In response to the Board's request for further information, we are enclosing a number of supplemental documents which we believe fulfill all requests made during and since the initial hearing on March 1st.

This project represents the use of all of the remaining fourteen previously approved units available under our Special Permit on a parcel that was acquired to create continuity through the Willowbend community. By adding this land to the overall development of Willowbend we are able to reduce the overall per acre density of the project, and eliminate an existing and aging septic system on the property.

By approaching this project with design principles focused around creating a conservation community, we are able to greatly reduce the overall footprint impacts of these 14 units and create shared open space that promotes community, and reduces the overall need for private outdoor space. The "village green" concept shown on the eastern portion is meant to be a gathering place for the community, and a bridge between this new 14 home development and the existing community and club.

These 14 units will be serviced by the Willowbend wastewater treatment system, under the terms of the DEP Groundwater Discharge Permit. By treating the effluent from the project at the plant, total nitrogen loading for the 14 units will be fifty percent less than if the site were to be developed independently as three single family lots.

This project also represents a significant environmental rehabilitation, by removing the agricultural use from 2.5 acres adjacent to Quaker Run, restoring the land to a naturalized wetland system and returning Quaker Run to its natural circuitous form.

Willowbend
130 Willowbend Drive, Mashpee, MA 02649
508-539-5300



Stormwater improvements along Quinaquisset Avenue will also occur as part of this project, with the newly created stormwater and open space areas designed to move water away from the road while controlling the flows prior to reentry into natural wetlands. In response to comments from the Board at the recent site walk, we have agreed to enhance the buffer along the road through the introduction of additional plantings. A proposed landscape plan will be provided ahead of the March 29 hearing.

In response to questions regarding affordable housing, Willowbend has made significant investments in workforce housing and affordability over the past several years, totaling more than \$2M (including the purchase of the Santuit Inn) and representing housing for more than 40 individuals. This investment has reduced the pressure on the existing housing stock in Mashpee and the surrounding communities. We are committed to continuing similar efforts and look forward to working with Town to find appropriate opportunities to further this cause.

Additionally, approval of the Cranberry Pointe neighborhood will represent a significant return to the Town in terms of tax revenue. As detailed in the attached Exhibit A, the Willowbend community, consisting of over 300 homes and the golf course, generates more than \$3,100,000 in annual tax revenue while requiring very little in the way of town services, with few school age children and its own wastewater treatment facility.

We believe this development represents an overwhelming number of positive results: environmentally, fiscally, architecturally, and socially – all of which will enhance the Willowbend Community, as well as the Town of Mashpee as a whole.

Sincerely Yours,

A handwritten signature in black ink that reads "J. Troy Miller". The signature is written in a cursive, flowing style.

Troy Miller
Chief Development Officer
Southworth Development, LLC

Willowbend
130 Willowbend Drive, Mashpee, MA 02649
508-539-5300

APPENDIX

At the hearing on March 1, 2023, the Board also requested a number of additional items and background documents to assist in their review. Several items have already been provided to the Planning Office and the following additional items are appended hereto as follows:

- | | |
|--|---|
| 1. Various Historical Modifications of the Special Permit - | Forwarded on March 23 |
| 2. Listing of All Existing Approved Willowbend Lots by Map and Block | Exhibit A |
| 3. Cape Cod Commission Decision for the Project | Exhibit B |
| 3. Plans showing Ancient Ways in Vicinity of Proposed Project | Exhibit C |
| <p>** The attached plan and deed show that the ancient way known as Simons Road is the easterly boundary of the Cranberry Pointe project, and is currently maintained as a "public way" by Willowbend.**</p> | |
| 4. Letter on Restriping of Crosswalks and Flashing Lights on Quinaquisset | Forwarded on March 3 |
| 5. Updated Plans/ Landscape Plan | Submitted Electronically on March 24 |
| 6. Summary Report on Sewage Treatment Plant | Exhibit D |
| 7, Baxter Nye Response to Ed Pesce Peer Review Comments | Exhibit E (to follow) |
| 8. Conceptual Three Lot ANR Plan | Exhibit F |
| 9. Email from Mashpee Fire Department Approving Layout | Exhibit G |
| 10. Estimate of Bog Restoration Costs | Exhibit H |
| 11. Detail of Asphalt Berm along Quinaquisset | See Plans Submitted Electronically on March 24 |

EXHIBIT A

Willowbend Lot Inventory and Assessed Values

| Map | Parcel | Ext | Owner | St No | Street | Assd Value |
|-----------------------------------|--------|-----|-------------------------------|-------|---------------|---------------------|
| 63 | 85 | 1 | BERGER, CONSTANCE F | 121 | DUNROBIN RD | \$808,300 |
| 63 | 85 | 2 | KERTZMAN, DAVID& CHRISTINE | 131 | DUNROBIN RD | \$862,400 |
| 55 | 27 | 25 | MAZZOTTA, JOSEPH | 172 | DUNROBIN RD | \$973,300 |
| 55 | 27 | 24 | ONEIL, THOMAS J & OLIVIA TER | 174 | DUNROBIN RD | \$892,600 |
| 55 | 27 | 23 | VENDIG, RICHARD E & LINDA J | 178 | DUNROBIN RD | \$1,021,800 |
| 55 | 27 | 22 | GASIOR, CHARLES E &DEBORAH | 186 | DUNROBIN RD | \$840,300 |
| 55 | 27 | 21 | SLOWE, DANIEL J & SUSAN A | 188 | DUNROBIN RD | \$915,700 |
| 55 | 28 | 201 | DONELLE, CAMILLE A | 201 | DUNROBIN RD | \$627,600 |
| 55 | 28 | 203 | FISHMAN, KENNETH J | 203 | DUNROBIN RD | \$596,300 |
| 55 | 28 | 205 | DUBOIS, GAIL | 205 | DUNROBIN RD | \$718,700 |
| 55 | 28 | 207 | DEMASE, PATRICIA | 207 | DUNROBIN RD | \$657,100 |
| 55 | 28 | 209 | GOLABEK, JACQUELINE TR | 209 | DUNROBIN RD | \$641,100 |
| 55 | 28 | 211 | DALEY, KAREN A | 211 | DUNROBIN RD | \$753,500 |
| 55 | 28 | 213 | POLICOW, NEIL D & ELLEN M TF | 213 | DUNROBIN RD | \$629,200 |
| 55 | 28 | 215 | BORSELLI, DIANE | 215 | DUNROBIN RD | \$586,600 |
| 55 | 28 | 217 | KRINTZMAN, B J | 217 | DUNROBIN RD | \$626,800 |
| 55 | 28 | 219 | GRECO, MARTIN J & | 219 | DUNROBIN RD | \$713,100 |
| 55 | 27 | 20 | PACELLA, RICHARD SR & MARY | 220 | DUNROBIN RD | \$1,601,000 |
| 55 | 27 | 19 | MORAN, THOMAS & PAULETTE | 222 | DUNROBIN RD | \$1,273,500 |
| 55 | 33 | 12 | TOVIN, HAL R & LISA W TRS | 223 | DUNROBIN RD | \$1,415,000 |
| 55 | 27 | 18 | FAGAN, JAMES P & KATHLEEN E | 224 | DUNROBIN RD | \$1,072,400 |
| 55 | 33 | 13 | COSTELLO, WILLIAM T & LYNN I | 225 | DUNROBIN RD | \$1,399,500 |
| 55 | 27 | 17 | WHELAN, ROBERT J & | 226 | DUNROBIN RD | \$300,000 |
| 55 | 33 | 14 | SULLIVAN, THOMAS J TR | 227 | DUNROBIN RD | \$1,421,200 |
| 55 | 27 | 16 | WHELAN, ROBERT J & | 228 | DUNROBIN RD | \$1,515,100 |
| 55 | 33 | 15 | WHELAN, ROBERT J & | 229 | DUNROBIN RD | \$300,000 |
| Subtotal Dun Robin Road: | | | | | | \$23,162,100 |
| | | | | | | |
| 70 | 194 | 0 | HINCHEY, EDWARD & TANYA K | 101 | WILLOWBEND DR | \$1,017,100 |
| 70 | 193 | 0 | CUTLER, STEPHEN D ETAL TRS | 105 | WILLOWBEND DR | \$1,263,000 |
| 70 | 192 | 0 | THE 115 WILLOWBEND DRIVE L | 115 | WILLOWBEND DR | \$994,000 |
| 70 | 191 | 0 | ADELSON, VIRGINIA B | 125 | WILLOWBEND DR | \$1,353,300 |
| 70 | 190 | 0 | GORDON, DAVID B TR | 135 | WILLOWBEND DR | \$1,166,000 |
| 70 | 189 | 0 | KLIMKOWSKI, RICHARD P | 145 | WILLOWBEND DR | \$1,534,600 |
| 70 | 188 | 0 | STEWART, MATTHEW & SUSAN | 155 | WILLOWBEND DR | \$887,300 |
| 63 | 71 | 0 | EPSTEIN, ROBERT L | 165 | WILLOWBEND DR | \$1,336,600 |
| 63 | 70 | 0 | LEVINE, ALEXANDER M TRUSTEI | 185 | WILLOWBEND DR | \$1,838,800 |
| 63 | 69 | 0 | SOUTHWORTH, DAVID CLAY TR | 203 | WILLOWBEND DR | \$1,366,300 |
| 63 | 79 | 0 | OLECK, RICHARD TR | 212 | WILLOWBEND DR | \$1,988,700 |
| 63 | 68 | 0 | VANDERNOOT, PAULA S | 219 | WILLOWBEND DR | \$1,486,800 |
| 63 | 80 | 0 | CAPE COD HOLDINGS LLC | 222 | WILLOWBEND DR | \$252,700 |
| 63 | 67 | 0 | SULUR, PRASAD & PADMINI | 231 | WILLOWBEND DR | \$1,602,200 |
| 63 | 81 | 0 | GARR, JEFFREY C & TANIA L TRS | 234 | WILLOWBEND DR | \$794,300 |
| 63 | 66 | 0 | HUGGARD, MARJORIE C TRUSTI | 243 | WILLOWBEND DR | \$1,472,300 |
| 63 | 82 | 0 | ROGERS, RANDALL | 244 | WILLOWBEND DR | \$1,417,600 |
| 63 | 65 | 0 | GRIEBEL, SCOTT & KRISTEN TRS | 255 | WILLOWBEND DR | \$1,478,300 |
| 63 | 57 | 0 | MALANDRAKIS, JODY A TR | 290 | WILLOWBEND DR | \$1,336,900 |
| 63 | 56 | 0 | DAMICO, GERARD & MAUREEN | 310 | WILLOWBEND DR | \$1,021,000 |
| 63 | 55 | 0 | RODGERS, EUGENE J JR & DONI | 326 | WILLOWBEND DR | \$1,458,600 |
| Subtotal Willowbend Drive: | | | | | | \$27,066,400 |

Willowbend Lot Inventory and Assessed Values

| Map | Parcel | Ext Owner | St No | Street | Assd Value |
|-----|--------|--------------------------------|-------|------------|-------------|
| 63 | 58 | 0 PREMIUM CONTRACTORS GRP | 20 | GULLANE RD | \$329,800 |
| 63 | 93 | 0 FOLEY, FRANCIS & MELANIE | 54 | GULLANE RD | \$1,691,700 |
| 63 | 84 | 0 LAPPAS, ALLEN & APHRODITI TF | 66 | GULLANE RD | \$1,855,500 |
| 70 | 203 | 0 BOYCE, JAN TRS | 78 | GULLANE RD | \$1,291,200 |
| 70 | 179 | 0 SCHWARTZ, LINDA Z | 90 | GULLANE RD | \$1,358,600 |
| 70 | 187 | 0 BERGERON, MAURICE A TR | 91 | GULLANE RD | \$1,549,400 |
| 70 | 180 | 0 SILVA DEVELOPMENT LLC | 102 | GULLANE RD | \$380,800 |
| 70 | 186 | 0 GOODNOW, JUDSON M & NIKK | 103 | GULLANE RD | \$996,800 |
| 70 | 181 | 0 SALVATORE, JOSEPH D & DONN | 112 | GULLANE RD | \$1,656,100 |
| 70 | 185 | 0 TIERNEY, MICHAEL JOSEPH SR & | 117 | GULLANE RD | \$1,392,700 |
| 70 | 182 | 0 MORRIS, LAUREN | 120 | GULLANE RD | \$1,098,700 |
| 70 | 183 | 0 OSHEA, ELIZABETH A TR | 122 | GULLANE RD | \$1,337,400 |
| 70 | 184 | 0 DIEMER, BARBARA | 123 | GULLANE RD | \$1,901,900 |

Subtotal Gullane Road:

\$16,840,600

| | | | | | |
|----|-----|--------------------------------|----|---------------|-------------|
| 69 | 185 | 0 MILLER, PATRICE A TR | 4 | NORTH GLEN DR | \$1,155,500 |
| 69 | 186 | 0 MILLER INVESTMENTS II LLC | 6 | NORTH GLEN DR | \$360,000 |
| 69 | 187 | 0 PLOSZAY, CHRISTOPHER T & | 8 | NORTH GLEN DR | \$1,296,900 |
| 69 | 188 | 0 KATZ, JAYNE L & MARTIN H | 10 | NORTH GLEN DR | \$1,461,000 |
| 69 | 189 | 0 KAHAN, DAVID & LORI | 12 | NORTH GLEN DR | \$999,000 |
| 69 | 207 | 0 CARON, PATRICK P & JANET LEE | 13 | NORTH GLEN DR | \$1,286,900 |
| 69 | 206 | 0 FLYNN, JAMES F JR & CAROL L | 15 | NORTH GLEN DR | \$1,608,100 |
| 69 | 192 | 0 SCHWARZMAN, ZVI & CAROLYN | 16 | NORTH GLEN DR | \$1,850,300 |
| 69 | 205 | 0 VONERLACH, THOMAS C & | 17 | NORTH GLEN DR | \$1,701,500 |
| 69 | 193 | 0 KANE, JAMES F & ANDREA D TR | 18 | NORTH GLEN DR | \$1,101,100 |
| 69 | 204 | 0 TABB, LAWRENCE R & PAMELA | 19 | NORTH GLEN DR | \$1,688,800 |
| 69 | 194 | 0 BENNERS, ANDREW SR & MARY | 20 | NORTH GLEN DR | \$1,515,900 |
| 69 | 203 | 0 KOZUB, MICHAEL J & PATRICIA | 21 | NORTH GLEN DR | \$1,184,300 |
| 69 | 195 | 0 REGAN, GEORGE K JR | 22 | NORTH GLEN DR | \$360,000 |
| 69 | 202 | 0 ZAMMITO, ROBERT & VALERIE | 23 | NORTH GLEN DR | \$2,157,600 |
| 69 | 196 | 0 REGAN, GEORGE K JR | 24 | NORTH GLEN DR | \$1,918,200 |
| 69 | 201 | 0 TIRRELL, JOHN P & ANNE A TRS | 25 | NORTH GLEN DR | \$1,988,100 |
| 69 | 200 | 0 SIFF, EDEN & LAUREN | 27 | NORTH GLEN DR | \$1,400,800 |
| 69 | 199 | 0 GAROD, LYNN B TR RVOC LVG T | 29 | NORTH GLEN DR | \$1,730,700 |

Subtotal North Glenn Drive:

\$26,764,700

| | | | | | |
|----|-----|----------------------------|---|-------------|-------------|
| 69 | 211 | 0 BOGAN, THOMAS F | 3 | MASTERS WAY | \$540,000 |
| 69 | 210 | 0 BOGAN, THOMAS F | 5 | MASTERS WAY | \$2,070,200 |
| 69 | 209 | 0 KHOURY, AMIN J TRS | 7 | MASTERS WAY | \$2,101,200 |
| 69 | 208 | 0 DUNCAN, PAUL R & MARGERY | 9 | MASTERS WAY | \$1,471,000 |

Subtotal Masters Way:

\$6,182,400

| | | | | | |
|----|-----|---------------------------------|----|-------------|-----------|
| 69 | 168 | 8 KASPEROWSKI, BRYAN M & EM | 8 | THE HEIGHTS | \$949,100 |
| 69 | 168 | 12 ABBOTT, CHARLES R JR & KELLY | 12 | THE HEIGHTS | \$970,300 |
| 69 | 168 | 16 GROCER, DAVID N TRUSTEE | 16 | THE HEIGHTS | \$956,000 |

Willowbend Lot Inventory and Assessed Values

| Map | Parcel | Ext Owner | St No | Street | Assd Value |
|-----|--------|-----------------------------------|-------|----------------|-------------|
| 69 | 168 | 20 THE 20 THE HEIGHTS LLC | | 20 THE HEIGHTS | \$1,145,300 |
| 69 | 168 | 24 LIBMAN, ANDREA TR | | 24 THE HEIGHTS | \$1,084,000 |
| 69 | 168 | 28 KAMS, WILLIAM L TR & | | 28 THE HEIGHTS | \$1,171,000 |
| 69 | 168 | 32 GOLINO, JANE L & DAVID A | | 32 THE HEIGHTS | \$1,208,800 |
| 69 | 168 | 33 HANOYAN, ZACHRY S& HELENE | | 33 THE HEIGHTS | \$1,399,300 |
| 69 | 168 | 36 GANNON, MICHAEL A | | 36 THE HEIGHTS | \$1,479,400 |
| 69 | 168 | 40 GUSTIN, SUSAN K TR | | 40 THE HEIGHTS | \$1,085,500 |
| 69 | 168 | 41 BELL, JOHN M & DEBORAH M | | 41 THE HEIGHTS | \$1,172,300 |
| 69 | 168 | 44 EGER, BRYAN & CATHERINE | | 44 THE HEIGHTS | \$1,166,500 |
| 69 | 168 | 45 FLAHERTY, PETER G II | | 45 THE HEIGHTS | \$1,013,500 |
| 69 | 168 | 48 SHAFF, ERIC & SHARON | | 48 THE HEIGHTS | \$1,395,900 |
| 69 | 168 | 49 AGGERBECK, JAN & PAMELA S T | | 49 THE HEIGHTS | \$1,399,300 |
| 69 | 168 | 52 KOONCE, MICHAEL H & BREND, | | 52 THE HEIGHTS | \$1,147,000 |
| 69 | 168 | 53 PAHUJA, RAVI | | 53 THE HEIGHTS | \$931,900 |
| 69 | 168 | 54 THE 54 THE HEIGHTS LLC | | 54 THE HEIGHTS | \$1,114,000 |
| 69 | 168 | 55 ROWE, DAVID M & DONNA M T | | 55 THE HEIGHTS | \$1,617,900 |
| 69 | 168 | 56 HAENDIGES, BRIAN K | | 56 THE HEIGHTS | \$1,551,800 |
| 69 | 168 | 57 GILLER, DAVID J & | | 57 THE HEIGHTS | \$1,508,900 |
| 69 | 168 | 58 FURMAN, AMY J & MARK S TRS | | 58 THE HEIGHTS | \$1,273,900 |
| 69 | 168 | 59 BRINK, JOHN W & CYNTHIA W T | | 59 THE HEIGHTS | \$1,298,000 |
| 69 | 168 | 60 WAXMAN, LAURA & JEFFREY | | 60 THE HEIGHTS | \$1,923,800 |
| 69 | 168 | 61 CALLOW, LINDA & TIMOTHY | | 61 THE HEIGHTS | \$1,637,000 |
| 69 | 168 | 62 COLETTI, JOSEPH JR & DIANE TF | | 62 THE HEIGHTS | \$1,541,700 |
| 69 | 168 | 63 WEINSTEIN, WILLIAM S & RUTH | | 63 THE HEIGHTS | \$1,406,700 |
| 69 | 168 | 65 SIMPSON, TERRY L TR | | 65 THE HEIGHTS | \$1,515,100 |
| 69 | 168 | 66 FURRER, STEPHEN A & | | 66 THE HEIGHTS | \$1,607,600 |
| 69 | 168 | 67 PERILLO, DAVID J & KAREN M | | 67 THE HEIGHTS | \$1,008,800 |
| 69 | 168 | 68 ELLIS, DAVID B & BERENICE C TI | | 68 THE HEIGHTS | \$1,544,900 |
| 69 | 168 | 69 BEAL, ROBERT M & JANET M | | 69 THE HEIGHTS | \$995,800 |
| 69 | 168 | 70 CIRRONE, CHRISTOPHER & JACL | | 70 THE HEIGHTS | \$1,322,200 |
| 69 | 168 | 71 KAMIN, PETER H TR | | 71 THE HEIGHTS | \$1,125,100 |
| 69 | 168 | 72 RAI, AJAY ROOP & | | 72 THE HEIGHTS | \$1,081,900 |
| 69 | 168 | 73 BUCKNER, ELIZABETH H C TR | | 73 THE HEIGHTS | \$1,953,300 |
| 69 | 168 | 74 JACKSON, RICHARD G & PAMEL | | 74 THE HEIGHTS | \$1,145,100 |
| 69 | 168 | 75 VAN METER, GUY A & LEAH P | | 75 THE HEIGHTS | \$1,472,000 |
| 69 | 168 | 77 MOSS, SCOTT & TERI L | | 77 THE HEIGHTS | \$1,363,400 |
| 69 | 168 | 78 BRAGA, WAGNER | | 78 THE HEIGHTS | \$953,000 |
| 69 | 168 | 79 KURINSKY, GEOFFREY & DEBOR | | 79 THE HEIGHTS | \$1,210,200 |
| 69 | 168 | 80 MARTINEZ, RENE & BARBARA S | | 80 THE HEIGHTS | \$1,203,600 |
| 69 | 168 | 81 MOGAURO, BRIAN & JULIE | | 81 THE HEIGHTS | \$1,628,300 |
| 69 | 168 | 85 SHAMON, CHERYL ANN TR | | 85 THE HEIGHTS | \$1,410,500 |
| 69 | 168 | 89 SOUZA, DAVID & ADRIENNE | | 89 THE HEIGHTS | \$1,443,200 |

Subtotal The Heights:

\$58,532,800

| | | | | | |
|----|-----|----------------------------------|--|-------------|-------------|
| 69 | 168 | 150 SIVITSKI, ANATOLI & LILIA | | 47 EAGLE CT | \$761,100 |
| 69 | 168 | 152 ROMAN, SCOTT DANIEL ET AL T | | 52 EAGLE CT | \$754,800 |
| 69 | 168 | 6 COSTA, GUILHERME | | 6 EAGLE DR | \$300,000 |
| 69 | 168 | 117 DONLIN, PAUL M& PAMELA SHI | | 7 EAGLE DR | \$1,888,700 |
| 69 | 168 | 111 MORMANN, PATRICIA & LYNN " | | 11 EAGLE DR | \$1,803,400 |
| 69 | 168 | 112 WEINER, ADAM J & CHRISTINE I | | 12 EAGLE DR | \$1,502,900 |
| 69 | 168 | 115 SACHER, ANDREW L & SOPHIA I | | 15 EAGLE DR | \$2,192,100 |

Willowbend Lot Inventory and Assessed Values

| Map | Parcel | Ext Owner | St No | Street | Assd Value |
|-----|--------|----------------------------------|-------|----------|-------------|
| 69 | 168 | 116 LAFONTAINE, ANNE & BRIAN | 16 | EAGLE DR | \$1,611,100 |
| 69 | 168 | 119 LEFKOWITZ, RICHARD & BARBA | 19 | EAGLE DR | \$2,340,900 |
| 69 | 168 | 120 PAPPAS, ALEXANDER A & | 20 | EAGLE DR | \$1,296,800 |
| 69 | 168 | 123 LEFKOWITZ, RICHARD & BARBA | 23 | EAGLE DR | \$540,000 |
| 69 | 168 | 124 THE 24 EAGLE DRIVE LLC | 24 | EAGLE DR | \$1,095,900 |
| 69 | 168 | 127 GUSSACK, MARK C & ROYCE TR | 27 | EAGLE DR | \$1,650,100 |
| 69 | 168 | 128 BRYANT, CHRISTINE M | 28 | EAGLE DR | \$1,125,600 |
| 69 | 168 | 131 FARWELL, PETER & VIRGINIA W | 31 | EAGLE DR | \$1,242,300 |
| 69 | 168 | 132 TANNENBAUM, DARRYL & SUZ/ | 32 | EAGLE DR | \$1,052,300 |
| 69 | 168 | 135 TRUBOW, LESLIE TR | 35 | EAGLE DR | \$1,678,300 |
| 69 | 168 | 136 HEWSON, RYAN A | 36 | EAGLE DR | \$1,313,300 |
| 69 | 168 | 139 CUTLER, ROBERT J & PAMELA A | 39 | EAGLE DR | \$2,125,200 |
| 69 | 168 | 143 BINES, BURTON A & LYNN H | 43 | EAGLE DR | \$1,255,200 |
| 69 | 168 | 144 SPECIAL KAOS LLC | 44 | EAGLE DR | \$1,214,700 |
| 69 | 168 | 148 KROCK, RICHARD H & PHYLLIS L | 48 | EAGLE DR | \$1,259,300 |
| 69 | 168 | 149 PEREZ, JOSEPH J & JILL I TRS | 49 | EAGLE DR | \$1,418,000 |
| 69 | 168 | 151 CALHOUN, RICHARD L & SANDF | 51 | EAGLE DR | \$1,427,100 |
| 69 | 168 | 153 MAZZIE, TIMOTHY S & KIMBERI | 53 | EAGLE DR | \$1,173,000 |
| 69 | 168 | 154 WHITE, JONATHAN B TR & | 54 | EAGLE DR | \$1,117,100 |
| 69 | 168 | 155 RIBATT, GREGG TRS | 55 | EAGLE DR | \$1,265,000 |
| 69 | 168 | 156 KOLLEENY, ANITA H ET AL TRUS | 56 | EAGLE DR | \$1,403,200 |
| 69 | 168 | 157 WALSH, STEVEN J & PATRICIA A | 57 | EAGLE DR | \$1,537,400 |
| 69 | 168 | 158 MIHAILESCU, DANIEL C & OLGA | 58 | EAGLE DR | \$300,000 |
| 69 | 168 | 159 LESSER, PAUL H & ERINN | 59 | EAGLE DR | \$1,429,000 |
| 69 | 168 | 160 MARHOLIN, CHRISTINE D | 60 | EAGLE DR | \$878,300 |
| 69 | 168 | 161 GRAY, MARIA I TR | 61 | EAGLE DR | \$1,351,000 |
| 69 | 168 | 162 DESIMONE, DAVID J & KELLY J | 62 | EAGLE DR | \$880,600 |
| 69 | 168 | 163 ROSENBERG, LORI M | 63 | EAGLE DR | \$1,408,300 |
| 69 | 168 | 164 RUTHVEN, HUGH E III & | 64 | EAGLE DR | \$1,191,700 |
| 69 | 168 | 165 MARTUCCI, VINCENT A & KAREI | 65 | EAGLE DR | \$1,028,300 |
| 69 | 168 | 166 AK CAPE LLC | 66 | EAGLE DR | \$1,213,800 |
| 69 | 168 | 168 EAGAN, SEAN F & MARGARET N | 68 | EAGLE DR | \$888,700 |
| 69 | 168 | 169 CHUCKRAN, ERIC S & MICHELE | 69 | EAGLE DR | \$1,714,800 |
| 69 | 168 | 170 CANNATA, FRANK J & DEANNA | 70 | EAGLE DR | \$1,094,700 |
| 69 | 168 | 172 LOW, ARNOLD E TR & | 72 | EAGLE DR | \$1,224,600 |

Subtotal Eagle Drive:

\$53,948,600

| | | | | | |
|----|-----|---------------------------------|----|-------------|-------------|
| 69 | 168 | 91 HIMICK, DANIEL E & KAREN A T | 2 | GRAND VISTA | \$1,174,000 |
| 69 | 168 | 93 ADER, BARRY & MICHELE | 8 | GRAND VISTA | \$639,000 |
| 69 | 168 | 95 MCMAKIN, DANIEL D & | 14 | GRAND VISTA | \$300,000 |
| 69 | 168 | 97 PARESKY, MARK TR & | 18 | GRAND VISTA | \$300,000 |
| 69 | 168 | 99 THE 94 THE HEIGHTS LLC | 22 | GRAND VISTA | \$2,835,300 |
| 69 | 168 | 94 THE 94 THE HEIGHTS LLC | 24 | GRAND VISTA | \$1,383,500 |

Subtotal Grand Vista:

\$6,631,800

| | | | | | |
|----|-----|-------------------------------|----|-----------------|-----------|
| 76 | 210 | 0 ELZARU, MOHAMAD | 6 | HERRING GULL RD | \$470,300 |
| 76 | 209 | 0 SHADLE, KURT P TR & LYNNE P | 10 | HERRING GULL RD | \$452,200 |
| 69 | 117 | 2 HANNEY, MICHELLE | 11 | HERRING GULL RD | \$448,400 |
| 76 | 124 | 0 KARPE, BLAKE & KATHLEEN | 14 | HERRING GULL RD | \$427,200 |

Willowbend Lot Inventory and Assessed Values

| Map | Parcel | Ext Owner | St No | Street | Assd Value |
|-----|--------|--------------------|-------|--------------------|-------------|
| | 76 125 | 0 HANNEY, MICHELLE | | 15 HERRING GULL RD | \$1,164,300 |

Subtotal Herring Gull Road:

\$2,962,400

| | | | | | |
|----|-----|--------------------------------|--|----------------------|-------------|
| 83 | 120 | 0 FREDERICO, DONALD R & | | 8 SHOESTRING BAY RD | \$1,077,500 |
| 83 | 217 | 0 BURMAN, LAWRENCE P & PAM | | 11 SHOESTRING BAY RD | \$1,290,300 |
| 83 | 121 | 0 FOLEY, KEVIN & BRENDA | | 14 SHOESTRING BAY RD | \$1,171,800 |
| 84 | 22 | 0 LAVIN, MARY E TRUSTEE | | 23 SHOESTRING BAY RD | \$3,417,600 |
| 83 | 34 | 0 HOOKER, PERRY & SUZANNE | | 28 SHOESTRING BAY RD | \$1,220,800 |
| 84 | 23 | 0 RIBATT, GREGG S & POLLY ROSS | | 29 SHOESTRING BAY RD | \$3,640,600 |
| 84 | 24 | 0 RICE, DOUGLAS EARL TR | | 33 SHOESTRING BAY RD | \$3,844,400 |
| 84 | 33 | 0 FISCHER, REESA S TR | | 36 SHOESTRING BAY RD | \$1,432,600 |
| 84 | 25 | 0 SACK, BURTON M TRUSTEE | | 37 SHOESTRING BAY RD | \$3,444,900 |
| 84 | 32 | 0 CASSATA, MICHAEL J & JUANITA | | 42 SHOESTRING BAY RD | \$1,601,200 |
| 84 | 26 | 0 PINO, JOHN & JANET | | 43 SHOESTRING BAY RD | \$2,969,500 |
| 84 | 31 | 0 YAMIN, MAUREEN A & JOSEPH | | 48 SHOESTRING BAY RD | \$1,514,000 |
| 84 | 27 | 0 GJW LLC | | 49 SHOESTRING BAY RD | \$2,802,300 |
| 84 | 30 | 0 LIANG, CHANG SENG | | 54 SHOESTRING BAY RD | \$1,251,400 |
| 84 | 29 | 0 CLLF LLC | | 55 SHOESTRING BAY RD | \$1,982,700 |
| 77 | 141 | 0 SAULNIER, BRUCE PAUL ET AL T | | 60 SHOESTRING BAY RD | \$1,558,900 |
| 84 | 35 | 0 61 SHOESTRING BAY RD, LLC | | 61 SHOESTRING BAY RD | \$670,400 |
| 77 | 142 | 0 YETRA, RICHARD L & KAREN C | | 68 SHOESTRING BAY RD | \$1,382,100 |

Subtotal Shoestring Bay Road:

\$36,273,000

| | | | | | |
|----|-----|-------------------------------|--|--------------|-------------|
| 83 | 128 | 0 BARNES, JEFFREY H & LENORE | | 3 TEAL CIR | \$1,625,800 |
| 83 | 122 | 0 KESSELMAN, ARTHUR TR | | 4 TEAL CIR | \$1,513,400 |
| 83 | 127 | 0 DODES, LISA & GLENN | | 7 TEAL CIR | \$1,669,500 |
| 83 | 123 | 0 BROWNE, RICHARD TR | | 8 TEAL CIR | \$1,381,000 |
| 83 | 216 | 0 SILVA DEVELOPMENT, LLC | | 10A TEAL CIR | \$251,000 |
| 83 | 215 | 0 DASILVA, LEONARDO L | | 10B TEAL CIR | \$247,100 |
| 83 | 126 | 0 SHAKESPEARE, JOSEPH D III & | | 11 TEAL CIR | \$1,599,100 |
| 83 | 125 | 0 KNIKER, CHRISTOPHER T & | | 12 TEAL CIR | \$1,656,400 |

Subtotal Teal Circle:

\$9,943,300

| | | | | | |
|----|----|--------------------------|--|------------------|-------------|
| 55 | 31 | 7 MALONE, LAUREN | | 1 HIDDEN OAKS LN | \$884,300 |
| 55 | 31 | 8 BRENNAN, JAMES J | | 3 HIDDEN OAKS LN | \$1,234,600 |
| 55 | 31 | 11 HORTON FAMILY LLC | | 4 HIDDEN OAKS LN | \$848,900 |
| 55 | 31 | 9 ZEA, HARRY & ALISON | | 5 HIDDEN OAKS LN | \$1,330,600 |
| 55 | 31 | 10 GAUMNITZ, PAUL & JOAN | | 6 HIDDEN OAKS LN | \$1,139,500 |

Subtotal Hidden Oaks Lane:

\$5,437,900

| | | | | | |
|----|----|-----------------------------|--|------------------|-------------|
| 63 | 85 | 3 ABELSON, CLIFFORD & SUSAN | | 3 SAGE MEADOW LN | \$1,019,100 |
| 63 | 85 | 4 SAXE, CLAIRE R TR | | 5 SAGE MEADOW LN | \$875,000 |
| 63 | 85 | 5 TAPPER HOLDINGS LLC | | 7 SAGE MEADOW LN | \$892,600 |
| 63 | 85 | 6 MILLER INVESTMENTS II LLC | | 9 SAGE MEADOW LN | \$270,000 |

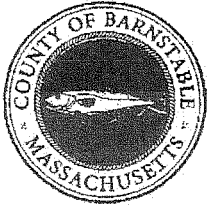
Willowbend Lot Inventory and Assessed Values

| Map | Parcel | Ext Owner | St No | Street | Assd Value |
|-----------------------------------|--------|---------------------------------|-------|-------------|---------------------|
| Subtotal Sage Meadow Lane: | | | | | \$3,056,700 |
| 63 | 95 | 43 GALVIN, RAYMOND C JR TR | 24 | SIMONS RD | \$1,195,300 |
| 63 | 95 | 44 WROE, DAVID W & MARGARET | 24 | SIMONS RD | \$1,227,800 |
| 63 | 95 | 41 CORRY, DIANE KINCH TR | 28 | SIMONS RD | \$1,201,200 |
| 63 | 95 | 42 BROWN, FREDERICK R III & | 28 | SIMONS RD | \$1,315,200 |
| 63 | 95 | 39 PRAVDA, KAREN L TR | 30 | SIMONS RD | \$1,185,500 |
| 63 | 95 | 40 THOMPSON NORTHWEST LLC | 30 | SIMONS RD | \$1,206,100 |
| 63 | 95 | 37 JOURNALIST, DEBORAH A TR | 34 | SIMONS RD | \$1,248,600 |
| 63 | 95 | 38 MCKNIGHT, LINDA A TR | 34 | SIMONS RD | \$1,332,800 |
| 63 | 95 | 35 BLAIR, ALLAN W & SHEILA D | 38 | SIMONS RD | \$1,421,600 |
| 63 | 95 | 36 RICH, BRYAN T ET AL TRS | 38 | SIMONS RD | \$1,476,200 |
| 63 | 95 | 45 GODFREY, PATRICK A & LINDA I | 45 | SIMONS RD | \$1,203,800 |
| 63 | 95 | 46 SHEMIN, VICKI L & | 45 | SIMONS RD | \$1,220,600 |
| 63 | 95 | 31 KESSLER, SCOTT & PAMELA | 46 | SIMONS RD | \$1,286,900 |
| 63 | 95 | 32 FITZPATRICK, MURIEL | 46 | SIMONS RD | \$1,315,800 |
| 63 | 95 | 27 COHEN, NEIL S TR | 62 | SIMONS RD | \$1,427,400 |
| 63 | 95 | 28 SILVERSTEIN, MARTIN & | 62 | SIMONS RD | \$1,484,700 |
| 63 | 95 | 21 TAMBURINI, ROBERT | 64 | SIMONS RD | \$943,700 |
| 63 | 95 | 22 KAPLAN, RICHARD W & JANICE | 64 | SIMONS RD | \$934,300 |
| 63 | 95 | 23 RILEY, DANIEL E | 64 | SIMONS RD | \$902,900 |
| 63 | 95 | 24 DLUGASCH, RICKY & CAROLE E | 64 | SIMONS RD | \$899,500 |
| 63 | 95 | 25 MCCRENSKY, ROBERT L & SUSAN | 64 | SIMONS RD | \$936,200 |
| 63 | 95 | 26 TALANIAN, MARIAM | 64 | SIMONS RD | \$948,200 |
| 63 | 95 | 15 SHUFFAIN, CRAIG D & | 66 | SIMONS RD | \$933,400 |
| 63 | 95 | 16 ANTOKAL, ALAN & JEANETTE | 66 | SIMONS RD | \$927,800 |
| 63 | 95 | 17 HATHAWAY, GEORGE F & JOAN | 66 | SIMONS RD | \$941,300 |
| 63 | 95 | 18 MIRSON, ALAN H | 66 | SIMONS RD | \$904,900 |
| 63 | 95 | 19 COVENEY, ANNE M | 66 | SIMONS RD | \$922,800 |
| 63 | 95 | 20 ZEVITAS, JOHN & EVERDINA | 66 | SIMONS RD | \$884,000 |
| 63 | 95 | 9 MARAGHY, PATRICK & GRACE | 70 | SIMONS RD | \$933,900 |
| 63 | 95 | 10 GRAHAM, ROBERT J & CAROL J | 70 | SIMONS RD | \$925,000 |
| 63 | 95 | 11 SHERWOOD, GREGORY C | 70 | SIMONS RD | \$932,400 |
| 63 | 95 | 12 LEWIS, HENRY R TRS & | 70 | SIMONS RD | \$890,100 |
| 63 | 95 | 13 DUNCAN, THOMAS & MARIANA | 70 | SIMONS RD | \$1,658,600 |
| 63 | 95 | 5 TROW, ROBERT L & CAROL S | 72 | SIMONS RD | \$653,500 |
| 63 | 95 | 6 NADLER, JEFFREY | 72 | SIMONS RD | \$503,200 |
| 63 | 95 | 7 HATEM, DAVID | 72 | SIMONS RD | \$630,900 |
| 63 | 95 | 8 FANTASIA, VINCENT A | 72 | SIMONS RD | \$499,800 |
| 63 | 95 | 1 LUDWIG, JUDITH D TR | 74 | SIMONS RD | \$646,100 |
| 63 | 95 | 2 FIREMAN, JANE E TR & STEVEN | 74 | SIMONS RD | \$486,200 |
| 63 | 95 | 3 LOCUST HOLDINGS LLC | 74 | SIMONS RD | \$680,900 |
| 63 | 95 | 4 LOCUST HOLDINGS LLC | 74 | SIMONS RD | \$497,600 |
| Subtotal Simons Road: | | | | | \$41,766,700 |
| 63 | 89 | 1 BOSSMAN, ROBERT A & FRANCIS | 4 | CLAYTON CIR | \$1,168,000 |
| 63 | 89 | 3 PAUL, RICHARD & HELENE | 10 | CLAYTON CIR | \$1,109,300 |
| 63 | 89 | 4 PAUL, ROBERT E & LORI M | 10 | CLAYTON CIR | \$1,100,700 |
| 63 | 89 | 5 MFD RIVERBEND LLC | 16 | CLAYTON CIR | \$1,199,800 |

Willowbend Lot Inventory and Assessed Values

| Map | Parcel | Ext Owner | St No | Street | Assd Value |
|---------------------------------|--------|---------------------------------|-------|------------------|--------------------------------|
| 63 | 89 | 6 WEINSTEIN, STEVEN J & SYDNA | 16 | CLAYTON CIR | \$1,099,500 |
| 63 | 89 | 7 ALLAIRE, DEBORAH TR | 20 | CLAYTON CIR | \$1,186,300 |
| 63 | 89 | 8 BANE, RICHARD C TR & | 20 | CLAYTON CIR | \$1,093,300 |
| 63 | 89 | 19 JOHN T DUNCAN LIVING TRUST | 36 | CLAYTON CIR | \$948,900 |
| Subtotal Clayton Circle: | | | | | \$8,905,800 |
| 69 | 168 | 13 STARR, CHRISTOPHER & ANN | 7 | THE CARTWAY | \$1,900,300 |
| 69 | 168 | 17 SLANSKY, ROSALIE & HARVEY TI | 15 | THE CARTWAY | \$1,153,100 |
| 69 | 168 | 18 SULLIVAN, ROBERT & SUZANNE | 19 | THE CARTWAY | \$1,113,900 |
| 69 | 168 | 23 ZARKIN, HERBERT J & SUSAN | 23 | THE CARTWAY | \$1,391,100 |
| Subtotal The Cartway: | | | | | \$5,558,400 |
| 69 | 168 | 3 JEWETT, FREDERICK B & | 3 | DANNYS COR | \$1,329,900 |
| 69 | 168 | 7 WEINBAUM, DANIEL & SUSAN E | 7 | DANNYS COR | \$1,133,800 |
| 69 | 168 | 15 PAISNER, MARSHALL B & ELAIN | 15 | DANNYS COR | \$1,049,900 |
| 69 | 168 | 19 WEINBERG, SCOTT M & WHITN | 19 | DANNYS COR | \$1,125,700 |
| Subtotal Danny's Corner: | | | | | \$4,639,300 |
| 63 | 95 | 47 KUSSELL, ADA TR & | 9 | MATTHEW RD | \$1,201,500 |
| 63 | 95 | 48 LEIBOWITZ, JON D & AMY H TR | 9 | MATTHEW RD | \$1,283,700 |
| Subtotal Matthew Road: | | | | | \$2,485,200 |
| 70 | 169 | 0 ANASTOS, JOSEPH & LAURIE AN | 10 | PLEASANT PARK DR | \$256,100 |
| 70 | 168 | 0 ROSS, STEVEN E & DEBORAH | 18 | PLEASANT PARK DR | \$256,100 |
| 70 | 167 | 0 SINGH, SANDEEP ET AL TRUSTE | 24 | PLEASANT PARK DR | \$2,079,800 |
| 70 | 166 | 0 ONE VILLAGE MARKETPLACE LL | 30 | PLEASANT PARK DR | \$256,100 |
| 70 | 165 | 0 ONE VILLAGE MARKETPLACE LL | 38 | PLEASANT PARK DR | \$256,100 |
| 70 | 164 | 0 GUPTA, KRISHNENDU & RAKHI | 44 | PLEASANT PARK DR | \$1,763,100 |
| 70 | 163 | 0 STARBUCK CONSTRUCTION SVC | 54 | PLEASANT PARK DR | \$507,100 |
| Subtotal Pleasant Park: | | | | | \$5,374,400 |
| <u>TOTAL:</u> | | | | | <u>\$345,532,500.00</u> |

EXHIBIT B



Bk 15004 Pg286 #29752

04-02-2002 @ 11:06a

CAPE COD COMMISSION

3225 MAIN STREET
P.O. BOX 226
BARNSTABLE, MA 02630
(508) 362-3828
FAX (508) 362-3136

E-mail: frontdesk@capecodcommission.org

DATE: February 7, 2002

TO: Patrick Butler, Esquire
Nutter, McClennen & Fish, LLP
1513 Iyannough Road
Hyannis, MA 02601

FROM: Cape Cod Commission

RE: Development of Regional Impact
Cape Cod Commission Act, Sections 12 and 13

APPLICANT: Willowbend Development Corporation
130 Willowbend Drive
Mashpee, MA 02649

PROJECT #: TR #20055

PROJECT: Willowbend Golf Course Expansion

BOOK/PAGE: Book 12251, page 088; Book 11930, pages 249, 250; Book 11979,
page 270; Book 13114, page 011; Book 13322, page 172; Book 11850,
pages 289, 290; Book 11838, pages 321, 322

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (Commission) hereby approves with conditions the application of Willowbend Development Corporation (Willowbend or Applicant) as a Development of Regional Impact (DRI) pursuant to Sections 12 and 13 of the Cape Cod Commission Act (Act), c. 716 of the Acts of 1989, as amended, for the proposed Willowbend Golf Course Expansion Project (the Project). The decision is rendered pursuant to a vote of the Commission on February 7, 2002.

PROJECT DESCRIPTION

Willowbend Corporation proposes to construct nine golf holes on two separate land areas adjacent to Willowbend's existing 18-hole private golf course in Mashpee, MA, on 67.9 acres of land, as shown on Willowbend Matrix of Proposed Project Areas, Restoration and Habitat Measures, Plans 1 - 4, dated January 10, 2002. The Project is located within Significant Natural Resource Area as mapped by the RPP, and contains sensitive resources throughout the proposed development. In addition to expanded golf holes, the proponent plans to expand water hazards for challenge of play, expand irrigation ponds to store more water, and add running water courses at two holes for aesthetic purposes. A modification to the Applicant's 1987 Special Permit will change a 67-unit subdivision into the golf course. The Project area is zoned R-3 residential.

Two golf holes (#16, #17) are proposed for construction in the "Northern Area", which comprises 12.2 acres as shown on the Plans. The Northern Area surrounds the site of an inactive cranberry operation containing overgrown bogs, a pump house and associated water works, dirt roadways, an irrigation pond and a residence. It is bordered to the north by Sampsons Mill Road and to the south by the existing Willowbend 18-hole golf course.

The "Central Area" is not new construction, it is an area within the existing 18-hole golf course outside the project area where the Applicant will reconfigure several golf holes, and provide mitigation for impacts in the Northern and Southern Areas.

The Applicant proposes to construct seven new golf holes (#20 - #26) in the "Southern Area", which covers 55.7 acres. This area is bordered by Quinaquisset Avenue on the north and Shoestring Bay on the south. This parcel surrounds Bryant's Cove, an estuary at the mouth of Quaker Run, a length of Quaker Run, and also runs along the western edge of Shoestring Bay north of Bryant's Cove.

PROCEDURAL HISTORY

Willowbend Development Corporation initially submitted a DRI Application for the Willowbend Golf Course Expansion) in December 1999, when the Cape Cod Commission determined that the Golf Course Expansion was a DRI, and was subsequently withdrawn by the Applicant without prejudice. The proponent made further revisions to conform to local zoning changes. Willowbend submitted a Notice of Project Change (NPC) to the Executive Office of Environmental Affairs on April 17, 2001 (EOEA No. 6416). EOEA issued a Certificate that an Environmental Impact Report (EIR) was not required on May 25, 2001. The Project was referred to the Cape Cod Commission by the Mashpee Planning Board on May 3, 2001. The Commission received the referral on May 4, 2001. Willowbend filed a new DRI application on June 13, 2001. A hearing officer of the Cape Cod Commission opened and continued the public hearing for procedural purposes on June 26, 2001. A duly noticed public hearing pursuant to Section 5 of the Act was conducted by the Commission on August 23, 2001, at the Mashpee Town Hall, where public testimony was received and the hearing was continued to September 20, 2001. A

Willowbend Decision - Feb. 7, 2002

page 2 of 40

subcommittee meeting was held Sept. 4, 2001 to review Project revisions. On September 20, 2001 a hearing officer closed the hearing.

A second duly noticed public hearing was conducted by the Commission on December 12, 2001 to review Project changes. The public hearing was closed on this date, and the record kept open. Extensions for the decision period were made to January 20, 2002, January 30, 2002, February 9, 2002, and finally to Feb. 22, 2002. A subcommittee meeting was held Jan. 17, 2002 to deliberate on the Project. The subcommittee voted unanimously to draft an approval decision with conditions. A final subcommittee meeting was held on Jan. 30, 2002 at which time the subcommittee reviewed the draft findings and conditions and voted two in favor and one opposed to recommend a DRI approval with conditions to the full Commission. The full Commission conducted a duly noticed public hearing on the draft decision on February 7, 2002 at the Assembly of Delegates Chamber in Barnstable, MA. At the conclusion of this hearing the Commission voted 11 to 1 to approve the Project with conditions.

MATERIALS SUBMITTED FOR THE RECORD

By State Representatives

Letter from Senator Robert O'Leary in support of the Project – June 24, 2001

Letter from Representative Matthew Patrick in support of the Project– Aug. 16, 2001

By Town of Mashpee

- Referral from Tom Fudala for the Mashpee Planning Board -- May 4, 2001
- Copy of town by-laws relative to Willowbend from Tom Fudala – June 30, 2001
- Letter from the Mashpee Water District-- August 1, 2001
- Letter from the Mashpee Office of Economic Development-- August 21, 2001
- Letter from the Mashpee Wampanoag Tribal Council-- Aug. 16, 2001
- Copy of Willowbend's DEP Water Withdrawal Permit from Robert Sherman, Conservation Agent – Aug. 14, 2001
- Letter from Diane Boretos, Assistant Conservation Agent to sub-committee – Aug. 22, 2001
- Copies of Request for Determination (RDA) and Notice of Intent (NOI) filings relative to Willowbend properties in Conservation Commission jurisdiction – Aug. 29, 2001

By Willowbend:

- Notice of Project Change (NPC) for Willowbend golf course expansion as part of MEPA process EOE # 6416 – April 25, 2001
- Secretary of EOECA Certificate determining that the Notice of Project Change (NPC) does not require a Supplemental Environmental Impact Report (EIR) – May 29, 2001
- Existing Conditions (Tab 8) and Proposed Condition (Tab 9) plans - June 9, 2001
- DRI Application and enclosures - June 13, 2001
- Copy of NPC for Willowbend golf course expansion – June 13, 2001
- Architectural Plans sheets 1 – 9 – June 13, 2001
- Memorandum Of Understanding with Cotuit Bay condominium for connection to WWTF, Subdivision plan for Shoestring Bay (appendix 3 of DRI Application – June 19, 2001

Willowbend Decision – Feb. 7, 2002

page 3 of 40

- Wetlands and Water Resource issues for Tab 26 of Notebook - June 25, 2001
- Open Space plans and figures for the natural resources inventory -- July 9, 2001
- Fax from Patrick Butler, attorney for Willowbend, to M. Twombly confirming Aug. 2 site visit and Aug. 23 hearing -- July 18, 2001
- Letter from Bruce Besse to S. Michaud: Grading and Drainage Plans -- July 26, 2001
- Letter and enclosures from Mr. Butler -- July 27, 2001
- Assessor's Map (property along Santuit River) -- July 30, 2001
- Matrix for wetland mitigation and habitat enhancement -- July 30, 2001
- Final Wetland Restoration Plan for Cape Cod Hospital -- Aug. 2, 2001
- Revised matrix of mitigation and "habitat enhancement" areas compared to altered areas -- Aug. 2, 2001
- Trip generation calculations from Vanasse Hangen Brustlin (VHB) -- Aug. 3, 2001
- Benefits of sewerage Cotuit Bay Condominiums from Horsley & Witten -- Aug. 23, 2001
- Revised Mitigation and Enhancement Matrix -- Aug. 23, 2001
- Project Comparison Table -- August 28, 2001
- Nitrogen Loading and house site plans from 1987 Special Permit -- Aug. 29, 2001
- Grading and Drainage Plans w/notations about additional wetland mitigation measures noted -- Sept. 4, 2001
- Summary of areas to be naturalized -- Sept. 4, 2001
- Fax from Mr. Butler to M. Twombly -- Sept. 17, 2001
- Letter and enclosures from Mr. Butler -- Sept. 28, 2001
- Letter dated Oct. 24, 2001 from John McElhinney to Brona Simon of the Massachusetts Historical Commission (MHC) -- Oct. 30, 2001
- Letter dated Nov. 1, 2001 from John Bresnehan to S. Michaud -- Nov. 5, 2001
- Turfgrass maintenance issues dated Nov. 5, 2001 from John Bresnehan to S. Michaud -- Nov. 6, 2001
- Hazardous materials spill response action plan -- Nov. 6, 2001
- Copy of memo dated 12/5/01 from John Bresnehan to Bruce Besse -- Nov. 6, 2001
- Letter dated 10/30/01 from John McElhinney to M. Twombly -- Nov. 8, 2001
- Revised golf hole Project plans from Mr. Butler to staff -- Nov. 13, 2001
- Revised mitigation matrix from Scott Horsley to H. McElroy -- Dec. 4, 2001
- Surface and groundwater monitoring for ESS-13 pilot test from John Bresnehan to S. Michaud via fax -- Dec. 5, 2001
- Vernal pool certification from John McElhinney to H. McElroy -- Dec. 6, 2001
- Revised final archaeological report from Mitch Mulholland, U. Mass., to Brona Simon of MHC -- Dec. 10, 2001
- Letter from John Bresnehan dated Dec. 11, 2001 -- Dec. 12, 2001
- Fax from John McElhinney dated Dec. 12, 2001 to Commission staff including a letter dated Dec. 11, 2001 addressing details of the 12/7/01 staff report -- Dec. 11, 2001
- Letter and enclosures from Mr. Butler to Commission staff -- Dec. 19, 2001
- Planting specifications from Bruce Besse -- Dec. 19, 2001
- Memo from Horsley & Witten to M. Twombly -- Dec. 28, 2001
- Memo from P. Butler to Horsley & Witten -- Dec. 31, 2001
- Revised Golf Course turfgrass management plan from John Bresnehan -- Jan. 2, 2002

- Revised average trip length summary from VHB – Jan. 2, 2002
- Master map of property and narrative containing mitigation proposals and matrix for additional buffer alteration from Horsley & Witten – Jan. 4, 2002
- Revised restoration and vegetative planting specifications from Bruce Besse to H. McElroy – Jan. 4, 2002
- Revised open space analysis from VHB – Jan. 4, 2002
- Proposed water quality monitoring program and groundwater monitoring stations in the N. and S. areas from Horsley & Witten to S. Michaud – Jan. 4, 2002
- Letter from Pro-Am Children's Charity to Bruce Besse – Jan. 7, 2002
- Memo from Horsley & Witten to H. McElroy with accompanying matrix – Jan. 10, 2002
- Memo from Mr. Butler to M. Twombly – Jan. 10, 2002
- Memo from Horsley & Witten re: revised site plans and confirmation of Jan. 11, 2002 discussions with staff – Jan. 15, 2002
- Revised plans, kettlehole map "Matrix Areas #s 4 & 7" – Jan 28, 2002
- Revised open space plans – Jan. 28, 2002
- Open space plans C1, C2, C3 – Feb. 1, 2002

By Cape Cod Commission staff:

- Staff comments on Notice of Project Change to Secretary of EOE – May 15, 2001
- Letter to Mr. Butler from M. Twombly notifying of DRI referral from the Town of Mashpee Planning Board – May 29, 2001
- Memo to file from M. Twombly, hearing officer, to open and continue hearing for procedural purposes – June 26, 2001
- Project Update to sub-committee from M. Twombly – June 21, 2001
- Letter to Mr. Butler from M. Twombly – June 27, 2001.
- Meeting notes from M. Twombly from July 10 meeting with Commission staff, Willowbend staff and consultants – July 11, 2001
- Fax to Mr. Butler containing meeting notes and confirming Aug. 23 hearing – July 17, 2001
- Memo to Commission staff, subcommittee, Mashpee officials, Willowbend from M. Twombly – July 19, 2001
- Fax to subcommittee, Mashpee officials, Wampanoag Tribe from M. Twombly – July 31, 2001
- Memo to Catherine Frazer accompanying video tape from Aug. 2 site visit from M. Twombly – Aug. 3, 2001.
- Letter to Mr. Butler from M. Twombly – Aug. 10, 2001
- Staff Report – Aug. 16, 2001
- Staff report faxed to Sean Gonsalves, Cape Cod Times from M. Twombly – Aug. 23, 2001
- Letter to Mr. Richard Aliberti from M. Twombly – Aug. 27, 2001
- Fax to Marsha Kozubek, Upper Cape Codder from M. Twombly – Aug. 28, 2001
- Memo to sub-committee from M. Twombly – Aug. 30, 2001
- Letter to Robert Sherman, Mashpee Conservation Agent, from M. Twombly – Aug. 31, 2001
- Summary of information/questions still pending to staff and Willowbend (fax) from M. Twombly – Sept. 4, 2001
- Website information about ESS-13 Sealer to Commission staff and Willowbend – Sept. 13, 2001

EXHIBIT C

06-28-2013 @ 08:40a

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

TITLE NOT EXAMINED

QUITCLAIM DEED

We, Darrell H. Chapman and Joanne V. Chapman, as husband and wife, tenants by the entirety, of Mashpee, Barnstable County, Massachusetts for less than One Hundred Dollars,

grant to

Darrell H. Chapman Trust of the Darrell H. Chapman Living Trust, dated May 7, 2009 [as evidenced by a Trustee Certificate recorded in the Barnstable County Registry of Deeds Book 24878, Page 287], all of our rights, title and interest

with quitclaim covenants

The land located in Mashpee with the buildings thereon bounded and described as follows:

Commencing at the northwesterly corner of the granted premises on the corner of Quinaquisset Avenue; thence, south 72° 42' 20" east, 145 feet more or less to a point; thence, further along Quinaquisset Avenue on a curve with a radius of 704.13 feet for a distance of 214.02 feet to a boundary; thence, further along Quinaquisset Avenue south 55° 17' 35" east to an old road called Simons Road; thence, in a southerly direction by the middle of Simons Road, 55 feet more or less to land now or formerly of Carlton H. Collins et al; thence, south 68° 20' 22" west, 630 feet more or less by the land of said Carlton H. Collins to the center line of an eight foot road on the westerly side of the premises; thence, by the center line of said eight foot road, 605 feet more or less to Quinaquisset Avenue and the point of beginning.

Thought to contain 5.08 acres.

For Title refer to the deed recorded in the Barnstable County Registry of Deeds in Book 27287, Page 171 on April 12, 2013.

This Section is Intentionally Left Blank

Property and Grantee's Address : 275 Quinaquisset Avenue, Mashpee, MA 02648

eastern
boundary
↙

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

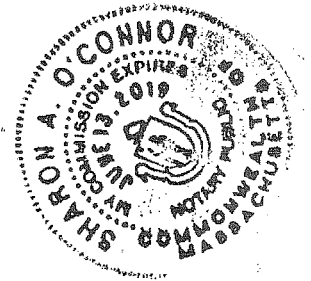
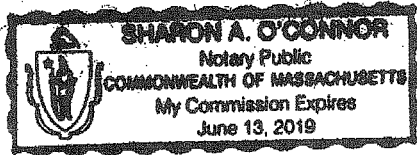
WITNESS our hands and seal, June 4, 2013
 Darrell H. Chapman
 Joanne V. Chapman

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

COMMONWEALTH OF MASSACHUSETTS)
 COUNTY OF BARNSTABLE AN) ss. AN
 OFFICIAL OFFICIAL OFFICIAL OFFICIAL

On this day, June 4, 2013, before me, the undersigned notary public, personally appeared, Darrell H. Chapman and Joanne V. Chapman, proved to me through satisfactory evidence of identification, which was a valid driver's license or personal knowledge, to be the persons whose names are signed on this page, and acknowledged to me that they signed it voluntarily for its stated purpose.

Sharon A. O'Connor, Notary Public
 My commission expires: June 13, 2019

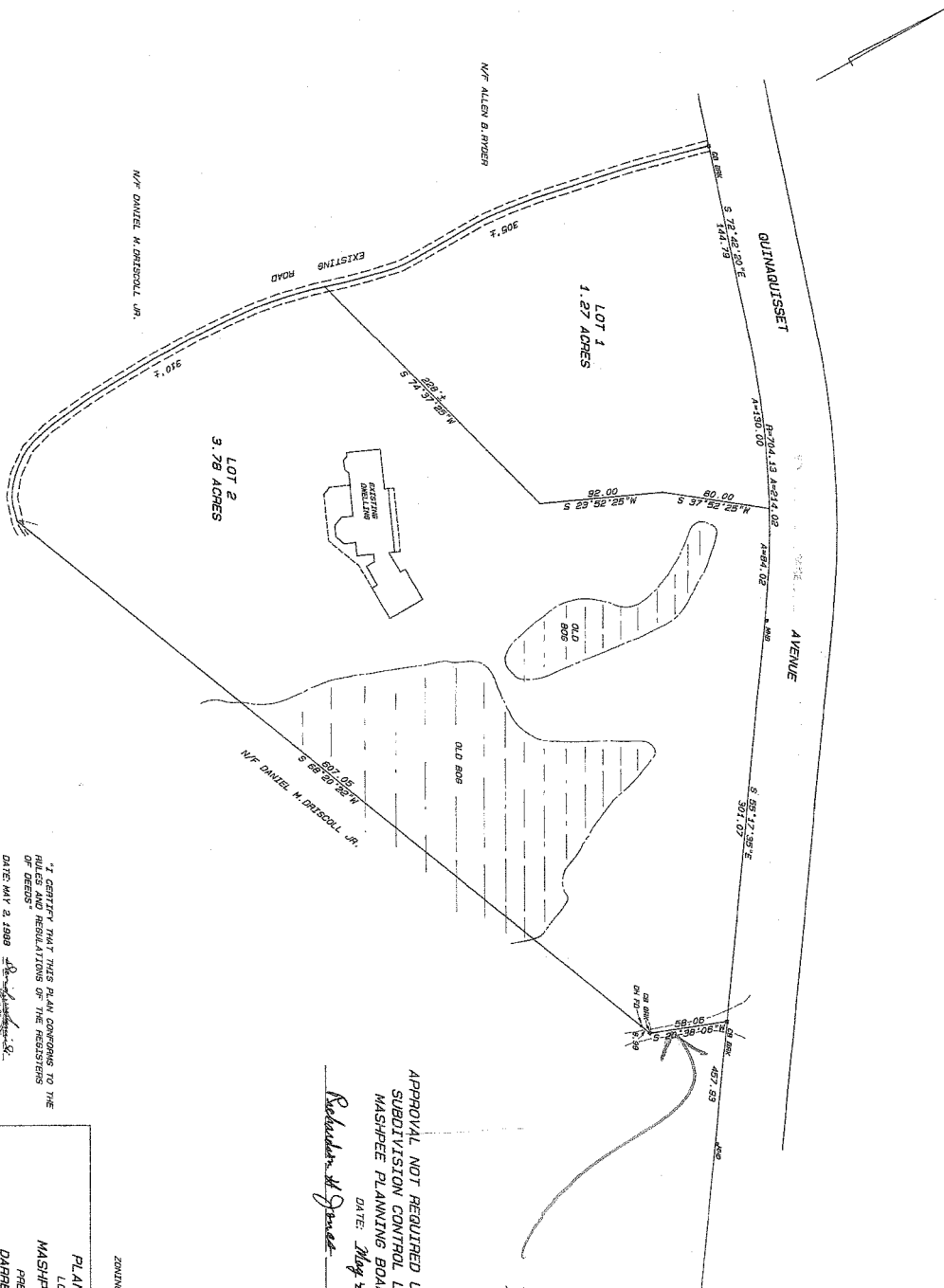


PROPERTY ADDRESS: 275 Quinaquisset Avenue, Mashpee, MA 02648

RECORDED & RETURNED
 MAY 3 0 30 AM '88
 DEPT. OF REVENUE
 RECORDS & CLERK
 BOSTON, MASS.

FOR REGISTRY USE

BOOK 448 PAGE 38

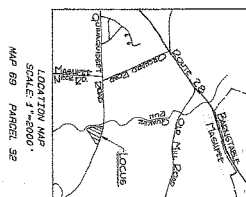


"I CERTIFY THAT THIS PLAN CONFORMS TO THE
 RULES AND REGULATIONS OF THE REGISTRARS
 OF DEEDS
 DATE MAY 2, 1988 *[Signature]*



APPROVAL NOT REQUIRED UNDER
 SUBDIVISION CONTROL LAW
 MASSHREE PLANNING BOARD
 DATE: May 4, 1988
[Signature]

*Simons
 Road, and
 way*



| | |
|--------------------------------|-------------------|
| PLAN OF LAND | |
| LOCATED IN | |
| MASSHREE - MASS. | |
| PREPARED FOR | |
| DANIEL M. DRISCOLL JR. | |
| PLAN NO. 090288 | SCALE: 1"=40 FT. |
| FILE NO. 15004 | DATE: MAY 8, 1988 |
| N.B. NO. D-25 | DRAWN BY: HP |
| CAPE & ISLANDS SURVEYING, INC. | |
| 155 SPURTING BAYS ROAD | |
| PALMOUTH - MASS. | |

448-38

EXHIBIT D



Stantec Consulting Services Inc.
146 Main Street, Hyannis MA 02601

March 24, 2023
File: 195150883

Attention: Mary Waygan, Planning Board Chair
Planning Board
Town of Mashpee
16 Great Neck Road North
Mashpee, MA 02649

Reference: Willowbend - Southworth Mashpee Properties, LLC

Dear Board members:

The Willowbend Wastewater Treatment Facility (WWTF) in Mashpee Massachusetts is located adjacent to the Willowbend golf course maintenance building on Quippish Road (located off Quinaquissett Avenue) in Mashpee, Massachusetts. Treated effluent disposal is via three (3) subsurface leaching chamber fields located beneath the golf driving range.

Upon review of a recent 44-month period, the average daily flow at the WWTF is approximately 34,250 gallons per day, with a maximum monthly average flow of 58,145 gallons per day recorded in July 2022. This maximum month represents approximately 51% of the 113,000 gpd Groundwater Discharge Permit limitation. The facility has a permitted effluent Total Nitrogen limit of 10 mg/L, and the facility discharges effluent with an average Total Nitrogen value of 5.6mg/L. The Massachusetts Department of Environmental Protection (MassDEP) Financial Assurance Mechanism (FAM) provisions of the Groundwater Discharge Permit Program requires an escrow amount of \$1,200,000, and Willowbend currently maintains reserves in excess of this amount.

The Willowbend WWTF was designed in 1993 by DeFeo, Wait & Pare with an anticipated full-buildout design capacity of 132,500 gallons per day (gpd). The existing Groundwater Discharge Permit (Permit No. SE-577) for the facility limits flow to 113,000 gpd. Expansion to the full 132,500 gpd design capacity would require a revised Permit application and an Environmental Notification Form is filed with the Executive Office of Energy and Environmental Affairs pursuant to requirements of the Massachusetts Environmental Policy Act (MEPA).

The Willowbend wastewater treatment facility utilizes a multi-train rotating biological contactor (RBC) treatment system that relies on equipment originally supplied by Hydro-Aerobics and Envirex Equipment Corporation. Hydro-Aerobics supplied the steel RBC tanks, clarifiers, tertiary filter and controls and Envirex, (now an EVOQUA brand) supplied the RBC shafts, motors, drives and media.

The WWTF is comprised of the following process units:

Sewage Collection: The sewage collection system consists of an extensive gravity collection system (approximately 3.8 miles in length) including a network of approximately 100 precast concrete manholes connected by PVC collection pipe. The collection system feeds five (5) pump stations (PS-1 through PS-5, each equipped with duplex submersible pumps) located within the Willowbend Community, with one (1) additional pump station (Cotuit Bay PS, equipped with duplex suction lift pumps) serving Cotuit Bay Condominiums. All six pump



Reference: Willowbend - Southworth Mashpee Properties, LLC

stations are equipped with alarms and with emergency power provisions consisting of emergency generators at each of the Willowbend pump stations and an emergency generator and a gas-powered back-up pump at the Cotuit Bay Condominiums pump station.

| | |
|-----------------------------|---|
| Pre-Treatment Tanks: | Five (5) 26,700-gallon subsurface concrete tanks in series fed by a concrete flow splitter box. |
| Flow Equalization Tanks: | Two (2) 22,750-gallon subsurface concrete tanks in series with duplex influent pumps controlled by floats within the Flow Equalization Tank and the RBC feedwell. |
| Equipment Controls: | The original Hydro-Aerobics control panel has been upgraded to incorporate a new Automation Direct, Human-Machine Interface (HMI) touch screen and upgraded programmable logic controller and operating system. |
| Alarm and Auto-Dialer: | The treatment plant control panel has alarm capabilities. Seaside Alarm Systems currently monitors the treatment plant and notifies the plant operator whenever there are any system malfunctions. Each pump station is also equipped with a radio alarm monitoring through Seaside Alarms. |
| Aerobic RBC's: | Three (3) Envirex Corp. Model 611-204-SHHH-B, four-stage RBC shafts in steel tanks, providing a total of 296,400 sf of media surface area. |
| Anoxic RBC's: | Two (2) Envirex Corp. Model 821-104-SSSS, four-stage, submerged RBC shafts in steel tanks, providing a total of 47,200 sf of media surface area. |
| Secondary Clarifiers: | Two (2) Hydro Aerobics, 14-foot diameter secondary clarifiers each with two (2) sludge air-lifts and one (1) scum air-lift. The air lifts rely on timer-controlled solenoid valves and air supplied by the tertiary filter blowers. |
| Tertiary Rapid Sand Filter: | Hydro Aerobics Model HF-140 rapid sand filter containing four (4) 25 sf dual media cells with three (3) blowers, four (4) backwash pumps and two (2) mudwell pumps. |
| UV disinfection System: | Trojan Technologies Inc., Model UV-2150K-PTP ultraviolet light disinfection system (currently not operated). |
| Flow Meter/Chart Recorder: | Parshall Flume with Milltronics OCM III flow meter and circular chart recorder. |
| Odor Control: | Purafil, Inc. Environmental Systems, Odor-Ox 3,000 scfm multi-stage air scrubber. |



Reference: Willowbend - Southworth Mashpee Properties, LLC

| | |
|------------------------|--|
| Methanol Feed System: | A new Marathon explosion proof chemical feed pump and a spare LMI pump. |
| Post Aeration: | One (1) 2,500-gallon tank with diffused air system supplied by the tertiary filter blowers. |
| Effluent Pump Station: | One (1) 10,000-gallon subsurface concrete tank with three (3) 335 gpm submersible effluent pumps. |
| Emergency Power: | 125-kW Emergency Generator. |
| Effluent Disposal: | Treated wastewater is discharged to a subsurface effluent disposal system configured as three (3) separate disposal beds. The disposal system consists of a total of 81 leaching chamber trenches chambers (each 100-feet long) providing 47,912 sf of infiltration area. Each of the three (3) 335 gpm submersible effluent pumps discharges into a flow distribution box, which directs flow to three (3) additional distribution boxes each feeding nine (9) leaching chamber trenches. |

The MassDEP (257 CMR 2.00) requires that a licensed operator visit the WWTF once a day, five days a week, to perform routine operation, maintenance and testing. The licensed operator submits monthly Discharge Monitoring Reports (DMR's) to the MassDEP and Mashpee Board of Health that documents the daily oversight and includes the results of the laboratory testing for influent and effluent wastewater characteristics. Quarterly testing of designated compliance monitoring wells in the vicinity of the effluent disposal system is also completed to assess groundwater impacts.

Review of the DMR's indicates that the Willowbend wastewater treatment facility consistently complies with the operating requirements and effluent limitations contained within Groundwater Discharge Permit. Data compiled for the past 44 months, since the current operator, Weston & Sampson Operating Services assumed operation of the Willowbend WWTF, indicates an average daily flow of approximately 34,250 gallons per day, with a maximum monthly average flow of 58,145 gallons per day recorded in July 2022. This maximum month represents approximately 51% of the 113,000 gpd Groundwater Discharge Permit limitation.

As noted in the following table, the average monthly BOD₅, TSS, Nitrate and Total Nitrogen values for the WWTF effluent are well below the Permit limits for those parameters.

| | GWDP Limit | Average for past 44 months (May 2019 through Dec. 2022) |
|--------------------------|------------|--|
| Average BOD ₅ | 30 mg/L | 10.7 mg/L* |
| Average TSS | 30 mg/L | 4.7 mg/L* |
| Average Nitrate | 10 mg/L | 3.1 mg/L |
| Average Total Nitrogen | 10 mg/L | 5.6 mg/L |

*The average for BOD₅ and TSS was calculated using detection limit for the "not detected" values.



Reference: Willowbend - Southworth Mashpee Properties, LLC

In addition to the Country Club, the Willowbend WWTF currently serves the following residential developments:

| Development | Number of Units |
|----------------------------------|-----------------|
| Westgate condominium Association | 107 |
| Willowbend Drive / Guillane | 32 |
| The Glen | 27 |
| The Gardens | 26 |
| Shoestring Bay | 34 |
| Townhouses | 10 |
| The Village | 43 |
| Pleasant Park | 8 |
| Willow Circle | 6 |
| Riverbend | 22 |
| Cotuit Bay Condominiums | 100 |

Please feel free to contact me at (508) 591-4330, if you have any questions.

Regards,

STANTEC CONSULTING SERVICES INC.

Kevin P. Klein, P.E.
Senior Associate
Phone: (508) 591-4330
Cell: (508) 328-1752
kevin.klein@stantec.com

c. Atty. Jack McElhinney

kpk u:\195150883\4_planning\willowbend wwtf description letter 2023-03-24.docx

EXHIBIT E

EXHIBIT F

EXHIBIT G

COMPOSE

Search Mail

Try the new AOL Mail

Today on AOL

Inbox 4291

Drafts 174

Sent

Spam

Trash

Contacts

Calendar

Folders

Saved Mail

2016-7 sent ...

2017 recd ... 162

2017 seco... 277

adam emails

amberfields 7

Archive

ashmont 3

chu ring marr...

emails 2010 95

EMAILS 2042

Reply

Reply All


Forward

Delete

Spam

More

FW: 275 Quinaquisset Ave - Fire Dept.

 **Matthew Eddy** (meddy@baxter-nye.com)

To: you + 2 more [Details](#)

Jack,

Below is the email from the Fire Dept. noting their approval. This also went through Plan Review with Chief Jack Phelan and he approved the layout. the o the entrance which we agreed to.

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

From: J Peltier <jpeltier@mashnsema.gov>
Sent: Thursday, March 23, 2023 7:56 AM
To: John Lavelle <jlavelle@baxter-nye.com>
Cc: Jack Phelan <jphelan@mashnsema.gov>
Subject: 275 Quinaquisset Ave

I did review the access and turning radius for our tower truck and it will be sufficient. They are adding a hydrant to entrance and there is one propos

Joseph Peltier
Deputy Fire Chief

Reply

Reply All

Forward

EXHIBIT H

Bog Restoration Cost Estimate

Southworth Mashpee has engaged Fuss & O'Neill to assist Baxter & Nye in the development of a scope of work for the restoration of approximately 2.5 acres of active cranberry bogs adjacent to the project. Fuss & O'Neill has conducted similar projects on the Cape. Preliminary estimates for the excavation of the bogs to remove existing cranberry vegetation, soil stabilization and reseeding and monitoring and permitting and compliance activities are in the range of \$85,000 - \$100,000 per acre.