



**AGENDA
SELECT BOARD
MONDAY, DECEMBER 4, 2023
WAQUOIT MEETING ROOM
MASHPEE TOWN HALL
16 GREAT NECK ROAD NORTH
MASHPEE, MA 02649**

Broadcast Live on Local Cable Channel 8

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

6 p.m. – Convene Joint Meeting with the Affordable Housing Trust in Open Session

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Affordable Housing Trust:

- Discussion and Approval of Expending an Additional Seven Thousand Dollars (\$7,000) for the Acquisition of 12 Cypress Circle
- Discussion and Approval of an Appraisal and Possible Acquisition of 46 Main Street

Adjourn Joint Meeting with the Affordable Housing Trust

MINUTES

Discussion and Approval of the Following Minutes:

Monday, November 13, 2023 Regular Session; Monday, November 20, 2023 Regular & Executive Sessions

APPOINTMENTS & HEARINGS

- *Department of Public Works Director Catherine Laurent:*
 - Discussion and Approval of the Following:
 - Award of Contract for Calendar Year 2024 Disposal of Municipal Solid Waste: *Gotta Do Contracting, LLC*
 - Award of Annual Contracts for:
 - Trash/Recycling Container Services: *Cavossa Disposal Corp.*; Rental of Portable Toilets: *Pina Sajje Sanitation*
 - Discussion and Approval of Acceptance of Plans for Old Brickyard Road and Ninigret Avenue
 - Stormwater Management Update
- Discussion and Approval of the 2024 Seasonal Population Estimate: *Town Planner Evan Lehrer*
- Discussion and Approval Participation in the Public Health Excellence Grant Program for Shared Services: *Health Agent Zachary Seabury*
- 6:45 pm Public Hearing – Annual Alcoholic Beverages & Entertainment Licenses
- Discussion and Approval of Annual Alcoholic Beverages & Entertainment Licenses
- 6:50 pm Public Hearing – New KENO License Application: Cape Cod Coffee, Inc. 10 Evergreen Circle, Mashpee, MA.: *Jan Aggerbeck*
- Discussion and Approval of KENO License Application: Cape Cod Coffee, Inc. 10 Evergreen Circle, Mashpee, MA.
- Public Comment

COMMUNICATIONS & CORRESPONDENCE

NEW BUSINESS

- Interviews, Discussion and Possible Approval of the Following Appointment:
 - Mashpee-Wakeby Lake Management Committee (Term Expires June 30, 2024): *Allison Bernhardt*

ADDITIONAL TOPICS

(This space is reserved for topics that the Chair did not reasonably anticipate would be discussed)

LIAISON REPORTS

WATER QUALITY UPDATES

TOWN MANAGER UPDATES

EXECUTIVE SESSION

ADJOURNMENT

MASHPEE TOWN CLERK
NOV 30 '23 PM2:03



AGENDA
AFFORDABLE HOUSING TRUST
MONDAY, DECEMBER 4, 2023
WAQUOIT MEETING ROOM
MASHPEE TOWN HALL
16 GREAT NECK ROAD NORTH
MASHPEE, MA 02649

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6 p.m. – Convene Joint Meeting with the Select Board in Open Session

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MOMENT OF SILENCE

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- Discussion and Approval of an Appraisal and Possible Acquisition of 46 Main Street

ADDITIONAL TOPICS

(This space is reserved for topics that the Chair did not reasonably anticipate would be discussed)

ADJOURNMENT

MASHPEE TOWN CLERK
NOV 30 '23 PM2:35

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



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

To: Wayne Taylor, Assistant Town Manager
From: Evan R. Lehrer, Community Development Director
Date: November 15, 2023
Re: Requested Agenda Items for Affordable Housing Trust

12 Cypress Circle Acquisition

As you likely recall the Town voted to authorize \$100,000 of Community Preservation Act funds to purchase the property addressed as 12 Cypress Circle for affordable housing purposes in 2019. Shortly thereafter, Town Counsel discovered that the property did not have "good and marketable title" to effectuate the sale. The property owner inherited the property from her sister upon her death. Unfortunately the subject property was inadvertently never included in the inventory of the decedent's estate when her will was probated and the Town, as a result, could not proceed with the sale until those title issues were rectified.

I have maintained communication with the property owner, Christine Marano of Peabody, over the years who has diligently worked to resolve the noted issues. As suggested by Town Counsel, Ms. Marano has secured a full title insurance policy which would be premised upon an attorney's certification of title. Further, there is now a clear deed reference for the current holder of title to the subject parcel of land on record in Barnstable County (August 15, 2022 Quitclaim Deed into Christine A. Marano and Vincent Francis Marano, recorded at Book 35334, Page 57 and thus the risk associated with a potential Town acquisition of this parcel has been substantially diminished. It is my understanding based on Counsel's opinion that the sale can proceed.

Given the years that have lapsed since, and the expense Ms. Marano has gone through to maintain this affordable housing opportunity for the Town, she has written to request that the Trust consider authorizing an additional \$7,000 towards the purchase for a total sale price of \$107,000. This is consistent with the appraised value received in 2019 by the Community Preservation Committee.

Recommendation: *Vote to authorize \$7,000 towards the sale of the subject property for a total sale price of \$107,000 and direct Town Counsel to re-engage with property owner's counsel to convey the property. The property is subject to a restrictive covenant that was released by vote of the Planning Board on the condition it be conveyed to the Town for Affordable Housing Purposes.*

46 Main Street Acquisition

46 Main Street is now a vacant parcel where a dilapidated structure once stood. It was ordered for demolition by the Board of Health a number of years ago due to the properties poor condition. The property owner at the time was not in a position to immediately rebuild the structure and thus was granted some relief by the Zoning Board of Appeals to preserve development rights on the property for some time until the property owner could improve the undersized lot, 45,000 s.f. where 80,000 s.f. is required.

The Zoning Board of Appeals has granted extensions of the variance relief offered to the property on a few occasions. They recently voted to extend the variance but indicated in their decision that no further extensions would be granted. I have been following this property given its somewhat unique history and reached out to the property owner to assess his interest in developing affordable housing on the site given its Main Street location outside of a mapped Zone II.

The property owner spent some time with me over the past several months to assess the feasibility of developing affordable/workforce housing himself. He consulted with the Chair of the Affordable Housing Committee, Attorneys, as well as with Laura Shufelt from the Massachusetts Housing Partnership. After that due diligence, the property owner feels the feasibility for him to realize an affordable housing vision on this site himself is limited and desires to offer the property for sale to the Affordable Housing Trust.

I will follow up, assuming this makes an upcoming agenda, with surveyed plans, deed, as well as a cover letter from the property owner.

Recommendation: *Vote to authorize an appraisal of the subject parcel if the Trust determines the site is adequate for an affordable housing opportunity and facilitate negotiations with the property owner.*

TOMBSTONE TRUST
P.O. Box 1500
Cotuit, MA 02635

November 17, 2023

Mr. John Cotton, Chair and
Members of the Affordable Housing Trust
16 Great Neck Road North
Mashpee, MA 02649

To the Members of the Affordable Housing Trust:

I am a trustee of the Tombstone Trust, owner of property addressed as 46 Main Street, Mashpee, MA 02649 (Assessor's Map 47 Parcel 5). I am writing to offer for sale to the Affordable Housing Trust this piece of property for affordable housing purposes after discussing the lot's status with the Town Planner over the past several months.

I purchased this lot in 1996. At that time, it had an older single-family dwelling structure that was in disrepair. The lot enjoys protections to the nonconforming nature of the lot pursuant to MGL Chapter 40A Section 6. I had always hoped to demolish the house in conjunction with a special permit or written finding from the Zoning Board of Appeals (ZBA) to rebuild on the site however was unable to do that feasibly and in 2017 I was ordered by the Mashpee Building Commissioner to demolish the structure because, in the opinion of the then Building Commissioner, the home was deteriorating rapidly and posed a risk to public health and safety (see attached letter). In 2018, I sought relief from the ZBA who issued a written finding to allow the building to be demolished and replaced with a new structure within a reasonable timeframe. Additionally, the lot was granted variance relief for frontage and lot size nonconformities (see attached decisions). These decisions lapse after a few years. The ZBA has granted extensions of these decisions at my request twice however they have indicated they will not further extend the relief offered. As such, I am confronted with the decision to build or to sell.

Unfortunately, the time is not right for me to build. I believe this lot may be most advantageously used for affordable housing purposes. As such I would like to sell it to the Affordable Housing Trust. I conducted due diligence to explore doing a small 40B project on this site myself but after consulting with experts in the field it does not seem financially feasible for me at this time. It is my hope that the Trust will consider this opportunity and authorize an appraisal of the site for purposes of initiating a negotiation.

Sincerely,



James K. Williams, Trustee

CC: Jeffery Johnson, Esquire



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

January 31, 2018

To: John F. Dee
PO Box 1500
Cotuit, MA 02635

Re: 46 Main Street
Mashpee, MA

To Whom It May Concern:

This office had notified you (back on July 6, 2017) that the home at 46 Main Street in Mashpee, property listed in your name, is in disrepair and poses a safety issue to the surrounding homes.

Since that time, I have spoken to your attorney and have been told that this would be addressed.

But an inspection of the property, on this date, has shown that home is deteriorating rapidly and posing a safety hazard to the surrounding public.

As such, this office is requesting that you obtain a demolition permit and demolish this structure within thirty (30) days from receipt of this notice or the Town of Mashpee will pursue action as outlined under Chapter 143 Section 9 of Massachusetts General Law.

You do have the right to appeal this decision to the Town of Mashpee Zoning Board of Appeals.

Sincerely,


Michael Mendoza
Building Commissioner

CC

Fire Chief
Police Chief



Town of Mashpee

16 Great Neck Road North
Mashpee, MA 02649

MASHPEE ZONING BOARD OF APPEALS
DECISION FOR AN EXTENSION OF
FINDING-2018-25 AND V-2018-26
MOD-2022-25

Owners, John F. Dee and
James K. Williams, Trustees of the
Tombstone Trust
46 Main Street (Map 47 Parcel 5)
Mashpee, MA 02649

Bk.: 35106
Pg. 4

A Petition was filed on May 13, 2022 by Petitioner, James K. Williams requesting an extension of a Written Finding (FINDING-2018-25) under §174-17, and a Variance (V-2018-26) under §174-31 of the Zoning Bylaws that was issued in June 2018 for a raze and replace of a pre-existing, non-conforming dwelling on property located in an R-5 Zoning District, at 46 Main St., Map 47 Parcel 5, Mashpee, MA. (Owners of record: John F. Dee and James K. Williams, Trustees).

Notice was duly given to abutters in accordance with Massachusetts General Laws Chapter 40A. Notice was given by publication in The Mashpee Enterprise, a newspaper of general circulation in the Town of Mashpee, on May 27, 2022 and June 3, 2022 a copy of which is attached hereto and made a part hereof.

The Mashpee Zoning Board of Appeals issues this Decision pursuant to the provisions of Massachusetts General Laws Chapter 40A §§6,10 and the Town of Mashpee Zoning By-laws.

Public Hearings were held on the Petition at the Mashpee Town Hall on Wednesday, June 22, 2022 at which time the following members of the Board of Appeals were present and acting throughout; Chairman, Jonathan Furbush, Vice Chairman, William Blaisdell, Board Member, Scott Goldstein, and Associate Members, George Ganzenmuller and Bradford H. Pittsley.

Attorney, Jeffrey Johnson represented the Petitioner, James K. Williams for his request to extend the approved decisions for the property at 46 Main St. Mr. Johnson explained that James is now the Trustee of the Tombstone Trust, and his cousin John Dee has deeded the property into the Trust as explained in the first Decision.

As the Board recalls, the house was an old dilapidated structure that was hit by a large tree, and after Mr. Williams received permission from the Board to tear down the house, and clean up the site he hoped to rebuild. However, due to financial constraints and health issues, Mr. Williams asked for an extension of his 2019 Decisions. Mr. Williams would like to build on the property and is asking the Board to extend his Decisions.

MASHPEE ZONING BOARD OF APPEALS
DECISION FOR AN EXTENSION OF
FINDING-2018-25 AND V-2018-26
Owners, John F. Dee and James K. Williams
46 Main St. (Map 47 Parcel 5)
Mashpee, MA 02649
MOD-2022-25

Chairman Furbush mentioned that the petition requests were heard by the Board four years ago in 2018, and on June 23, 2021 when the Board allowed a one year extension. Mr. Furbush asked the applicant what his intentions were and if he complied with the condition to remove the foundation and fill in the hole on the lot.

Attorney Johnson said that this will be the last extension request.

Mr. Williams said he has owned the property for a long time and his intention is to rebuild. If he does not receive the extension he will be forced to sell the property, but would like to rebuild. He said that he did not remove the foundation and wanted to keep the blocks to possibly build a garage or a shed. He asked the Board if he could put a fence around the area.

Mr. Reidy said the Board conditioned that the foundation be removed.

Mr. Goldstein said that he believes a structural engineer would need to confirm if it is safe to build on the existing foundation. He said as one member, he does not have an issue with the extension, however, he would want the foundation removed.

Mr. Morris, Building Commissioner said that the foundation would have to meet the building code requirements, and he does not believe it is salvageable.

Ms. Sangeleer read a comment into the record that the Board can only issue a six-month extension under Chapter 40A.

Mr. Blaisdell commented that if they don't perform within the six month time frame, or fill in the foundation within one month, there will be no more extensions and he would be required to file a new application.

There were no more comments from the Board. There were no abutters present.

In view of the foregoing, the Board accepted the Petitioner's request for an extension. Upon motion duly made and seconded at the Public Hearings on Wednesday, June 22, 2022, the Zoning Board of Appeals voted unanimously to approve 46 Main Street, Petitioner, James K. Williams' request for an extension of a Written Finding (FINDING-2018-25) under §174-17, and a Variance (V-2018-26) under §174-31 of the Zoning Bylaws that was issued in June 2018 for a raze and replace of a pre-existing, non-conforming dwelling on property located in an R-5 Zoning District, at 46 Main St., Map 47 Parcel 5, Mashpee, MA with the following conditions;

MASHPEE ZONING BOARD OF APPEALS
DECISION FOR AN EXTENSION OF
FINDING-2018-25 AND V-2018-26
Owners, John F. Dee and James K. Williams
46 Main St. (Map 47 Parcel 5)
Mashpee, MA 02649
MOD-2022-25

1. The Board accepts the request for an extension of the Written Finding (FINDING-2018-25 and Variance (V-2018-26) for six (6) months.
2. Conditioned that the old foundation hole be filled in within 30 days.
3. Conditioned on all Town Department comments read into the record.

**MASHPEE ZONING BOARD OF APPEALS
DECISION FOR AN EXTENSION OF
FINDING-2018-25 AND V-2018-26**

Name: Petitioner, James K. Williams
Owner of Record: James K. Williams, Trustee of the Tombstone Trust
Address: 46 Main Street, Map 47 Parcel 5, Mashpee, MA 02649
Case: MOD-2022-25



**MASHPEE ZONING
BOARD OF APPEALS
PUBLIC HEARINGS
NOTICE**

JUNE 22, 2022

The Mashpee Zoning Board of Appeals will hold Public Hearings on

Wednesday, June 22, 2022, at 6:00 p.m. Waquoit Meeting Room at the Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA
Broadcast Live on Local Channel 18
Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-18>

NEW HEARINGS

46 Main Street: Petitioner, James K. Williams requests an extension of a Written Finding (FINDING-2018-25) under §174-17, and a Variance (V-2018-26) under §174-31 of the Zoning Bylaws that was issued in June 2018 for a raze and replace of a pre-existing, non-conforming dwelling on property located in an R-5 Zoning District, Map 47 Parcel 25, Mashpee, MA. (Owner of record: John F. Dee).

36 Wilsons Grove: Petitioner, Robert T. Sillman requests a Written Finding under §174-17 of the Zoning Bylaws to allow for an extension, alteration of an existing deck on property located in the R-3 Zoning District and Popponesset Overlay District, Map 118 Parcel 87, Mashpee, MA. (Owner(s) of record: Robert T. Sillman, Anne Marie Colbrook, Frederick S. Sillman, and Helen Louise Capizzi.)

Plans may be viewed prior to the hearings in the ZBA office.

Per Order of: Jonathan D. Furbush, Chairman
Mashpee Zoning Board of Appeals

May 27, 2022
June 3, 2022

[Signature]
Jonathan Furbush

[Signature]
William A. Blaisdell

[Signature]
Scott Goldstein

[Signature]
~~Sharon Sanguel~~

[Signature]
George Ganzmiller

[Signature]
Bradford H. Pittsley

IN FAVOR TO DENY

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

This Decision has been duly filed on June 30, 2022 with the Town Clerk of Mashpee. Any Appeals shall be made pursuant to Section 17 of the Massachusetts General Laws Chapter 40A within Twenty days after the date of said filing.

This Decision is effective when a Certified Copy is filed at the Barnstable County Registry of Deeds. A Certified Copy may be obtained from the Town Clerk the next business day after the expiration of the 20-day Appeal period, which extends through July 20, 2022. Special Permits and Written Findings shall lapse three years after date of grant unless a shorter period of time is specified in the Decision. If the rights authorized by a Variance are not exercised within one year of date of grant of such Variance, such rights shall lapse unless: (1) substantial use or construction has commenced, or (2) a Petition for a six-month extension has been filed prior to the expiration date, or (3) the property that is the subject of the Variance has been conveyed in reliance on said Variance prior to the expiration date of such one year period.

MASHPEE TOWN CLERK

JUN 30 2022

RECEIVED BY: *[Signature]*

4

Law Office of
JEFFERY JOHNSON, ESQUIRE
67 School Street
1847 Isaac P. Fairfield House
P.O. Box 960
Hyannis, MA 02601
(508) 790-5776 Telephone
(508) 775-7526 Facsimile
jeff@jefferyjohnsonesq.com

Attn: Zoning Board of Appeals
Town of Mashpee
16 Great Neck Road North
Mashpee, MA 02649

July 29, 2022

RE: FINDING 2018-25 and V-2018-26 MOD-2022-25
VIA: USPS

Dear Sir/Madam,

Enclosed is a copy of the Mashpee Zoning Board of Appeals Decision for an Extension of FINDING 2018-25 and V-2018-26 MOD-2022-25, as recorded with the Barnstable County Registry of Deeds in Book 35276, Page 342

As we believe the Town is aware, the cellar hole has been filled in.

Regards,



Shauna Mahoney
Paralegal
Law Office of Jeffery Johnson, Esq.



Town of Mashpee

Bk 34314 P 60 #48504
07-21-2021 @ 01:59p

16 Great Neck Road North
Mashpee, Massachusetts 02649

**MASHPEE ZONING BOARD OF APPEALS
DECISION FOR AN EXTENSION OF
FINDING-2018-25 AND V-2018-26
MOD-2021-42**

Owner, John F. Dee
Petitioner, James K. Williams
46 Main St. (Map 47 Parcel 25)
Mashpee, MA 02649

Bk.: 31415
Pg.: 296 & 301

A Petition was filed on June 1, 2021 by Petitioner, James K. Williams requesting an extension of a Written Finding (FINDING-2018-25) under §174-17, and a Variance (V-2018-26) under §174-31 of the Zoning Bylaws that was issued in June 2018 for a raze and replace of a pre-existing, non-conforming dwelling on property located in an R-5 Zoning District, Map 47 Parcel 25, Mashpee, MA. (Owner of record: John F. Dee).

Notice was duly given to abutters in accordance with Massachusetts General Laws Chapter 40A. Notice was given by publication in The Mashpee Enterprise, a newspaper of general circulation in the Town of Mashpee, on May 28, 2021 and June 4, 2021 a copy of which is attached hereto and made a part hereof.

The Mashpee Zoning Board of Appeals issues this Decision pursuant to the provisions of Massachusetts General Laws Chapter 40A §§6 and 10 of the Town of Mashpee Zoning By-laws.

Public Hearings were held on the Petition at the Mashpee Town Hall on Wednesday, June 23, 2021 at which time the following members of the Board of Appeals were present and acting throughout; Chairman, Jonathan Furbush, Board Members, Scott Goldstein, and Associate Members Sharon Sangeleer, James Reiffarth, and Charlie Reidy.

Attorney Jeff Johnson represented the petitioner's request for an extension of the Decisions that were issued by the Board back in 2018. Also present was Petitioner, Jim Williams who is the cousin of the owner, and soon to be the Trustee of the property. The property was a tear down and rebuild because a tree went down through the roof. The house was demolished, and the petitioner is requesting an extension to rebuild. The Attorney said that his client has done a great deal of cleanup work on the property.

The Board recalled that the house was in disrepair, and the property was overgrown with tree growth. Also, there is a topographical slope toward the wetlands in the rear of the property.

**MASHPEE ZONING BOARD OF APPEALS
DECISION FOR AN EXTENSION OF
FINDING-2018-25 AND V-2018-26
MOD-2021-42**

Attorney Johnson said that his client is requesting a one year extension, and warrants a hardship with the cost of lumber because of the pandemic from the past year, and the fact that he exercised his right to build since the house was torn down as permitted. The Attorney also mentioned that the permitting process required a demolition permit first pursuant to the Zoning Board of Appeals Variance request, and then a building permit application could be submitted.

Mr. Williams said that the house is gone, but the foundation is still there with an open hole because he thought he could possibly rebuild a garage on that same foundation.

Mr. Goldstein said that the foundation hole should be covered because the Building Department would consider this a safety hazard. Mr. Williams said that he can cover the hole.

There were no more questions from the Board.

In view of the foregoing, the Board determined the Petitioner met the criteria for an extension of a Written Finding and Variance. Upon motion duly made and seconded at the Public Hearings on Wednesday, June 23, 2021 the Zoning Board of Appeals voted unanimously to issue an extension to Petitioner, James K. Williams for a Written Finding (FINDING-2018-25) under §174-17, and a Variance (V-2018-26) under §174-31 of the Zoning Bylaws that was issued in June 2018 for a raze and replace of a pre-existing, non-conforming dwelling on property located in an R-5 Zoning District, Map 47 Parcel 25, Mashpee, MA. (Owner of record: John F. Dee) with the following conditions;

1. The Board accepts the request for extension of the Written Finding (FINDING-2018-25) and the Variance (V-2018-26) for one year of the date issued until June 23, 2022.
2. That the existing foundation to be removed and/or filled in to grade.

Bk 34314 Pg62 #48504

MASHPEE ZONING BOARD OF APPEALS
DECISION FOR AN EXTENSION OF
FINDING-2018-25 AND V-2018-26

Name: Petitioner, James K. Williams
 Owner of Record: John F. Dee
 Address: 46 Main St., Mashpee, MA 02649
 Case: MOD-2021-42




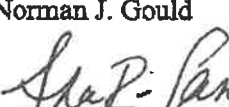
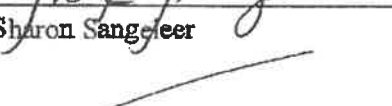
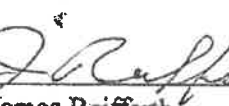
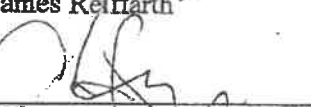

MASHPEE ZONING BOARD OF APPEALS
 PUBLIC HEARINGS NO. _____
 DATE: _____
 TIME: _____
 WEDNESDAY, JUNE 23, 2021

At a public hearing held on Wednesday, June 23, 2021, at 6:00 p.m. in the Meeting Room of the Mashpee Town Hall, 16 Great Neck Road North, on the following:

NEW HEARINGS
 1. **104 DeGress Road**, Owners: Michael J. Ronnock and Teresa A. Ronnock, desire a Special Permit under §17A-17.1 of the Zoning Bylaws to allow for a raze and replace of a pre-existing non-conforming two bedroom dwelling and replace it with a new three bedroom dwelling and a detached garage on property located in the R-3 Zoning District with the address 104 DeGress Road, Mashpee, MA.

2. **46 Main Street**, Petitioner: James K. Williams requests an extension of the Finding of Fact (FINDING-2018-25) under §17A-17.1 and a Variance (V-2018-26) under §17A-31 of the Zoning Bylaws that was issued in June 2018 for a raze and replace of a pre-existing non-conforming dwelling on property located in the R-3 Zoning District with the address 46 Main Street, Mashpee, MA. Owner of record: John F. Dee.

By Order of Jonathan D. Furbush, Chairman
 Mashpee Zoning Board of Appeals
 May 28, 2021 and June 4, 2021

	IN FAVOR	TO DENY
 Jonathan Furbush	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Ronald S. Bonvie	<input type="checkbox"/>	<input type="checkbox"/>
 Scott Goldstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Norman J. Gould	<input type="checkbox"/>	<input type="checkbox"/>
 Sharon Sangreer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 George Ganzenmuller	<input type="checkbox"/>	<input type="checkbox"/>
 James Reiffarth	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Charlie Reidy	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This Decision has been duly filed on June 29, 2021 with the Town Clerk of Mashpee. Any Appeals shall be made pursuant to Section 17 of the Massachusetts General Laws Chapter 40A within Twenty days after the date of said filing.

This Decision is effective when a Certified Copy is filed at the Barnstable County Registry of Deeds. A Certified Copy may be obtained from the Town Clerk the next business day after the expiration of the 20-day Appeal period, which extends through July 19, 2021. Special Permits and Written Findings shall lapse three years after date of grant unless a shorter period of time is specified in the Decision. If the rights authorized by a Variance are not exercised within one year of date of grant of such Variance, such rights shall lapse unless: (1) substantial use or construction has commenced, or (2) a Petition for a six-month extension has been filed prior to the expiration date, or (3) the property that is the subject of the Variance has been conveyed in reliance on said Variance prior to the expiration date of such one year period.

MASHPEE TOWN CLERK

JUN 29 2021

RECEIVED BY: SM

SEAL OF THE TOWN OF MASHPEE
A TRUE COPY, ATTEST

TOWN CLERK OF MASHPEE, MA

I HEREBY CERTIFY THAT NO NOTICE OF
APPEAL HAS BEEN RECEIVED BY THIS OFFICE
DURING THE TWENTY DAYS FOLLOWING
RECEIPT AND RECORDING OF NOTICE FROM
THE APPEALS BOARD OF APPROVAL OF THE
ATTACHED DOCUMENT.


TOWN CLERK

July 19, 2021
DATE OF CERTIFICATION

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

**MASHPEE ZONING BOARD OF APPEALS
DECISION FOR A WRITTEN FINDING
FINDING-2018-25**

John F. Dee
46 Main St.
(Map 47 Parcel 25)
Mashpee, MA 02649

Bk.: #10099
Page: #192

A Petition was filed on April 13, 2018 by Petitioner, Attorney Jeffery Johnson requesting a Written Finding under §174-17 of the Zoning Bylaws to raze and replace a pre-existing non-conforming structure on property located in an R-5 Zoning District, and Groundwater Protection Overlay District, 46 Main St., Map 47 Parcel 25, Mashpee, MA. (Owner or Record: John F. Dee).

Notice was duly given to abutters in accordance with Massachusetts General Laws Chapter 40A. Notice was given by publication in The Mashpee Enterprise, a newspaper of general circulation in the Town of Mashpee, on April 20, 2018 and April 27, 2018 a copy of which is attached hereto and made a part hereof.

The Mashpee Zoning Board of Appeals issues this Decision pursuant to the provisions of Massachusetts General Laws Chapter 40A §6 and the Town of Mashpee Zoning By-laws.

Public Hearings were held on the Petition at the Mashpee Town Hall on Wednesday, June 13, 2018 at which time the following members of the Board of Appeals were present; Chairman, Jonathan Furbush, Board Members, Ron Bonvie, and Scott Goldstein, and Associate Members, Norman J. Gould and Sharon Sangeleer. Also present was Building Commissioner, Michael Mendoza.

Attorney Jeffrey Johnson represented the homeowner at the May 9, 2018 hearings. He stated that the applicant went to the Town to get permission to tear down the dwelling and rebuild at a later date. The home is in such disrepair and the report from the Building Inspector indicated that there was an enforcement order to have the dwelling torn down. The Building Inspector suggested to bring this case in front of the Board to ask for permission to raze and replace the dwelling. The package that was submitted prior to this meeting shows the existing location of the present dwelling and also shows a concrete slab that used to be a garage or shed. He is asking the Board for permission to tear down the dwelling within a reasonable time; one of the staff reports stated within six (6) months.

The Board requested a revised plan to depict an actual dwelling, and the location of the new proposed dwelling that will be built. The lot is 45,460 sq. ft. and is less than the 80,000 sq. ft. requirement under current zoning. Mr. Johnson provided a title history of the lot, and a rendering of the proposed house. The proposed new home will be a three (3) bedroom.

MASHPEE ZONING BOARD OF APPEALS
DECISION FOR A WRITTEN FINDING

John F. Dee
46 Main Street (Map 47 Parcel 25)
Mashpee, MA 02649
FINDING-2018-25

GENERAL CRITERIA:

The subject property located at 46 Main Street is approximately 45,460 square feet.

There were no abutters present.

The Board read the Town department comments into the record.

WRITTEN FINDING CRITERIA:

ARTICLE V - Nonconforming Buildings and Uses:

§174-17. Continuance; Extensions; Alterations - Lawfully created structures or uses may be continued, although not conforming with the provisions of this chapter. Non-conforming single- or two-family dwelling structures may be changed, extended or altered if such change, extension or alteration complies with the dimensional requirements applicable to the lot under current provisions of §174-31 or, for lots which have been developed pursuant to §174-21, complies with such requirements as were applicable to initial construction of the dwelling under provisions of §174-21.

Changes, extensions or alterations of non-conforming single- or two-family dwelling structures which do not meet the applicable dimensional requirements as set forth above, and changes, extensions or alterations of all other non-conforming structures, or non-conforming uses, may not be made unless there is a written Finding by the Zoning Board of Appeals that such change, extension or alteration shall:

- not be substantially more detrimental than the existing non-conforming structure or use to the neighborhood,
- and, that there is adequate land area to provide sufficient parking and setbacks as may be required.

Although said Finding shall not constitute a Special Permit as defined by the General laws and this By-law, the Zoning Board of Appeals shall follow the procedures specified in the General Laws for Special Permits in processing requests for such Findings. Per Town Counsel: Section 174-17 of the Zoning By-laws for a Finding of Fact Cannot involve a Variance in the Decision/Finding of Fact. No such thing as "use variance". The Decision must be rendered in two separate statements/decisions if a Variance or Special Permit is involved along with a Written Finding.

MASHPEE ZONING BOARD OF APPEALS
DECISION FOR A WRITTEN FINDING

John F. Dee

46 Main Street (Map 47 Parcel 25)

Mashpee, MA 02649

FINDING-2018-25

The Board determined that:

1. The dwelling will not be substantially more detrimental than the existing non-conforming structure or use to the neighborhood.
2. The dwelling will be an improvement to the lot and is similar in size and character to other existing structures in the neighborhood.
3. The proposed dwelling, based upon the plans submitted to the Board, will be consistent with applicable State and Town statutes, regulations, bylaws and plans, complies with the dimensional requirements applicable to the lot under current provisions of §174-31 (Land Space Requirements Table Footnotes) #18 of the Popponesset Overlay District, or for lots which have been developed pursuant to §174-21, complies with such requirements as were applicable to initial construction of the dwelling under provisions of §174-21 Nonconforming lots.
4. Construction of the dwelling is contingent upon Board of Health final approval.
5. Construction of the dwelling will conform to current building code requirements.
6. There is adequate land area to provide sufficient parking and setbacks as may be required.

In view of the foregoing, the Board determined the Petitioner met the criteria for a Written Finding. Upon motion duly made and seconded at the Public Hearings on Wednesday, June 13, 2018, the Zoning Board of Appeals voted unanimously to issue a Written Finding with the following conditions;

1. The Board has determined that the applicant meets all the conditions of a Written Finding under Mass General Law 40A Section 6.
2. **Proposed Plot Plan – Mashpee MA**, Date: 2/Feb/96, Scale: 1" = 40', Prepared for: John F. Dee, 46 Main St., Mashpee, MA. Prepared by: Pesce Engineering & Associates, 3 Leona Lane, Osterville, MA. CapeSurv, PO Box 718, Hyannis, MA. Job #: C-161, Field by: RLH/RJM, Signed by Richard R Lheureux, No.: 34312 Registered Professional Engineer.
3. Conditioned upon all Town Department comments read into the record, including the curb cuts required by DPW. Also referencing a Variance that will be attached to this Written Finding.

**MASHPEE ZONING BOARD OF APPEALS
DECISION FOR A WRITTEN FINDING**

Name: John F. Dee
Address: 46 Main Street (Map 47 Parcel 25), Mashpee, MA 02649
Case: FINDING-2018-25

Legal Notices



**MASHPEE
ZONING BOARD
OF APPEALS
PUBLIC**

HEARINGS NOTICE

MAY 9, 2018

The Mashpee Zoning Board of Appeals
will hold Public Hearings on
Wednesday, May 9, 2018 at 6:00 p.m.
in the Meeting Room at the
Mashpee Town Hall, 16
Great Neck Road North, on the
following:

NEW HEARINGS

22 Pembroke Drive: Petitioner, ProGroup Contracting
requests a Written Finding under §174-17 of the Zoning
Bylaws to allow for reconstruction of an existing 12 ft.
26 ft. deck on property located in an R-3 Zoning District,
Map 123, Parcel 78, Mashpee, MA. (Owner of Record:
Janet Sherman, Trustee).

34 Rainbow Lane: Petitioner, David Webb requests a
Written Finding under §174-17 of the Zoning Bylaws to
allow for construction of an attached garage on property
located in an R-3 Zoning District, Map 89 Parcel 38F,
Mashpee, MA. (Owner of Record: Faith A. and Philip
Jackson).

48 Main Street: Petitioner, Attorney Jeffery Johnson
requests a Written Finding under §174-17 of the Zoning
Bylaws to raze and replace a pre-existing non-con-
forming structure on property located in an R-6 Zoning
District, and Groundwater Protection Overlay District,
Map 47 Parcel 25, Mashpee, MA. (Owner of Record:
John F. Dee).

48 Main Street: Petitioner, Attorney Jeffery Johnson
requests a Variance under §174-31 of the Zoning Bylaws
to raze and replace a pre-existing non-conforming struc-
ture on property located in an R-6 Zoning District, and
Groundwater Protection Overlay District, Map 47 Parcel
25, Mashpee, MA. (Owner of Record: John F. Dee).

46 Quail Hollow Road: Petitioner, Robb Sykes, RLB
requests a Minor Modification to an existing Written
Finding (FINDING-2017-68) and Variance (V-2017-67)
for a change in the Form A Plan, and the lot coverage
change on property located in an R-6 Zoning District,
Map 58 Parcel 55, Mashpee, MA. (Owner of Record:
Michael Cusack).

Plans may be viewed prior to the hearings in the ZBA
office and the Town Clerk's office.

Per Order of: Jonathan D. Furbush, Chairman
Mashpee Zoning Board of Appeals

April 20, 2018

MASHPEE TOWN CLERK

JUN 21 2018

RECEIVED BY WJ

IN FAVOR TO DENY

[Signature]
Jonathan Furbush



[Signature]
William A. Blaisdell



[Signature]
Ronald S. Bonvie



[Signature]
Scott Goldstein



[Signature]
Domingo K. DeBarros



[Signature]
Bradford H. Pittsley



[Signature]
Norman J. Gould



[Signature]
Sharon Sangeleer



This Decision has been duly filed on June 21, 2018 with the Town Clerk
of Mashpee. Any Appeals shall be made pursuant to Section 17 of the Massachusetts
General Laws Chapter 40A within Twenty days after the date of said filing.

This Decision is effective when a Certified Copy is filed at the Barnstable County
Registry of Deeds. A Certified Copy may be obtained from the Town Clerk the next
business day after the expiration of the 20-day Appeal phase, which lasts through
July 12, 2018. Special Permits shall lapse two years after date
of grant. Written Findings shall lapse two years after date of grant. Appeals shall lapse
one year after date of grant. If the rights authorized by a Variance are not exercised
within one year of date of grant of such Variance, such rights shall lapse unless: (1)
substantial use or construction has commenced, or (2) a Petition for a six-month
extension has been filed prior to the expiration date, or (3) the property that is the subject
of the Variance has been conveyed in reliance on said Variance prior to the expiration
date of such one year period.



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

MASHPEE ZONING BOARD OF APPEALS DECISION FOR A VARIANCE V-2018-26

John F. Dee
46 Main St.
(Map 47 Parcel 25)
Mashpee, MA 02649

Bk.: #10099
Page: #192

A Petition was filed on April 13, 2018 by Petitioner, Attorney Jeffery Johnson requesting a Variance under §174-31 of the Zoning Bylaws to raze and replace a pre-existing non-conforming structure on property located in an R-5 Zoning District, and Groundwater Protection Overlay District, 46 Main St., Map 47 Parcel 25, Mashpee, MA. (Owner or Record: John F. Dee).

Notice was duly given to abutters in accordance with Massachusetts General Laws Chapter 40A. Notice was given by publication in The Mashpee Enterprise, a newspaper of general circulation in the Town of Mashpee, on April 20, 2018 and April 27, 2018 a copy of which is attached hereto and made a part hereof.

The Mashpee Zoning Board of Appeals issues this Decision pursuant to the provisions of Massachusetts General Laws Chapter 40A §10 and the Town of Mashpee Zoning By-laws.

Public Hearings were held on the Petition at the Mashpee Town Hall on Wednesday, June 13, 2018 at which time the following members of the Board of Appeals were present; Chairman, Jonathan Furbush, Board Members, Ron Bonvie, and Scott Goldstein, and Associate Members, Norman J. Gould and Sharon Sangeleer. Also present was Building Commissioner, Michael Mendoza.

Attorney Jeffrey Johnson represented the homeowner at the May 9, 2018 hearings. He stated that the applicant went to the Town to get permission to tear down the dwelling and rebuild at a later date. The home is in such disrepair and the report from the Building Inspector indicated that there was an enforcement order to have the dwelling torn down. The Building Inspector suggested to bring this case in front of the Board to ask for permission to raze and replace the dwelling. The package that was submitted prior to this meeting shows the existing location of the present dwelling and also shows a concrete slab that used to be a garage or shed. He is asking the Board for permission to tear down the dwelling within a reasonable time; one of the staff reports stated within six (6) months.

The Board requested a revised plan to depict an actual dwelling, and the location of the new proposed dwelling that will be built. The lot is 45,460 sq. ft. and is less than the 80,000 sq. ft. requirement under current zoning. Mr. Johnson provided a title history of the lot, and a rendering of the proposed house. The proposed new home will be a three (3) bedroom.

**MASHPEE ZONING BOARD OF APPEALS
DECISION FOR A VARIANCE**

John F. Dee
46 Main Street (Map 47 Parcel 25)
Mashpee, MA 02649
V-2018-26

The Board also discussed that this particular variance petition would expire in one year if not acted upon, and if there were conditions issued by the Board in their decision. The applicant would like to commence within a six month time period.

Mike Mendoza, Building Commissioner said that according to Mass General Law a boarder survey has already been performed, and the paperwork has already been drafted.

Attorney Johnson said the applicant seeks a Written Finding, and a Variance from the present frontage requirement of 13.89 ft., and a shortage of 34,540 sq. ft. on the lot square footage. There are no other setback or height requests.

GENERAL CRITERIA:

The subject property located at 46 Main Street is approximately 45,460 square feet.

There were no abutters present.

The Board read the Town department comments into the record.

VARIANCE CRITERIA:

Chapter 40A: Section 10. Variances:

The authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, 1) a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that 2) desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

In view of the foregoing, the Board determined the Petitioner met the criteria for a Variance. Upon motion duly made and seconded at the Public Hearings on Wednesday, June 13, 2018, the Zoning Board of Appeals voted unanimously to issue a Variance with the following conditions;

MASHPEE ZONING BOARD OF APPEALS
DECISION FOR A VARIANCE

John F. Dee
46 Main Street (Map 47 Parcel 25)
Mashpee, MA 02649
V-2018-26

1. The Board has determined that the applicant meets all the conditions of a Variance under Mass General Law 40A Section 10.
2. **Proposed Plot Plan – Mashpee MA**, Date: 2/Feb/96, Scale: 1" = 40', Prepared for: John F. Dee, 46 Main St., Mashpee, MA. Prepared by: Pesce Engineering & Associates, 3 Leona Lane, Osterville, MA. CapeSurv, PO Box 718, Hyannis, MA. Job #: C-161, Field by: RLH/RJM, Signed by Richard R Lheureux, No.: 34312 Registered Professional Engineer.
3. Conditioned upon all Town Department comments read into the record, including the DPW comments.
4. The Board issues two Variances, one is for the frontage in the amount of 13.89 ft., and lot size in the amount of 34, 540 sq. ft. There also needs to be a depiction on the plan when submitting a building permit that the applicant does not exceed the maximum building height and/or any other setbacks or zoning requirements in the Town of Mashpee. Also referencing the four pages of architectural design plan 1762HZ, provided by Architectural Design.com.

**MASHPEE ZONING BOARD OF APPEALS
DECISION FOR A VARIANCE**

Name: John F. Dee
Address: 46 Main Street (Map 47 Parcel 25), Mashpee, MA 02649
Case: VARIANCE-2018-26

Legal Notices



**MASHPEE
ZONING BOARD
OF APPEALS
PUBLIC
HEARINGS NOTICE
MAY 9, 2018**

The Mashpee Zoning Board of Appeals will hold Public Hearings on Wednesday, May 9, 2018 at 6:00 p.m. in the Town Meeting Room at the Mashpee Town Hall, 16 Great Neck Road, North, on the following:

NEW HEARINGS

22 Pembroke Drive: Petitioner, ProGroup Contracting requests a Written Finding under §174-17 of the Zoning Bylaws to allow for reconstruction of an existing 12 ft. x 26 ft. deck on property located in an R-3 Zoning District, Map 123, Parcel 78, Mashpee, MA. (Owner of Record: Janet Shemliger, Trustee).

34 Rainbow Lane: Petitioner, David Webb requests a Written Finding under §174-17 of the Zoning Bylaws to allow for construction of an attached garage on property located in an R-3 Zoning District, Map 69 Parcel 38F, Mashpee, MA. (Owner of Record: Faith A. and Phillip Jackson).

48 Main Street: Petitioner, Attorney Jeffery Johnson requests a Written Finding under §174-17 of the Zoning Bylaws to raze and replace a pre-existing non-conforming structure on property located in an R-3 Zoning District, and Groundwater Protection Overlay District, Map 47 Parcel 26, Mashpee, MA. (Owner of Record: John F. Dee).

48 Main Street: Petitioner, Attorney Jeffery Johnson requests a Variance under §174-31 of the Zoning Bylaws to raze and replace a pre-existing non-conforming structure on property located in an R-3 Zoning District, and Groundwater Protection Overlay District, Map 47 Parcel 26, Mashpee, MA. (Owner of Record: John F. Dee).

48 Quail Hollow Road: Petitioner, Robb Sykes, PLS requests a Minor Modification to an existing Written Finding (FINDING-2017-68), and Variance (V-2017-67) for a change in the Form A Plan, and the lot coverage change on property located in an R-3 Zoning District, Map 69 Parcel 55, Mashpee, MA. (Owner of Record: Michael Cusack).

Plans may be viewed prior to the hearings in the ZBA office and the Town Clerk's office.

Per Order of: Jonathan D. Furbush, Chairman
Mashpee Zoning Board of Appeals

April 20, 27, 2018

MASHPEE TOWN CLERK

JUN 21 2018

RECEIVED BY W

	IN FAVOR	TO DENY
 Jonathan Furbush	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 William A. Blaisdell	<input type="checkbox"/>	<input type="checkbox"/>
 Ronald S. Bonvic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Scott Goldstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Domingo K. DeBarros	<input type="checkbox"/>	<input type="checkbox"/>
 Bradford H. Pittsley	<input type="checkbox"/>	<input type="checkbox"/>
 Norman J. Gould	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Sharon Sangelec	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This Decision has been duly filed on June 21, 2018 with the Town Clerk of Mashpee. Any Appeals shall be made pursuant to Section 17 of the Massachusetts General Laws Chapter 40A within Twenty days after the date of said filing.

This Decision is effective when a Certified Copy is filed at the Barnstable County Registry of Deeds. A Certified Copy may be obtained from the Town Clerk the next business day after the expiration of the 20-day Appeal phase, which lasts through July 12, 2018. Special Permits shall lapse two years after date of grant. Written Findings shall lapse two years after date of grant. Appeals shall lapse one year after date of grant. If the rights authorized by a Variance are not exercised within one year of date of grant of such Variance, such rights shall lapse unless: (1) substantial use or construction has commenced, or (2) a Petition for a six-month extension has been filed prior to the expiration date, or (3) the property that is the subject of the Variance has been conveyed in reliance on said Variance prior to the expiration date of such one year period.

Title history to 46 Main Street, Mashpee

A "One Acre parcel"

9/23/1940 Book 570 Page 597 deed into Harriett Sanford 1 acre same description as
in below deeds

6/20/1950 Book 754 Page 351 deed of the heirs of Harriett Sanford into Claude and Elise West, H&W T
by E

3/9/1962 Book 1150 Page 143 Elise West death certificate

10/20/1964 B Probate Claude West dies leaves all to son Donald West

6/23/1967 Book 1369 Page 1127 Sheriff's deed sells to M. Goldman

7/24/1967 Book 1372 Page 919 Donald West to Jeanne West

7/26/1967 Book 1372 Page 1157 Goldman sells to James and Ruth Stamper

7/26/1967 Book 1372 Page 1158 Donald (and Jeanne) West to James and Ruth Stamper

9/22/1972 Book 1725 Page 64 the Stampers to their trust

1/12/1973 Book 1789 Page 187 the Stampers to their trust

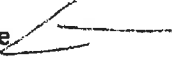
10/3/1986 Book 5337 Page 303 George Credle trustee of the Stamper trust to James Stamper

10/3/1986 Book 5337 Page 305 James Stamper deeds to himself and George Credle

1/26/1993 Book 8419 Page 245 Linda Stamper to Stamper trust

1/26/1993 Book 8419 Page 248 Cynthia Haughton to Stamper trust

1/26/1993 Book 8419 Page 250 David Stamper to Stamper trust

3/14/1996 Book 10099 Page 192 Stamper trust to John F. Dee 

10/2/1996 Book 10419 Page 173 Mashpee easement for a bike path

11/13/1996 Book 10479 Page 144 Mashpee Water District

2/13/1997 Book 10609 Page 193 Mashpee Water District

husband of said mortgagor
wife
release to the mortgagee all rights of tenancy by the curtesy dower and homestead and other interests in the mortgaged premises.

Witness my hand and seal this 21st day of September 1940.

Term of
E.F.B.

Ernest Franklin Baker

The Commonwealth of Massachusetts

Barnstable

ss.

September 21st 1940

Then personally appeared the above named Ernest Franklin Baker

and acknowledged the foregoing instrument to be his free act and deed before me

C. Harold Coston
Notary Public - Massachusetts

My Commission Expires

Nov. 15 1940

ss 104-5-55

Barnstable, ss., Received September 23, 1940, and is recorded.

We, Abram F. E. Sanford (unmarried), Harriet W. Sanford (unmarried),
Hubert H. Sanford (married) and Gerald H. Sanford (single)

of Sandwich, Barnstable County, Massachusetts
being unmarried, for consideration paid, grant to:

Harriet W. Sanford

of Sandwich in said County and withquitclaim covenants

all the right, title and interest in and to the land of our late father Alton A. Sanford situated in the easterly part of the town of Mashpee together with the buildings thereon, described as follows viz -

Beginning at the southeasterly corner of the premises at a stake standing in the westerly line of the County Road leading from Cotuit to Mashpee and at the Northeasterly corner of a lot of land belonging to Elvius Combs. 1 kind to 89 1/2 West Twenty one rods and ten feet by said Elvius land to a stake standing at the southeasterly

570

598

corner of my other land. Thence Northerly by my
land eight rods to a stake. Thence North
89 1/2° East Nineteen rods and fourteen feet, to
the above mentioned County Road. Thence southerly
by said road to the first mentioned bounds
and contains one acre be the same more
or less widening and intending hereby to convey
such share of the above described property
as became vested in us upon the death
of our father. For title reference, see deed of
Charles H. Coombs to Alton A. Sanford recorded with
Barnstable Deeds Book 204 Page 330
I, - Christine F. Sanford, wife of said ~~Alton A.~~ Sanford

release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and seals this 21st day of Sept. 1940

Abram F. E. Sanford

Hubert H. Sanford

Iracl H. Sanford

Christina F. Sanford

Kenneth W. Sanford



Commonwealth of Massachusetts

Barnstable

ss.

September 23, 1940

Kenneth W. Sanford

personally appeared the above named ~~Sanford~~
and acknowledged the foregoing instrument to be their free act and deed, before me,

George F. Devy
Notary Public

Justice of the Peace

My Commission Expires Dec. 2, 1941. My commission expires 12

Barnstable, ss., Received September 23, 1940, and is recorded.

FIRST AMENDMENT TO DECREE NO. 1256, RECORDED IN

BOOK 10, PAGE 474

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

Office of the County Commissioners for the County
of Barnstable:

Now Come the County Commissioners and amend their
final decree already filed on the sixteenth day of September,
A. D. 1939, relating to the widening, straightening, relocating
or locating anew, a road known as Upper County Road extending

(See filing in Book 557 p. 397)

The premises are conveyed subject to the following restrictions which shall run with the land:

1. No trailer, basement, shack or temporary buildings may be placed on said land.
2. The parcel hereby sold shall be used only for residential purposes.
3. No outside toilet shall be erected on the premises, nor shall signs for advertising purposes be erected, placed or maintained on the premises.
4. No building shall be erected, placed, maintained or altered until the plans, specifications and plot plans have been approved in writing by the Grantor, its successors or assigns. No building shall be located nearer than 20 feet to the front lot line nor nearer than 8 feet to the side line.
5. There shall be no livestock, animals or poultry, kept or maintained on the premises, other than household pets.
6. Each lot is subject to an assessment of Seventy-five Dollars (\$75.00) payable to said Grantor, its successors or assigns and running against said lot in the event of construction of a water main in the street running by said lot and providing a water supply available to the same, said assessment to be paid at the time said water supply system is available in street, road, avenue, etc., running by said lot.
7. All structures must comply with municipal and governmental laws, ordinances and regulations, and if any restrictions or conditions herein do not comply therewith, it shall not be construed as a waiver by the Grantor of compliance with such laws, ordinances and regulations.

The Grantor, its successors or assigns reserves the privilege and right to grant easements and give authority to any companies or municipalities to install electric, telephone, telegraph poles and wires, gas and water mains, sewers, and to such companies or municipalities to operate and maintain its equipment over and in any and all roads, streets, avenues, lanes, paths or ways as shown on plan of SANDWICH BEACH SHORES.

In witness whereof the said SUN VALLEY BEACH, INC., has caused its corporate seal to be hereon affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Charles E. Dodger, its treasurer, hereto duly authorized, this sixteenth day of June in the year one thousand nine hundred and fifty.

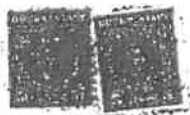
Signed, sealed and delivered in presence of:

SUN VALLEY BEACH, INC.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

Charles E. Dodger
Treasurer

In Boston on the 16th day of June, 1950, before me personally appeared the said Charles E. Dodger, Treasurer of Sun Valley Beach, Inc. to me known and known by me to be the party executing the foregoing instrument, and he acknowledged and instrument, by him executed, to be his free act and deed in his capacity aforesaid and the free act and deed of Sun Valley Beach, Inc.



My commission expires Jan 24, 1952

Barnstable, ss., Received June 20, 1950, and is recorded.

Harriet M. Sanford, sometimes known under name of Sandford, administrator; Harriet M. Sandford, widow; Gerald M. Sanford, married; Barbara M. Sanford, unmarried all of Plymouth, Mass.; Abram F. E. Sanford, unmarried; Kenneth W. Sanford, unmarried and both of Sandwich, Mass.; Robert H. Sanford, married, all of Sagamore, Mass.;

do hereby recommend, for consideration paid, grant to Glenda B. West and Elise T. West, as tenants by the entirety and not as tenants in common, both of Brookline in the County of Norfolk with quitclaim covenants

wherein a certain lot of real estate together with the buildings thereon situated in the easterly part of the town of Mashpee and bounded and described as follows, to wit:

Commencing at the Southeastern corner of the premises, at a stake standing in the Western line of the County road and leading from Cotuit

754

351

United States Revenue Stamp in the amount of \$54.00 affixed to this instrument and duly cancelled

62 Maple Road

See Book 1925 pp 140

United States revenue stamps in the amount of \$1.10 were affixed to this instrument and were cancelled.

to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs. Thence S. 89 $\frac{1}{2}$ ^o West Twenty-one rods, and ten feet by said Darius' land to a stake standing at the Southeasterly corner of my other land. Thence Northerly by my land Eight rods to a stake, thence North 89 $\frac{1}{2}$ ^o East nineteen rods and fourteen feet, to the above mentioned County Road. Thence Southerly by said road to the first mentioned bounds and contains one Acre be the same more or less.

For our title as grantors see Probate Docket #26649 Barnstable County Probate Court and Quitclaim Deed Recorded September 23, 1940 in Book 570, page 597 and recorded in the Barnstable Registry of Deeds.



Christine F. Sanford, wife of Hubert H. Sanford ^{husband} ~~and~~ ^{joint grantor}

Anna F. Sanford, wife of Gerald H. Sanford

release to said grantees all right of ~~tenancy in the common~~ ^{joint tenancy} dower and homestead and other interests therein.

Witness my hand and seals this sixteenth day of June 1950

Harriet M. Sanford, adms. Gerald H. Sanford
Gerald H. Sanford Anna F. Sanford
Kenneth W. Sanford Christine F. Sanford
Hubert H. Sanford Barbara M. Sanford

The Commonwealth of Massachusetts

Barnstable ss. June 16, 1950

Then personally appeared the above named Harriet M. Sanford as administrator and as an individual, Abraham F. Sanford, Kenneth W. Sanford, Hubert H. Sanford, Gerald H. Sanford, Anna F. Sanford, Christine F. Sanford and Barbara M. Sanford

and acknowledged the foregoing instrument to be their free act and deed, before me,

Charles H. Selant
Charles H. Selant ^{Notary Public}

My Commission expires July 14 1951

Barnstable, ss., Received June 20, 1950, and is recorded.

Cape Cod Fisheries Company holder of a mortgage
from Monument Fish Co., Inc.
to Cape Cod Fisheries Company
dated June 30th 1960
recorded with Barnstable County Registry of Deeds
Book 1082 , Page 251 , acknowledge a satisfaction of the same

WITNESS its hand and seal this 8th day of March 1962

CAPE COD FISHERIES COMPANY

By Richard L. Livingston
Treasurer

The Commonwealth of Massachusetts

Barnstable ss.

Then personally appeared the above named

and acknowledged the foregoing instrument to be the free act and deed of the Cape Cod Fisheries Company before me

Richard L. Livingston
Notary Public - Justice of the Peace
My Commission Expires Feb. 2, 1964
My notaries expire 19

Barnstable, ss., Received March 19, 1962, and is recorded.

The Commonwealth of Massachusetts

UNITED STATES OF AMERICA

COPY OF RECORD OF DEATH

Town of Bourne

I, the undersigned, hereby certify that I am clerk of the Town of Bourne
that as such I have custody of the records of deaths required by law to be kept in my office:
that among such records is one relating to the death of

Elise Thurston West

and that the following is a true copy of so much of said record as relates to said death, namely:

Date of death March 9, 1962

Place of death Bourne, Mass.

Name Elise Thurston West (Thurston) - Claude Belvin West
If deceased is a married, widowed or divorced woman, give also maiden name and name of husband.

Sex Female Color Negroid, light complexion

Single, Married, Widowed or Divorced Married

Age 63 Years 7 Months 1 Days

Residence Mashpee, Mass.

Occupation Public School Teacher - Retired

1180

143

SEE MORTGAGE IN BOOK 1082, PAGE 251

1150
144

U. S. War Veteran NO
Place of Birth Richmond, Virginia

FATHER	MOTHER
Name <u>Robert G. Thornton</u>	Maiden Name <u>Ida L. - -</u>
Place of Birth <u>Virginia</u>	Place of Birth <u>Virginia</u>
Cause of Death <u>Primary carcinoma of breast. Lt. mastectomy state.</u>	
Place of Burial <u>Washpee, Mass.</u> Name of Cemetery <u>Old Indian Cemetery.</u>	
Date of Record <u>March 15, 1962</u>	



And I do hereby certify that the foregoing is a true copy from said records.
Witness my hand and seal of said Town of Bourne
on this 15th day of March 19 62

J. Joseph Boudier
Clerk

Year 1962
Vol. 4
Page 26
No. 48

FORM 421 ADDED 8-1-58, INC., PUBLISHED

Barnstable, ss., Received March 19, 1962, and is recorded.

SEE MORTGAGE IN BOOK 263, PAGE 11

BOSTON FEDERAL SAVINGS AND LOAN ASSOCIATION

a United States Corporation, of Boston, Suffolk County, Massachusetts,
resulting from the legal conversion of the BOSTON CO-OPERATIVE BANK

the holders of a mortgage from Mr. James M. Moore and Gladys W. Moore, husband and wife, as tenants by the entirety, both of Barnstable,
dated December 31 A. D. 19 56 recorded with Barnstable County
Registry of Deeds book 963 page 11, acknowledges
satisfaction of the same.

In witness whereof it has caused its corporate seal to be hereto affixed and these presents
to be signed by Alan S. Kelley Assistant Secretary
this 16th day of March A. D. 19 62

BOSTON FEDERAL SAVINGS AND LOAN ASSOCIATION,
by its ~~Treasurer~~ Assistant Secretary

Alan S. Kelley
Alan S. Kelley

Died 10 20 - 1964

Be it Remembered that I, *Claude B. West*
Rte 130, Main St of *Marshpee, Mass*
in the Commonwealth of Massachusetts, being of sound mind and
memory, but knowing the uncertainty of this life, do make this my
last will and testament, hereby revoking all former wills by me
at any time heretofore made.

After the payment of my just debts and funeral charges, I
bequeath and devise as follows: *To my son,*
Donald C. West - All

In testimony whereof I hereunto set my hand and in the presence
of three witnesses declare this to be my last will this
day of *Sept 5th* in the year one thousand nine hundred *62*

Claude Blisset

On this *5th* day of *Sept.* A. D. 19*62*
of *Marblehead* Massachusetts,

signed the foregoing instrument in our presence, declaring it to
be h last will: and thereafter as witnesses thereof we three, at
h request, in h presence, and in the presence of each
other, hereto subscribe our names.

Samuel W. Mason

Robert W. Bright

James T. Oliver Jr.

No person who is to receive anything under a will, and no husband or wife of any such person, should be a witness
to such will. But a person is not rendered incompetent as a witness to a will by the fact that he is named therein as executor.
If the testator is too feeble to sign the will, his signature may be written for him by some other person "in his presence and

09875

Know all men by these presents

that Whereas: Howard C. Cahoon a Deputy Sheriff
for the County of Barnstable in the Commonwealth of Massachusetts;
having on the 18th day of April 1966
in the year one thousand nine hundred and sixty-six by virtue of a writ of execution,
which was issued on a judgment recovered at the Superior Court
holden at Barnstable within and for the County of Barnstable on the
14th day of March in the year one thousand nine hundred and sixty-six
by Barnstable County Hospital
against Donald C. West Administrator of the Estate of Claude B. West
seized and taken all the right, title, and interest which the said Donald C. West Administrator
of the Estate of Claude B. West had on the 18th
day of April in the year one thousand nine hundred and sixty-six
~~in and to the lands hereinafter described, and~~
having given the notices of the time and place of sale, and caused to be published the advertisements thereof
which are required by law, did on the 7th day of March
in the year one thousand nine hundred and sixty-seven make sale of the aforesaid right, title
and interest, at public auction, to Maurice M. Goldman
for the sum of Two thousand One Hundred Thirty four and 59/100 dollars,
which amount was bid by the said Maurice M. Goldman and was the highest bid
made therefor at said auction.

Now, therefore, in consideration of said sum of
Two Thousand One Hundred Thirty four and 59/100 dollars
to me paid by the said Maurice M. Goldman
the receipt of which sum I hereby acknowledge, I do hereby grant, bargain, sell and convey to the
said Maurice M. Goldman
all the right, title, and interest which the said Donald C. West Administrator
of the Estate of Claude B. West
had at the time when the same was ~~seized and taken~~ ^{levied upon} in and to the following described parcel of
land, namely:

a certain lot of real estate together with the buildings thereon
situated in the easterly part of the Town of Mashpee and bounded
and described as follows to wit:

Commencing at the Southeastern corner of the premises at a stake
standing in the Westerly line of the County Road and leading from

(over)

100-1369 m1127

Go out to Mashpee, and at the Northeastly corner of a lot of land belonging to Darius Coombs. Thence S. 89 1/2 ° West Twenty one rods, and ten feet by said Darius' land to a stake standing at the Southeastly corner of my other land. Thence Northerly by my land Eight rods to a stake, thence North 89 1/2 ° East nineteen rods and fourteen feet to the above mentioned County Road.

Thence Southerly by said road to the first mentioned bounds and contains one acre be the same more or less.

The above described real estate is in a deed to Claude B. West and Elise T. West dated June 16, 1950 and recorded June 20, 1950 in Barnstable Deeds Book 754 Page 351.

To have and to hold the same to him the said

Maurice M. Goldman

and his heirs and assigns, to their own use and behoof forever; subject, however, to be redeemed agreeably to the law in such case made and provided.

And I hereby covenant with the said grantee that in making the said sale and in everything concerning the same, I have complied with and observed the rules and regulations of the law in relation thereto, but I do not covenant that the said Donald C. West Administrator of the Estate of Claude B. West had any right, title or interest in the said lands at the time aforesaid.

In witness whereof, I hereunto set my hand and seal this 7th day of March in the year one thousand nine hundred and sixty-seven

Signed and sealed in presence of

Barbara Holmes Neil
Sheila Chase

Howard G. Cahoon
Deputy Sheriff

The Commonwealth of Massachusetts

Farnstable ss. March 7 1967

Then personally appeared the above named Howard G. Cahoon Deputy Sheriff

and acknowledged the foregoing instrument to be his free act and deed,



before me

Barbara Holmes Neil
Notary Public - Justice of the Peace

My commission expires Sept 1, 1967

1967 at o'clock and minutes AM

Received and entered with Deeds Book Page

Attest:

Register

BOOK 1369 PAGE 1129

REC JUN 23 1967 AND RECORDED

Quitclaim Deed

11734

Donald G. West

of Brookline, Norfolk County, Massachusetts, being married, for consideration paid, grant to Joanne G. West with quitclaim covenants

A certain lot or real estate together with the buildings thereon situated in the easterly part of the town of Mashpee and bounded and described as follows, to wit:

Commencing at the Southeasterly corner of the premises, at a stake standing in the Westerly line of the County road and leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs. Thence S. 89° West Twenty-one rods, and ten feet by said Darius' land to a stake standing at the Southeasterly corner of my other land. Thence Northerly by my land eight rods to a stake, thence north 89° East nineteen rods and fourteen feet, to the above mentioned county road. Thence southerly by said road to the first mentioned bounds and contains One Acre or thereabouts more or less.

For my title as grantor see Probate Docket #20649 Barnstable County Probate Court and Quitclaim Deed recorded September 23, 1940 in Book 370, page 59 and recorded in the Barnstable Registry of Deeds.

Being the same premises described in a deed from Harriet M. Sanford, Administrator, et al, dated June 16, 1950, and recorded with said deeds.

The said premises are held in fee simple by the said Donald G. West as tenant by the curtesy release to said grantee all rights of dower and homestead and other interests therein.

The consideration for this deed is less than One Hundred Dollars (\$100.).

Witness my hand and seal this 24th day of July, 1967

The Commonwealth of Massachusetts

Norfolk ss.

July 24, 1967

Then personally appeared the above named Donald G. West

and acknowledged the foregoing instrument to be his free act and deed.

Notary Public

REC'D JUL 24 1967 AND RECORDED

BOOK 1372 PAGE 119

11855

I, MAURICE M. GOLDMAN, in my own right,
of Brewster,

Barnstable County, Massachusetts.

(hereinafter) for consideration paid, grant to JAMES R. STANPER and RUTH O. STANPER,
husband and wife, as tenants by the entirety, both presently of 214 Cabot St., in
the Roxbury District of Boston, Suffolk County, Mass., with quitclaim covenants

the land in

(Describe and containments, if any)

A certain lot of real estate together with the buildings thereon situated in
the easterly part of the Town of Mashpee and bounded and described as follows, to wit:

Commencing at the Southeastern corner of the premises at a stake standing in
the westerly line of the County Road and leading from Cotuit to Mashpee, and at the
Northeastern corner of a lot of land belonging to Darius Coombs; Thence S. 89 1/2
degrees West Twenty-one rods, and ten feet by said Darius' land to a stake standing
at the Southeastern corner of other land; Thence Northerly by said land Eight rods
to a stake; Thence North 89 1/2 degrees East nineteen rods and fourteen feet to the
above mentioned County Road;

Thence Southerly by said road to the first mentioned bounds and contains one
acre or the same more or less.

For title to the above described land see: deed of Harriet N. Sanford, et al.,
dated June 16, 1950, recorded with Barnstable Deeds, Book 754, page 351;

See also Barnstable County Probate Case #40982;

See also Sheriff's deed of Howard C. Cahoon, Deputy Sheriff of Barnstable
County, dated March 7, 1967 and recorded with Barnstable Deeds, June 23, 1967, the
same to be found in Book 1369, pages 1127, 1128, and 1129.

Nominal Consideration:

_____ (husband and wife)

_____ (witness by the county and other persons therein)

Witness my hand and seal this _____ day of _____ 1967

MAURICE M. GOLDMAN

The Commonwealth of Massachusetts

BARNSTABLE

1967

Then personally appeared the above named _____

MAURICE M. GOLDMAN

and acknowledged the foregoing instrument to be his free act and deed, before me,

Notary Public - Barnstable County

My Commission expires _____

AND RECORDED

1967 JUL 26

BOOK 1372 PAGE 1156

QUITCLAIM DEED (INDIVIDUAL) 581

1965

Donald C. West

of Brookline, Norfolk
being married, for consideration paid, grant to
as tenants by entirety.

County, Massachusetts,
Ruth G. Stamper and James R. Stamper,
husband and wife,

of
with quitclaim covenants

[Description and circumstances, if any]

A certain lot or real estate together with the buildings thereon
situated in the easterly part of the town of Mashpee and bounded and
described as follows, to wit,:

Commencing at the Southeasterly corner of the premises, at a
stake standing in the Westerly line of the County road and leading
from Cotuit to Mashpee, and at the Northeasterly corner of a lot of
land belonging to Darius Coombs, Thence S. 89° West Twenty-one
rods, and ten feet by said Darius' land to a stake standing at the
Southeasterly corner of my other land, Thence Northerly by my land
Eight rods to a stake, thence North 89° East nineteen rods and
fourteen feet, to the above mentioned County Road. Thence Southerly
by said road to the first mentioned bounds and contains One Acre be
the same more or less.

For our title as grantors see Probate Docket #26649 Barnstable
County Probate Court and Quitclaim Deed Recorded September 23, 1940
in Book 570, page 597 and recorded in the Barnstable Registry of
Deeds.

Being the same premises described in a deed from Harriet M.
Sanford, administrator, et al, dated June 16, 1950, and recorded
with said deeds.

Nominal Consideration.

I, Jeanne C. West,

bookend
wife of said grantor,

release to said grantee all rights of tenancy by the entirety
dower and homestead and other interests therein.

Witness our hand and seal this 28th day of June 1967

Donald C. West
Jeanne C. West

The Commonwealth of Massachusetts

NORFOLK ss.

JUNE 28, 1967

Then personally appeared the above named DONALD C. WEST
and acknowledged the foregoing instrument to be his free act and deed, before me

Russell H. Mann
Notary Public—Justice of the Peace
My commission expires
RUSSELL H. MANN, JR.
NOTARY PUBLIC
My Commission Expires Nov. 17, 1967

REC JUL 26 1967 NO INDEX

(Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

WE, JAMES R. STAMPER AND RUTH G. STAMPER, husband and wife, as tenants by the entirety.

27082

of Boston

Suffolk

County, Massachusetts.

~~being executed~~, for consideration paid, grant to JAMES E. STAMPER AND RUTH G. STAMPER, Trustees of the STAMPER TRUST, under a Declaration of Trust, dated May , 1972, both presently of 214 Cabot St., in the Roxbury District of Boston, with ~~antitrust provisions~~
Suffolk County, Mass.

standards

(Description and circumstances, if any)

A certain lot of real estate together with the buildings thereon situated in the easterly part of the Town of Mashpee and bounded and described as follow, to wit:

Commencing at the Southeasterly corner of the premises at a stake standing in the Westerly line of the County Road and leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs; Thence S. 89 1/2° at the Southeasterly corner of other land; Thence Northerly by said land Eight rods to a stake; Thence North 89 1/2° East nineteen rods and fourteen feet to the above mentioned County Road;

Thence Southerly by said road to the first mentioned bounds and contains one acre be the same more or less.

For title, see Barnstable Deed, Book 1372, pages 1157 and 1158.

Nominal Consideration \$0 Stamp necessary

संकेत

retire or find a means of making a living by the money drawn out of government and socialist countries.

Witness our hand and seal this day of April 14, 1972

James R. Stamper
JAMES R. STAMPER
Ruth O. Stamper
RUTH O. STAMPER

The Commonwealth of Massachusetts

SUFFOLK

Then personally appeared the above named..... JAMES R. STAMPER AND RUTH E. STAMPER

and acknowledged the foregoing instrument to be THEIR free act and deed, before me.

Notary Q. Retow
Notary Public - *Division of the Peace*

RECORDED SEP 22 1972

My Commission expires May 19 1976

Residence and Post Office 16 Ledgewood Drive

We, JAMES R. STAMPER and RUTH G. STAMPER, husband and wife, as Tenants by the Entirety, both of Boston, Suffolk

do hereby convey, for the full consideration of No monetary consideration. County, Massachusetts, paid

grant to JAMES R. STAMPER and RUTH G. STAMPER, Trustees of the STAMPER TRUST under a Declaration of Trust dated May 31, 1972 and recorded in the Barnstable County Registry of Deeds in Book 1725, Page 58, both of 214 Cabot Street, Boston (Roxbury) Suffolk County, Massachusetts

with quitclaim conveyance the land in Mashpee, Barnstable County, Massachusetts, together with any buildings thereon, bounded and described as follows:

Commencing at the Southeasterly corner of the premises at a stake standing in the Westerly line of the County Road leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs; thence S 89° W 21 Rods 10 Feet by said Darius' land to a stake standing at the Southeasterly corner of other land now or formerly of Harriet N. Sanford;

thence Northerly by said land, 8 Rods to a stake;
thence N 89° E 19 Rods 14 Feet to the above mentioned County Road;
thence Southerly by said road to the first mentioned bound.

Containing one (1) acre, be the same more or less.

For title see Barnstable County Registry of Deeds, Book 1372, Pages 1157 and 1158 and deed of Harriet N. Sanford et al dated June 16, 1950 recorded in said Registry in Book 754, Page 351.

This deed is given to correct and conform deed dated June 14, 1972 and recorded in the Barnstable County Registry of Deeds in Book 1725, Page 664.

Executed as a sealed instrument this

11th

day of

January

1973

James R. Stamper
James R. Stamper
Ruth G. Stamper
Ruth G. Stamper

The Commonwealth of Massachusetts

Barnstable ss.

January 11th

1973

Then personally appeared the above named

James R. Stamper and Ruth G. Stamper

and acknowledged the foregoing instrument to be

free act and deed.

Before me,

Stephen Peter Bick
Stephen Peter Bick

Notary Public

RECORDED JAN 12 1973

My commission expires

January 12, 1979
Stephen Peter Bick

CHARTER(S) ADDRESS:

BOOK 1789 PAGE 187

I, George T. Credle, Trustee of the Stamper Trust under Declaration of Trust dated May 31, 1972

of Brookline, Norfolk

County, Massachusetts,

being unmarried, for consideration paid \$ 1.00 (one dollar)

grant to James R. Stamper of

Maine St. RT 130

of Mashpee, Barnstable County, Massachusetts

with quitclaim warranties

the land in Mashpee, Barnstable County, Massachusetts, together with any building thereon bounded and described as follows:

(Description and encumbrances, if any)

Commencing at the Southeastern corner of the premises as a stake standing in the Westerly line of the County Road leading from Cotuit to Mashpee, and at the Northeastern corner of a lot of land belonging to Darius Coombs, thence S 89° W 21 Rods 10 feet by said Darius' land to stake standing at the Southeastern corner of other land now or formerly of Harriet M. Stanford;

thence Northerly by said land, 8 Rods to a stake;
thence N 89° E 19 Rods 14 feet to the above mentioned County Road;
thence Southerly by said road to the first mentioned bound.

Containing one (1) acre, be the same more or less.

For my title see deed of James R. Stamper and Ruth G. Stamper to the Same Stamper Trust, dated January 11, 19 73 and recorded in the Barnstable County Registry of Deeds Book 1789, Page 187

I, George T. Credle, hand and seal this 1st day of October 19 86

George T. Credle
George T. Credle, Trustee

City of Massachusetts

Suffolk County, Massachusetts, October 1, 19 86 ✓

Then personally appeared the above named
George Credle, Trustee of the Stamper Trust.

and acknowledged the foregoing instrument to be his free act and deed, before me.

Notary Public
Notary Public, State of the People

My Commission expires 12-31-1990

MASH

RECORDED OCT 386

I, James R. Stamper

of Mashpee, Barnstable

County, Massachusetts,

being unmarried, for consideration paid \$ 1.00 (one dollar)

grant to James R. Stamper and George T. Credle

MAIN ST. RTE. 130

of Mashpee, Barnstable County, Massachusetts

with quitclaim covenants

the land in Mashpee, Barnstable County, Massachusetts, together with any building thereon, bounded and described as follows:

(Description and encumbrances, if any)

Commencing at the Southeasterly corner of the premises at a stake standing in the Westerly line of the County Road leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs,

thence S 89° W 21 Rods 10 feet by said land or formerly of Harriet M. Sanfords;
thence Northerly by said land, 8 Rods to be a stake;
thence W 89° E 19 Rods 14 feet to the above mentioned County Road;
Thence Southerly by said road to the first mentioned bound.

Containing one (1) acre, be the same more or less.

For my titles see deed of George T. Credle, Trustee of the Stamper Trust to me, recorded this date in the Barnstable County Registry of Deeds.

Witness my hand and seal this 1st day of October 19 86
James R. Stamper
 James R. Stamper

The Commonwealth of Massachusetts

Suffolk

October 1st 19 86

Then personally appeared the above named

James R. Stamper

and acknowledged the foregoing instrument to be his free act and deed, before me.

Notary Public - Justice of the Peace

My Commission expires Jan 31 19 90

RECORDED OCT 3 86

BOOK 5337 / PAGE 187

Three Hundred
and Fifty
Dollars

QUITCLAIM DEED

I, LINDA STAMPER, of 362 A Columbus Avenue, Boston, ^{1/350.00} Massachusetts 02116, for consideration of Two Hundred Fifty and 00/100 (\$250.00) Dollars paid for Parcel 2 as described below, grants to Paul E. Fitzsimmons, Esq. of Six Main Street, Hyannis, Massachusetts, and to Michael R. Hoff, Esq. of 2 Newton Place, Suite 200, Newton, Massachusetts, Co-Trustees of the Stamper Trust, with QUITCLAIM COVENANTS, that certain parcel of land together with buildings thereon and described as follows:

Commencing at the Southeasterly corner of the premises as a stake standing in the Westerly line of the County Road leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs, thence S 89 1/2 W 21 Rods 10 feet by said Darius' land to stake standing at the Southeasterly corner of other land now or formerly of Harriet M. Stanford;

thence Northerly by said land, 8 Rods to a stake;
thence N 89 1/2 E 19 Rods 14 feet to the above mentioned County Road;
thence Southerly by said road to the first mentioned bound.

Containing one (1) acre, be the same more or less.

Being the same premises conveyed to the Stamper Trust by James R. Stamper and Ruth G. Stamper, dated January 11, 1973 and recorded in the Barnstable County Registry of Deeds Book 1789, Page 187.

~~For my title see Barnstable Superior Court Judgment dated recorded at the Barnstable County Registry of Deeds in Book Page~~

WITNESS our hands and seals this 30th day of November, 1991.

Linda A. Stamper
LINDA STAMPER 10/30/91

COMMONWEALTH OF MASSACHUSETTS

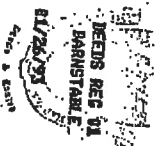
Suffolk, ss.

Then personally appeared the above named LINDA STAMPER and acknowledged the foregoing instrument to be her free act and deed, before me, this 30th day of November, 1991.

[Signature]
Notary Public,
My commission expires 12/1/96

RECORDED JAN 26 93

County Road, Mashpee, MA.



QUITCLAIM DEED

I, CYNTHIA HAUGHTON, of 1204 W. Chelton Avenue, ^{There} Philadelphia, Pennsylvania 19126, for consideration of ~~Two~~ Hundred Fifty and 00/100 (\$250.00) Dollars paid, for Parcel 2 as described below, grants to Paul E. Fitzsimmons, Esq. of Six Main Street, Hyannis, Massachusetts, and to Michael R. Hoff, Esq. of 2 Newton Place, Suite 200, Newton, Massachusetts, Co-Trustees of the Stamper Trust, with QUITCLAIM COVENANTS, that certain parcel of land together with buildings thereon and described as follows:

Commencing at the Southeasterly corner of the premises as a stake standing in the Westerly line of the County Road leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs, thence S 89 1/2 W 21 Rods 10 feet by said Darius' land to stake standing at the Southeasterly corner of other land now or formerly of Harriet M. Stanford;

thence Northerly by said land, 8 Rods to a stake;
thence N 89 1/2 E 19 Rods 14 feet to the above mentioned County Road;
thence Southerly by said road to the first mentioned bound.

Containing one (1) acre, be the same more or less.

Conveyed to the Stamper Trust by James R. Stamper and Ruth G. Stamper, dated January 11, 1973 and recorded in the Barnstable County Registry of Deeds Book 1789, Page 187.

For my title see Barnstable Superior Court Judgment dated _____ recorded at the Barnstable County Registry of Deeds in Book _____ Page _____

WITNESS our hands and seals this 29 day of November, 1991.

Cynthia Haughton
CYNTHIA HAUGHTON

COMMONWEALTH OF PENNSYLVANIA

Suffolk, ss.

Then personally appeared the above named CYNTHIA HAUGHTON and acknowledged the foregoing instrument to be her free act and deed, before me, this 29 day of November, 1991.

Notary Public,
My commission expires _____

NOTARIAL SEAL
LEON LEVIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires June 31, 1994

RECORDED JAN 26 93

County Road, Mashpee, MA.

41103
BARNSTABLE
CANCELED
91/26/93
6140407 08:29
TAX 1-71
CHECK 1-71
RECEIVED

DEEDS REC 81
BARNSTABLE

QUITCLAIM DEED

I, David Stamper of 231 Park Street, Dorchester, Massachusetts 02124, for consideration of One Thousand Two Hundred Fifty and 00/100 (\$1,250.00) Dollars paid for Parcel 2 as described below, grant to Paul E. Fitzsimmons, Esq. of Six Main Street, Hyannis, Massachusetts, and to Michael R. Hoff, Esq. of 2 Newton Place, Suite 200, Newton, Massachusetts, Co-Trustees of the Stamper Trust, with QUITCLAIM COVENANTS, that certain parcel of land together with buildings thereon and described as follows:


Commencing at the Southeasterly corner of the premises as a stake standing in the Westerly line of the County Road leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs, thence S 89 1/2 W 21 Rods 10 feet by said Darius' land to stake standing at the Southeasterly corner of other land now or formerly of Harriet M. Stanford;

thence Northerly by said land, 8 Rods to a stake;
thence N 89 1/2 E 19 Rods 14 feet to the above mentioned County Road;
thence Southerly by said road to the first mentioned bound.

Containing one (1) acre, be the same more or less.

Being the same premises conveyed to the Stamper Trust by James R. Stamper and Ruth G. Stamper, dated January 11, 1973 and recorded in the Barnstable County Registry of Deeds, Book 1789, Page 187.

WITNESS my hand and seal this 29th day of December, 1992.


DAVID STAMPER


COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

Then personally appeared the above named DAVID STAMPER and acknowledged the foregoing instrument to be his free act and deed, before me, this 29th day of December 1992.

CANCELLED

03.42


Notary Public

My commission expires: September 12, 1997

TAX, and
CHER \$13
ASSAULT 68322
EXCISE TAX

DEEDS REG. AT
BARNSTABLE
01/26/93

RECORDED JAN 26 93

County Road, Mashpee, Massachusetts

QUITCLAIM DEED

Paul E. Fitzsimmons, Esq. of Six Main Street, Hyannis, Massachusetts, and Michael R. Hoff, Esq. of 2 Newton Place, Suite 200, Newton, Massachusetts, Co-Trustees of the Stamper Trust, for consideration of Twenty Four Thousand and 00/100 (\$24,000.00) Dollars paid for Parcel 2 as described below, grant to ~~JAMES R. STAMPER TRUST~~ JOHN F. DEE of PO Box 1500, Cotuit, Massachusetts, with QUITCLAIM COVENANTS, that certain parcel of land together with buildings thereon and described as follows:

Commencing at the Southeasterly corner of the premises as a stake standing in the Westerly line of the County Road leading from Cotuit to Mashpee, and at the Northeasterly corner of a lot of land belonging to Darius Coombs, thence S 89 1/2 W 21 Rods 10 feet by said Darius' land to stake standing at the Southeasterly corner of other land now or formerly of Harriet M. Stanford;

thence Northerly by said land, 8 Rods to a stake;
thence N 89 1/2 E 19 Rods 14 feet to the above mentioned County Road;
thence Southerly by said road to the first mentioned bound.

Containing one (1) acre, be the same more or less.

Being the same premises conveyed to the Stamper Trust by James R. Stamper and Ruth G. Stamper, dated January 11, 1973 and recorded in the Barnstable County Registry of Deeds Book 1789, Page 187.

For my title see Barnstable Superior Court Judgment dated recorded at the Barnstable County Registry of Deeds in Book 879, Page 245 and consecutively recorded deeds recorded in the Barnstable Registry of Deeds Book Pages through

WITNESS my hand and seals this 5th day of March, 1996.

PAUL E. FITZSIMMONS, TRUSTEE

MICHAEL R. HOFF, TRUSTEE

9012AB00 11:48
EXCISE TAX
TAX 82.08
CHECK 32.08

03/14/96

DEED REC 01
BARNSTABLE

CANCELLED

BARNSTABLE COUNTY
REGISTERED DEEDS
COUNTY EXCISE TAX

03/14/96 96/47
TAX 54.72
TOTAL 54.72
CHECK 54.72

0000
89:17 1111# 104
COUNTY EXCISE TAX

Locus: County Rd., Mashpee

BP:10093-0193 96-03-14 10:41 5013979

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

Then personally appeared the above named PAUL E. FITZSIMMONS and acknowledged the foregoing instrument to be his free act and deed as Trustee of the Stamper Trust, before me, this 27 day of March, 1998.

R. L. Doherty
Notary Public, Rhinecliff, Dubuque
My commission expires: 9/9/99

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Then personally appeared the above named MICHAEL R. HOFF and acknowledged the foregoing instrument to be his free act and deed as Trustee of the Stamper Trust, before me, this 23rd day of March, 1998.

John O. Pesto
Notary Public,
My commission expires: 4/2/01

RE05:STAM1006

BARNSTABLE REGISTRY OF DEEDS

Bk:10419-170 56636
10-02-1996 @ 02:11

TOWN OF MASHPEE
ORDER OF TAKING
EASEMENTS FOR BICYCLE PATH

At a regularly convened meeting of the Board of Selectmen of the Town of Mashpee, a municipal corporation located in the County of Barnstable, Commonwealth of Massachusetts (the "Town") held on the 4th day of September, 1996, it was voted and ordered as follows:

The Board of Selectmen of the Town of Mashpee, duly elected, qualified, and acting as such on behalf of the Town and by virtue of and in accordance with the authority vested in it by the provisions of G.L. c. 79, and the votes under Article 23 of the Annual Town Meeting of May 23, 1996, and of any and every other power and authority which is hereunto in any way enabling, does hereby take on behalf of the Town perpetual easements, to be managed, improved and controlled by the said Board of Selectmen, in and upon land extending twenty feet Westerly and Southerly of the Westerly and Southerly sideline of the layout of Forestdale Road (Route 130) situated in said Town. Said easements are shown on a plan entitled "Proposed Bike Way Route 130 in Barnstable, Massachusetts (Barnstable County) Site Plan," dated August 12, 1996, prepared for the Town of Mashpee Department of Public Works by The BSC Group-Norwell, Inc. Said plan has been filed in the Office of the Department of Public Works of said Town. The easements are taken with respect to the properties identified on Schedule A. The easements are taken for the purpose of constructing, reconstructing, restoring, installing, using, maintaining, repairing and inspecting a sidewalk and supporting the slope of the grade of said sidewalk and the appurtenances associated therewith and to do all other acts incidental thereto. The Town shall have the right of entry and passage over said easement premises from time to time for the passage of and storage of vehicles, equipment and supplies associated with such construction, reconstruction, restoration, installation, maintenance, repair and inspection.

Trees, shrubs and stone walls located within the above referenced easements are also taken hereby and shrubs and stone walls may be relocated within the easement area. Other structures so located are not taken and shall be removed or may be relocated within the above referenced easements whenever their removal or relocation shall be required for the purposes for which this easement is taken.

The Town is not hereby taking any interest in existing easements, if any, affecting the above referenced parcels, that do not interfere with the use of the premises for the purposes of a public way as described above, and is not taking any structures located within such parcels pursuant to such existing easements, but such structures may be relocated.

Betterments are not to be assessed under this Taking.

We determine that no damages are sustained by the persons whose property is taken by this Order, and we accordingly award no damages pursuant to the provisions of G.L. c. 79 §6 to said persons.

Bk #10419-172 56636

IN WITNESS WHEREOF, we, the duly elected and qualified Selectmen of the Town
of Mashpee have hereunto set our hands this 4th day of September, 1996.

SELECTMEN OF THE
TOWN OF MASHPEE

[Handwritten signatures of five Selectmen]

THE COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS

September 4, 1996

Then personally appeared George R. Costa, a member of the
Board of Selectmen of the Town of Mashpee and acknowledged the foregoing as the free
act and deed of the Town of Mashpee, before me.

[Handwritten signature of Notary Public]
Notary Public
My Commission Expires *[Handwritten date]*



336

RESS

Bk :10419-179 56636

OWNER NAME AND ADDRESS	ASSESSOR'S MAP LOT UNIT	TITLE REFERENCE BOOK/PAGE OR CERT. NO.	PROPERTY ADDRESS
SOLIZ, CHESTER P. & BARBARA B. TRS. SOLIZ REALTY TRUST 231 Park Avenue Yonkers, NY 10703	47 9 0	7009-209	72 Main St.
SOLIZ, CHESTER P. & BARBARA B. TRS. SOLIZ REALTY TRUST 231 Park Avenue Yonkers, NY 10703	47 8 0	7009-209	66 Main St.
COWAN, VERNON L. & KAREN L. 3 East Street Whitman, MA 02382	47 6 0	8188-326	56 Main St.
DEE, JOHN F. P.O. Box 1500 Cotuit, MA 02635	47 5 0	10099-192	46 Main St.
DRAKOPOULOS, CHARLES G. DRAKOPOULOS, CHRISTINE 28 Main Street Box 50 Mashpee, MA 02649	47 58 0	7805-13	32 Main St.
STRATFORD PONDS CONDOMINIUM TRUST 133 Falmouth Road Bldg. 2, Ste. A P.O. Box 1680 Mashpee, MA 02649	47 29 1-161	6569-320	28 Main St.

Bk: 10479-144 64621

11-13-1996 08:05

DOC: 680,481 11-13-96 08:56

Mashpee Water District

BARNSTABLE LAND COURT REGISTRY

P.O. Box 1843

Mashpee, Massachusetts 02649

Telephone 508-477-8767

Fax 508-589-0382



"for generations unborn"

COMMONWEALTH OF MASSACHUSETTS MASHPEE WATER DISTRICT

Project: Route 130, Cotuit Road to the Barnstable Town Line
96-42-6000-430

Streets: Main Street, Rachelle Court, Meadow Haven Drive,
Jonas Drive, Amos Road and Valerie Circle

To the Registrar of Deeds of Barnstable County:

The Mashpee Water District Commissioners do hereby adopt an order of Special Assessment under Massachusetts General Laws, Chapter 40, Sections 42G, 42H, 42I, 42K and Chapter 80, Sections 1 and 2.

Article 18 of the April 23, 1996 Annual District Meeting, approved the funding for this water project.

The area to be benefited is shown on a plan entitled "Betterment Plan of Land" in Mashpee, MA, prepared for the Mashpee Water District by Eagle Surveying and Engineering, Inc., 923 Route 6A, Yarmouthport, for Cranberry Ridge Road, Cape Drive and Sampsons Mill Road, Sheet 1; Scale: 1" = 200'; Sheets 2-6; Scale: 1" = 40'; dated August 16, 1996. Plans are deposited with the Barnstable Registry of Deeds Land Court. The following parcels, "Schedule A", of land attached in the aforesaid areas will receive improvement, benefit, or advantage beyond the general advantages to the community, and betterments are to be assessed; therefore, in the amount respectively estimated on the following computers sheets (6) for a total of \$306,528.00.

November 3, 1996

Russell H. Babcock, Chairman

Deirdre Greelish

Diane Rommelmeyer

WATER COMMISSIONERS

Mash-land 42489-A

Bk: 10479-146 64621

ROUTE 134, COUNTY ROAD TO THE BARNSTABLE TOWN LINE
PROJECT PS-62-6005-606 - SCHEDULE "A"

NAME	LOT/BLK	STREET	LOCATION	CITY	STATE	ZIP	EST. MT	LOT/PLAN	EST. MT
DEAN, FREDERICK J. & LOREAN	007-006	2 JONAS DR	2 JONAS DR	NASSEX	MA	02649	\$ 2,976.00	L72 PL259/107	04516-8327
DE, JOHN F	047-003	6 MAIN ST	46 MAIN ST	NAKES	MA	02601	\$ 2,976.00	1 AC	18999-192
DEMASTRO, S. JOSEPH	007-008	135 MAIN ST	135 MAIN ST	NASSEX	MA	02649	\$ 2,976.00	1/2 AC	3047-30
DOUGLAS, RUSSELL & KATHLEEN F	047-042	732 COUNTY AVE APT20	21 HEADON HAVEN DR	BRANFORD	CT	07804	\$ 2,976.00	L725 PL391/83	6227-35
DRANFORD, CHARLES S. & CHRISTINE	047-058	20 MAIN ST N	32 MAIN ST	NASSEX	MA	02649	\$ 2,976.00	LT 24.3 PL406/19	7945-13
DUNN, ARNOLD	037-107	14 THOMAS ROAD	19 RAZORILL CT	PLYMOUTH	MA	02360	\$ 2,976.00	LT 20 PL001/90	0615-07
ELIAS, PERCY F.	047-004	17 HEADON HAVEN DR	17 HEADON HAVEN DR	NASSEX	MA	02649	\$ 2,976.00	L720 PL391/83	0797-206
FABELLA, VICTOR J. & ARLENE	047-030	4 HEADON HAVEN DR	23 MAIN ST	NASSEX	MA	02649	\$ 2,976.00	LT 9 PL383/36	04505-0341
FABER, ARTHUR B. & FLORENCE J.	037-120	90 XIX RD	132 MAIN ST	NASSEX	MA	02649	\$ 2,976.00	LT 1 PL300/94	04506-0323
FELLOWS, JAMES F. & MALE M.	047-036	9 MAIN ST	9 MAIN ST	NASSEX	MA	02649	\$ 2,976.00	LT 12 PL383/36	05400-0052
FURZEE, SUMER & DAWN J.	037-065	100 ELLEN ST	100 ELLEN ST	NASSEX	MA	02649	\$ 2,976.00	L72 PL300/94	7420-110
GELAN, MARTIN P. & MARY PA JULIA B ELLEN P/2/1 JULIA B GELAN	037-008	40 PROSPECT ST	7 VALERIE CR	ROCKFORD	MA	02662	\$ 2,976.00	LT0 PL259/100	9079-152
GERRARD, NORMAN ANN	037-023	21 JONAS DR	21 JONAS DR	NASSEX	MA	02649	\$ 2,976.00	L710 PL259/100	0640-15
GRAZIER, RONALD L. DAILY	047-037	29 CARLETON DR	9 HEADON HAVEN DR	WILLIAMST	MA	01927	\$ 2,976.00	L700 PL391/83	7322-45
GREEN, PATRICIA L.	036-040	105 WILK ST	105 WILK ST	NASSEX	MA	02649	\$ 2,976.00	0141/25	3203-221
GREEN, PAULINE L.	037-060	134 WILK ST	134 WILK ST	NASSEX	MA	02649	\$ 2,976.00	3 A C	1371-1052
GRELARD, PAUL P. JR. & VIRGINIA	037-063	1 JONAS DR	1 JONAS DR	NASSEX	MA	02649	\$ 2,976.00	LT3 PL 259/100	6601-016
HENDRICKS, CARLTON L. & CATHERINE M.	037-040	105 WILK ST	105 WILK ST	NASSEX	MA	02649	\$ 2,976.00	LT 1 224/100	05203-0022

706

30

001:687,412 02-13-97 12:56
BARNSTABLE LAND COURT REGISTRY



"For generations unborn"

Mashpee Water District

Cape Drive 10B
Mashpee, Massachusetts 02648

Telephone 508-477-6767
Fax 508-539-0382

Bk : 10609-193 7707
02-13-1997 @ 01:05

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS

**OFFICE OF THE BOARD OF
WATER COMMISSIONERS FOR
THE MASHPEE WATER DISTRICT**

**ORDER OF TAKING BY EMINENT DOMAIN OF LAND IN-
MASHPEE, BARNSTABLE COUNTY, MASSACHUSETTS**

**BY
THE BOARD OF WATER COMMISSIONERS FOR SAID
MASHPEE WATER DISTRICT**

**FOR
WATERSHED PROTECTION PURPOSES AND THE
PROTECTION OF PUBLIC WATER SUPPLIES**

**MAIN ST. TO TOWN HALL AND THE REMAINING LOTS ON MAIN STREET TO
THE BARNSTABLE TOWN LINE.**

We, Russell Babcock, Deirdre Greelish, and Diane Rommelmeyer, the duly elected and qualified Water Commissioners for the Mashpee Water District, a duly constituted water district and body corporate situated in the County of Barnstable in the Commonwealth of Massachusetts, acting under the authority of the vote taken at the Annual District Meeting held on April 23, 1996 Article 19 of said warrant, and further, under the authority conferred on us by the General Laws, c. 79 and the acts in amendment thereof and in addition thereto, and by virtue of every other power conferred upon us by law, having duly complied with all the preliminary requirements prescribed by law, do hereby **ADOPT AND DECREE** this order of taking and do hereby, **TAKE BY EMINENT DOMAIN AS SET FORTH ABOVE, ON BEHALF OF THE MASHPEE WATER DISTRICT**, an easement for water supply purposes in certain parcels of land, roads and private ways within said Mashpee Water District, as shown on Schedule "A" attached hereto and made a part hereof, entitled "**EASEMENT PLAN OF LAND IN MASHPEE, MA.**" consisting of five sheets, signed by the Commissioners January 14, 1997, and prepared for the Mashpee Water District, by Eagle Surveying and Engineering, Inc., 923 Route

Mash. Sec. Doc

7

6A, Yarmouthport, MA 02675 and recorded in the Barnstable County Registry of Deeds in Order of Taking in Plan Book 530 Pages 78-86

All trees, but not structures within the perimeter of the taking are included in the taking and may be removed by the owner within sixty days (60).

There is excepted and excluded from this taking easement to public utility companies in all rights, title, and interest to the personal property belonging to the utility companies and said taking. The easement taking includes the right to install and maintain water mains and their appurtenant structures which the Mashpee Water District may now or hereafter provide.

IN WITNESS WHEREOF, we the undersigned, duly authorized Water Commissioners of the Mashpee Water District, have adopted and decreed this order of taking this 11th day of February, 1997.


Russell Babcock, Chairman


Deirdre Greelish


Diane Rommelmeyer

BOARD OF WATER COMMISSIONERS

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, SS.

FEBRUARY 11, 1997

Then personally appeared the above-named Russell H Babcock, Deirdre Greelish and Diane Rommelmeyer, who acknowledged the foregoing instrument to be their free act and deed, before me.


My Commission Expires
August 7, 2003

[illegible]



AGENDA
SELECT BOARD
MONDAY, NOVEMBER 13, 2023
WAQUOIT MEETING ROOM
MASHPEE TOWN HALL
16 GREAT NECK ROAD NORTH
MASHPEE, MA 02649

Broadcast Live on Local Cable Channel 8

Streamed Live on the Town of Mashpee Website: <https://www.mashpee.ma.gov/channel-8>

6:30 p.m. – Convene Meeting in Open Session

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

MINUTES

Approval of the Monday, August 21, 2023 Executive Session; September 26, 2023 Regular and Executive Sessions; October 2, 2023 Regular and Executive Sessions; October 12, 2023 Special Meeting; October 16, 2023 Regular Session; October 24, 2023 Special Meeting; October 30, 2023 Special Meeting

APPOINTMENTS & HEARINGS

- *Town Planner Evan Lehrer*: Update on RFQ for FY2024 Community Development Block Grant Competitive Grant Application for a Housing Rehab Program with Program Monitoring and Administration
- Discussion, Certification of Hiring Process and Confirmation of the Wastewater Superintendent: *Jared Meader*
- 6:40 pm – Public Hearing: Proposed Change of Speed Limit on Pondview Drive, County Road, Dixon Drive, Holly Farm Drive, Winslow Drive, River Run and Renee's Circle
- 6:45 pm – Tax Classification Hearing: *Assessor Joseph Gibbons*
- Discussion and Approval of Fiscal Year 2024 Tax Rate
- Discussion and Approval of Waquoit Bay Intermunicipal Agreement between the Towns of Mashpee, Falmouth and Sandwich
- Public Comment

COMMUNICATIONS & CORRESPONDENCE

NEW BUSINESS

- Discussion and Approval of the Following Resignations:
 - Mashpee Community Garden Advisory Committee: *Virginia Scharfenberg*: (Term Expires June 30, 2024)
 - Council on Aging: *Merrill Blum* (Term Expires June 30, 2026)
 - Americans with Disabilities Act Committee (ADA): *Merrill Blum* (Term Expires June 30, 2024)
- Interviews, Discussion and Possible Approval of the Following Appointments:
 - Council on Aging: *Christine Perrault* (Term Expires June 30, 2026)
 - Historical Commission: *Leonard Pocknett* (Term Expires June 30, 2024)
 - Environmental Oversight Committee: *Alexandra Zollo* (Term Expires June 30, 2024)
- Discussion and Approval of January through June 2024 Select Board Meeting Schedule

ADDITIONAL TOPICS

(This space is reserved for topics that the Chair did not reasonably anticipate would be discussed)

LIAISON REPORTS

WATER QUALITY UPDATES

TOWN MANAGER UPDATES

EXECUTIVE SESSION

ADJOURNMENT

Mashpee Select Board
Minutes
November 13, 2023

Present: Selectman John J. Cotton, Selectman Thomas F. O'Hara, Selectman Carol A. Sherman,
Selectman David W. Weeden, Selectman Michaela Wyman-Colombo
Town Manager Rodney C. Collins
Assistant Town Manager Wayne E. Taylor

Meeting Called to Order by Chairman Cotton at 6:30 p.m.
Mashpee Town Hall, Waquoit Meeting Room

MINUTES

Monday, August 21, 2023 Executive Session:
September 26, 2023 Regular and Executive Sessions:
October 2, 2023 Regular and Executive Sessions:
October 12, 2023 Special Meeting:
October 16, 2023 Regular Session:
October 24, 2023 Special Meeting:
October 30, 2023 Special Meeting:

Motion made by Selectman Sherman to approve the above referenced Regular and Special Meeting minutes; deferring all Executive Session minutes.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

APPOINTMENTS & HEARINGS

Town Planner Evan Lehrer: Update on RFQ for FY2024 Community Development Block Grant Competitive Grant Application for a Housing Rehab Program with Program Monitoring and Administration:

Evan Lehrer, Town Planner updated the Select Board on the Town's Request for Quotes and Qualifications from consultants to assist the Town in submitting an FY2024 Community Development Block Grant application. The grant is intended for use to develop a Housing Rehabilitation program for low to moderate income residents with program monitoring and administration support. Grant funds would help to relieve the financial burden to low-and-moderate income residents for the upcoming lateral connection of the sewer main to their homes.

Assistance for the grant application was duly advertised, and three consulting firms were solicited. The Town did not receive any responses as the firms have current and planned commitments. Many consultants retain their communities and commit for many years in advance.

Mr. Lehrer explained that currently his department has limited time to achieve a successful grant application for submission. With the Select Board's approval he would seek to retain other consultants. An additional consultant has been identified. However, no supplemental information has been provided to initiate contact.

Selectman Michaela Wyman-Colombo offered her services to the Town as a resident to assist with the grant application, and to establish the Town of Mashpee with the funding agency.

Mashpee Select Board
Minutes
November 13, 2023

APPOINTMENTS & HEARINGS

Discussion, Certification of Hiring Process and Confirmation of the Wastewater Superintendent: Jared Meader:

Town Manager Rodney C. Collins, the respective appointing authority, affirmed that all policies and procedures of the Town have been satisfied regarding the appointment of Jared Meader to the position of Wastewater Superintendent effective November 20, 2023.

Motion made by Selectman Sherman to certify and confirm the Hiring Process of the Wastewater Superintendent, Jared Meader as presented.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Public Hearing: Proposed Change of Speed Limit on Pondview Drive, County Road, Dixon Drive, Holly Farm Drive, Winslow Drive, River Run and Renee's Circle:

The Mashpee Select Board opened the Public Hearing on a proposed change of the speed limit on Pondview Drive, County Road, Dixon Drive, Holly Farm Drive, Winslow Drive, River Run and Renee's Circle to (20) miles per hour. The hearing notice was read aloud into the record in accord with posting requirements.

Correspondence was contained in the Select Board's information packet from Adele Horwitz dated November 13, 2023 regarding the proposed change of speed limit. There is currently no speed limit, nor signage. There are no sidewalks in this residential area. The roads are hilly, with many turns, and no stop signs. Reducing the speed limit would increase the safety of the residents and children.

Town Manager Rodney C. Collins indicated the road areas of discussion are private ways. Pursuant to M.G.L., Chapter 90, §18, the Select Board has the authority to issue a speed limit. A signed petition has been received, and there is no objection from the residents. The residents have conducted due diligence articulating the problem in an organized manner.

The hearing was opened to solicit comment.

Connie Baker, Renee Circle stated the worst offenders are the delivery vehicles. A posted speed limit may dissuade people from using the road areas as a pass through to and from Route 151.

Being no further comment, the Select Board took the following action.

Motion made by Selectman Sherman to close the Public Hearing.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Mashpee Select Board
Minutes
November 13, 2023

APPOINTMENTS & HEARINGS

Public Hearing: Proposed Change of Speed Limit on Pondview Drive, County Road, Dixon Drive, Holly Farm Drive, Winslow Drive, River Run and Renee's Circle: (continued)

Motion made by Selectman Sherman to post the speed limit to 20 mph on Pondview Drive, County Road, Dixon Drive, Holly Farm Drive, Winslow Drive, River Run and Renee's Circle.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Tax Classification Hearing: Assessor Joseph Gibbons:
Discussion and Approval of Fiscal Year 2024 Tax Rate:

The Select Board opened the Public Hearing on whether the Town of Mashpee should implement the Classification Act. At the hearing the Select Board will hear testimony as to what will be the Fiscal Year 2024 residential factor which will determine the share of taxes each classification of property will pay, what will be the open space factor, and whether there will be a residential exemption and/or a small business exemption.

Joseph Gibbons, Director of Assessing was in attendance with Paul Andrews, Chair of the Board of Assessors to facilitate the hearing. At their meeting of November 1, 2023, the Board of Assessors voted unanimously to recommend the Town of Mashpee adopt a Factor of "1" for all Classes of Property with No discount for Open Space, No Small Commercial Exemption and a Residential Exemption no higher than 15%.

Last year, the Select Board adopted a Residential Exemption of 5%.

In FY2023, the average single family home value was \$770,395. In FY2024, the average single home value in the Town of Mashpee is \$899,503. Mr. Gibbons indicated the tax rate in Mashpee is relatively low in comparison to the 351 communities in the Commonwealth of Massachusetts.

Options associated to the Residential Exemption were considered using 5% increments up to 35%.

Using the average single-family value of \$899,503, a 5% residential exemption would represent a tax rate of 6.28% with an average tax bill of \$5,648.88. An increase of 4.60%.

Mashpee Select Board
Minutes
November 13, 2023

APPOINTMENTS & HEARINGS

Tax Classification Hearing: Assessor Joseph Gibbons:

Discussion and Approval of Fiscal Year 2024 Tax Rate: (continued)

Motion made by Selectman Sherman to move that the Town of Mashpee adopt a factor of “1” for all Classes of Property with No discount for Open Space, No Small Commercial Exemption and a Residential Exemption no higher than 15%.

Motion seconded by Selectman Wyman-Colombo.

VOTE: 4-1. Motion carries.

Roll Call Vote:

Selectman Cotton, yes	Selectman O’Hara, no	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, (1)

Discussion continued with respect to the recommendation to maintain a residential exemption no higher than 15% of the average assessed single family property. The option shifts the resident’s burden from the domiciliary parcels onto higher valued domiciles and all non-domiciliary properties.

If the residential exemption increases considerably to relieve the tax burden, potential overlay deficits may be created. This also necessitates additional yearly staffing and requires state mandated review of applications every five years.

With the 5% residential exemption supported last year, 2476 applications were vetted and approved for FY2024 as of November 1, 2023. Applications received after November 1, 2023 are eligible to be applied for and evaluated until April 1st. Funds would derive from the overlay. There is concern that a substantial residential exemption would attract more residents and deplete overlay reserves as the total exposure could be 5,000 tax abatements. Currently, there are 2476 abated residential properties or 22% of the 11,036 taxable properties.

Scenarios for full time resident taxpayers assuming a 5% residential exemption based on an average value of \$772,330:

Up to \$300,999	31 properties	Tax reduction: \$226
Up to \$500,000	559 properties	Tax reduction: \$210
Up to \$800,999	189 properties	Tax reduction: \$191
Up to \$3,000,000	39 properties	Tax reduction: \$83

By statute, all full-time resident taxpayers are eligible to receive a tax abatement if their application is fully vetted and approved. There is no cap or limitation to solely abate senior citizens and/or low to moderate incomes.

Scenarios for full time resident taxpayers assuming a 15% residential exemption based on an average value of \$772,330:

Up to \$300,999	31 properties	Tax reduction: \$695
Up to \$500,000	559 properties	Tax reduction: \$645
Up to \$800,999	189 properties	Tax reduction: \$588
Up to \$3,000,000	39 properties	Tax reduction: \$264

Mashpee Select Board
Minutes
November 13, 2023

APPOINTMENTS & HEARINGS

Tax Classification Hearing: Assessor Joseph Gibbons:
Discussion and Approval of Fiscal Year 2024 Tax Rate: (continued)

The Select Board discussed the different residential exemption scenario's and the impacts thereof. The Board of Assessor's has recommended no more than 15%. The Director of Assessing suggested the Select Board tread lightly until the residential exemption has been established for at least five years.

Outside of the Tax Classification Hearing it was agreed the Select Board would request state legislators to advocate for the HOME Rule residential exemption process on the state level.

Mary Waygan, Ashumet Road asked if residents are required to re-apply for the tax abatement. If the ownership of the property has not changed, it is not necessary to reapply. If the property was in a trust, and the applicant did not qualify, the resident may re-apply if the trust was transferred. It was noted Mr. Gibbons conducted a segment on the municipal channel regarding this process. Ms. Waygan stated that it is important to maintain our residents, and our legacy. Ms. Waygan in understanding the reasoning for maintaining a lower exemption stated this does represent a tax break for residents and it is important to let the residents know what the Town is doing to reduce the tax rate.

Ken Dembroski indicated the residential exemption is one tool. In his opinion, Mr. Dembroski recommended the Town cut back on discretionary spending. It was recommended the 5% remain until the wastewater project is funded. Mr. Dembroski suggested the Town look at this logistically, and not give a tax break and then take it back with wastewater funding needs.

In response it was noted the Town is not required to begin paying for the wastewater loans until one to two years after project completion.

Marge Hecht urged the Select Board to support a residential exemption rate that will make a better difference. If Provincetown; 35% and Barnstable; 20% have found solutions, why can't Mashpee? Provincetown was noted to have petitioned the legislature for a change. Ms. Hecht recommended the Select Board look further into the exemption to maintain the character of Mashpee and retain residency. At minimum Ms. Hecht recommended a 10% residential exemption to give the people relief when it is needed. Selectman Wyman-Colombo voiced support to the 10% tax abatement.

Being no further comment, the Board took the following action;

Motion made by Selectman Sherman to close the Public Hearing.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes
Selectman Weeden, yes

Selectman O'Hara, yes Selectman Sherman, yes
Selectman Wyman-Colombo, yes Opposed, none

Mashpee Select Board
Minutes
November 13, 2023

APPOINTMENTS & HEARINGS

Tax Classification Hearing: Assessor Joseph Gibbons:
Discussion and Approval of Fiscal Year 2024 Tax Rate: (continued)

Motion made by Selectman Sherman to move that the Town of Mashpee adopt a factor of “1” for all Classes of Property with No discount for Open Space, No Small Commercial Exemption and to retain a Residential Exemption of 5%.

Motion seconded by Selectman O’Hara.

VOTE: 3-2. Motion carries.

Roll Call Vote:

Selectman Cotton, yes	Selectman O’Hara, yes	Selectman Sherman, yes
Selectman Weeden, no	Selectman Wyman-Colombo, no	Opposed, (2)

Discussion and Approval of Waquoit Bay Intermunicipal Agreement between the Towns of Mashpee, Falmouth and Sandwich:

The above referenced agenda topic was deferred to the next meeting.

Public Comment:

Ken Dembroski commented during the tax classification hearing.

Mary Waygan having keen experience offered volunteer assistance on Community Development Block Grants, and recommended the Town consider forming a citizen-based committee to work on securing funds for the Town of Mashpee. These types of grants assist in the area of affordable housing, rental assistance, housing rehabilitation, meals on wheels, child care vouchers and infrastructure work for sewer connection to assist low- and moderate-income homeowners.

NEW BUSINESS

Discussion and Approval of the Following Resignations:

Mashpee Community Garden Advisory Committee: Virginia Scharfenberg: (Term Expires June 30, 2024):

Correspondence was received from Virginia Scharfenberg dated September 28, 2023 announcing her resignation from the Mashpee Community Garden Committee board of directors, effective September 20, 2023.

Motion made by Selectman Sherman to accept the resignation of Virginia Scharfenberg from the Mashpee Community Garden Committee with deep regret.

Motion seconded by Selectman O’Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O’Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Mashpee Select Board
Minutes
November 13, 2023

APPOINTMENTS & HEARINGS

Council on Aging: Merrill Blum (Term Expires June 30, 2026):

Merrill Blum submitted a letter of resignation dated November 6, 2023 from the Council on Aging.

Motion made by Selectman Sherman to accept the resignation of Merrill Blum from the Council on Aging with regret.

Motion seconded by Selectman Wyman-Colombo.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Americans with Disabilities Act Committee (ADA): Merrill Blum (Term Expires June 30, 2024):

The Select Board was in receipt of an additional resignation from Merrill Blum from the Americans with Disabilities Act Committee.

Motion made by Selectman Sherman to accept the resignation of Merrill Blum from the Americans with Disabilities Act Committee with regret.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Interviews, Discussion and Possible Approval of the Following Appointments:

Council on Aging: Christine Perrault (Term Expires June 30, 2026):

The Select Board interviewed Christine Perrault for possible appointment to the Council on Aging for a term to expire; June 30, 2026. Communication from the Council on Aging gave high regards and support for this appointment.

Ms. Perrault currently volunteers at the Council on Aging. She is involved in wellness and programs to benefit senior citizens. Ms. Perrault is well qualified with experience in teaching and nursing.

Motion made by Selectman Sherman to appoint Christine Perrault to the Council on Aging for a term to expire; June 30, 2026.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Mashpee Select Board
Minutes
November 13, 2023

APPOINTMENTS & HEARINGS

Interviews, Discussion and Possible Approval of the Following Appointments: (continued)

Historical Commission: Leonard Pocknett (Term Expires June 30, 2024):

Leonard Pocknett a life-long resident of the Town of Mashpee reviewed his interest in serving on the Historical Commission. Mr. Pocknett has historical connection to the history of the Town of Mashpee and is a member of the Mashpee Wampanoag Tribe. After serving in the military, Mr. Pocknett was employed as a postal carrier. Mr. Pocknett also worked at the National Cemetery in Bourne, MA.

Motion made by Selectman Weeden to appoint Leonard Pocknett to the Historical Commission for a term to expire; June 30, 2024.

Motion seconded by Selectman Sherman.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Environmental Oversight Committee: Alexandra Zollo (Term Expires June 30, 2024):

Alexandra Zollo was unable to attend this meeting. The interview for possible appointment to the Environmental Oversight Committee was deferred to the next Select Board Meeting.

Discussion and Approval of January through June 2024 Select Board Meeting Schedule:

The Select Board reviewed a proposed Meeting Schedule from January 2024 through June 2024, that is subject to change.

Motion made by Selectman Sherman to approve the proposed Select Board Meeting Schedule from January through June, 2024 that is subject to change.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

COMMUNICATIONS & CORRESPONDENCE

Proposed Agenda Topics:

Discussion regarding Community Development Block Grant Citizen Working Group

HOME Rule Residential Exemption Process

LIAISON REPORTS

Housing Production Plan: The Planning Board is soliciting comment regarding the Local Comprehensive Plan.

Mashpee Select Board
Minutes
November 13, 2023

WATER QUALITY UPDATES

Intended Use Plan (IUP): It was recommended the Select Board remit a letter of support to the MA DEP stating that all in is accord with the 208 Plan.

TOWN MANAGER UPDATES

Town Manager's Message: The Select Board acknowledged the Town Manager for his statement to ensure that accurate information is before the voters in advance of the Special Election to clear any confusion or misunderstandings regarding the authorization of funds for the planning and design of wastewater collection, treatment and recharge initiatives in the Phase II portion of the Wastewater Plan.

DPW: There is a shortage of snow plow contractors for the upcoming winter season.

Town Hall Closure: As a reminder Town Hall will be closed on Thursday and Friday in observance of Thanksgiving

Special Election: Early voting will take place in the lobby of the Mashpee Town Hall. On Tuesday, November 28, 2023; voting day, all precinct locations will be open from 7:00 a.m.to 8:00 p.m. The Town Manager's Message, and the Special Election Ballot are posted online.

Budget Review Schedule: Respective Select Board Liaisons are invited to attend the budget review process with the Town Manager and Department Heads on December 11th, 12th and 14th.

ADJOURNMENT

Motion made by Selectman Sherman to adjourn at 8:25 p.m.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote:

Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, yes	Selectman Wyman-Colombo, yes	Opposed, none

Respectfully submitted,

Kathleen M. Soares
Secretary to the Select Board



AGENDA
SELECT BOARD
MONDAY, NOVEMBER 20, 2023
WAQUOIT MEETING ROOM
MASHPEE TOWN HALL
16 GREAT NECK ROAD NORTH
MASHPEE, MA 02649

Broadcast Live on Local Cable Channel 8

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

6:30 p.m. – Convene Meeting in Open Session

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

MINUTES

APPOINTMENTS & HEARINGS

COMMUNICATIONS & CORRESPONDENCE

NEW BUSINESS

- Discussion and Approval of Authorizing the Town Manager to Send Letters of Support for the Bourne/Falmouth Multi Use Path Connecting the Shining Sea Bike Path to the Canal Bike Path as a Trail *with* Rail
- Discussion and Possible Vote on Granting an Abatement of Betterment Assessment for 21 Cedar Street: *David G. Peck*
- Discussion and Approval of the Following Temporary Sign Permits:
 - Mashpee Firefighters Annual Homeless for the Holidays December 4-10, 2023: *Nicole Stanley*
 - Mashpee Youth Baseball and Softball; December 1-6, 2023: *Christopher Losh*
- Discussion and Approval of Re-appointment to the Barnstable County Dredge Advisory Committee: (Term: January 1, 2024 – December 31, 2026): *Harbormaster Robert Tomaino*
- Discussion and Approval of Accepting the Following Resignation:
 - Cultural Council (Term Expires September 30, 2025): *Nina Cocomazzi*
- Interviews, Discussion and Possible Approval of the Following Appointments:
 - Environmental Oversight Committee (Term Expires June 30, 2024): *Alexandra Zollo*
 - Mashpee-Wakeby Lake Management Committee (Term Expires June 30, 2024): *Allison Bernhardt*
- Discussion and Possible Approval of Forming a Community Development Block Grant Working Group
- Discussion and Approval of Closure of Mashpee Town Offices for the Annual Organization Day: Friday, December 15, 2023: *Town Manager Rodney Collins*
- State Ethics Complaint against the Town to be explained by the Town Manager
- Public Comment

ADDITIONAL TOPICS

(This space is reserved for topics that the Chair did not reasonably anticipate would be discussed)

LIAISON REPORTS

WATER QUALITY UPDATES

TOWN MANAGER UPDATES

EXECUTIVE SESSION

Discussion Relative to Disposition and Value of Real Property Pursuant to G.L. c.30A, §21(a) (6) and c.30B, §16 (35 Lake Avenue (Parcel 28-2-0); 409 Main Street (Parcel 36-80-0); 415 Main Street (28-3-0); 0 Meetinghouse Road (Parcel 68-13B); and 0 Falmouth Road (Parcels 68-14 and 68-16)).

ADJOURNMENT

Mashpee Select Board
Minutes
November 20, 2023

Present: Selectman John J. Cotton, Selectman Thomas F. O'Hara, Selectman Carol A. Sherman,
Selectman David W. Weeden, Selectman Michaela Wyman-Colombo
Town Manager Rodney C. Collins
Assistant Town Manager Wayne E. Taylor

Meeting Called to Order By Chairman Cotton at 6:30 p.m.
Mashpee Town Hall, Waquoit Meeting Room

NEW BUSINESS

Discussion and Approval of Authorizing the Town Manager to Send Letters of Support for the Bourne/Falmouth Multi Use Path Connecting the Shining Sea Bike Path to the Canal Bike Path as a Trail with Rail:

Correspondence was received from Catherine Laurent, Director of Public Works dated November 15, 2023 recommending the Select Board vote to affirm the importance of the Falmouth secondary line railroad tracks used to transport municipal solid waste.

The Town of Falmouth secondary railroad tracks serve the Upper Cape Regional Transfer Station to transport municipal waste by rail off Cape. Transportation by rail is cost effective with less environmental impacts, and the most favorable option for long term disposal.

Town Manager Rodney C. Collins recommended the Select Board authorize letters of support to retain the secondary railroad tracks; rail with trail urging the appropriate state agencies as well as the Towns of Falmouth and Bourne to move forward with the multi-use path connecting the Shining Sea Bike Path to the Canal Bike Path as a rail with trail project.

Additional communication was received from Michael Renshaw, Town Manager of the Town of Falmouth dated November 3, 2023 in support of the rail to maintain collective options open with the Upper Cape Regional Transfer Station. His recommendation is expected to be presented to the Falmouth Select Board at its December 4, 2023 meeting.

Motion made by Selectman Sherman to authorize the Town Manager to send letters of support for the multi-use path connection as a rail with trail as referenced.

Motion seconded by Selectman Wyman-Colombo.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Cotton, yes Selectman O'Hara, yes Selectman Sherman, yes
Selectman Weeden, yes Selectman Wyman-Colombo, yes Opposed, none

Roll Call Vote: Selectman Cotton, yes Selectman O'Hara, yes Selectman Sherman, yes
Selectman Weeden, yes Selectman Wyman-Colombo, yes Opposed, none

APPOINTMENTS & HEARINGS

Roll Call Vote: Selectman Cotton, yes Selectman O'Hara, yes Selectman Sherman, yes
Selectman Weeden, yes Selectman Wyman-Colombo, yes Opposed, none

APPOINTMENTS & HEARINGS

Discussion and Approval of Accepting the Following Resignation:

Cultural Council (Term Expires September 30, 2025): Nina Cocomazzi:

Correspondence was received from Nina Cocomazzi dated November 9, 2023 requesting the Select Board approve her resignation from the Cultural Council effective December 1, 2023. This completes the term of appointment for two consecutive three-year terms.

Motion made by Selectman Sherman to accept the resignation of Nina Cocomazzi from the Cultural Council with regret.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Cotton, yes Selectman O'Hara, yes Selectman Sherman, yes
Selectman Weeden, yes Selectman Wyman-Colombo, yes Opposed, none

Interviews, Discussion and Possible Approval of the Following Appointments:

Environmental Oversight Committee (Term Expires June 30, 2024): Alexandra Zollo:

The Select Board met with Alexandra Zollo to review her interest in serving on the Environmental Oversight Committee. Ms. Zollo currently serves as Vice-Chair of the Conservation Commission. Ms. Zollo indicated she has been a Mashpee resident for 10 plus years, and works in the conservation realm. This includes work experience with The 300 Committee Land Trust, Inc. and Conservation Commission as well as Marine & Environmental Services in the Town of Falmouth.

Ms. Zollo stated she desires to take her professional life and place it into volunteerism to assist the Town of Mashpee.

Selectman David W. Weeden, Chair of the Environmental Oversight Committee indicated the EOC voted unanimously to highly support of the appointment of Alexandra Zollo.

Motion made by Selectman Weeden to appoint Alexandra Zollo to the Environmental Oversight Committee for a term to expire; June 30, 2024.

Motion seconded by Selectman O'Hara.

VOTE: Unanimous. 5-0.

Roll Call Vote: Selectman Cotton, yes Selectman O'Hara, yes Selectman Sherman, yes
Selectman Weeden, yes Selectman Wyman-Colombo, yes Opposed, none

APPOINTMENTS & HEARINGS

Roll Call Vote: Selectman Cotton, yes Selectman O'Hara, yes Selectman Sherman, yes
Selectman Weeden, yes Selectman Wyman-Colombo, yes Opposed, none

Mashpee Select Board
Minutes
November 20, 2023

APPOINTMENTS & HEARINGS

State Ethics Complaint against the Town to be explained by the Town Manager:

For transparency Town Manager Rodney C. Collins advised the Select Board of a complaint addressed to the Ethics Commission dated October 24, 2023 arising from the Town Manager's message to the Mashpee Inclusion and Diversity Committee (MIDC) regarding a special meeting that was being called on the same day of the October Town Meeting on October 16, 2023.

After receiving notice of a proposed special MIDC meeting via ZOOM on the Town Meeting articles proposed by Tribal members, a department head was noted to have raised concern regarding this meeting and compliance of the law. At the request of the Town Manager, the meeting was cancelled.

The standard protocol is to seek clarity on the law with General Counsel or Labor Counsel. Town Manager Rodney C. Collins advocated the meeting not take place in a public facility in order to comply with the mandates of general law specifically Chapter 268A.

Town Manager Rodney C. Collins was noted to respond to the Chair of the MIDC in a letter dated October 17, 2023 expressing concern regarding the meeting and if it was a properly posted meeting with public access, and in accordance with M.G.L. Chapter 268A whereby public employees are restricted in engaging in political activities. This includes, but it is not limited to the advocacy of a particular Warrant Article at Town Meeting. It was therefore recommended to cancel the meeting based upon the agenda violating Chapter 268A, as opined by Town Counsel.

The complainant, a member of the MIDC filed a complaint against the Town Manager and Town Counsel from the decision "to forbid a special committee meeting for some undefined conflict of interest allegations(s)" and the Town Manager's alliance on Town Counsel's "interpretation" of M.G.L. Chapter 268A.

Town Manager Rodney C. Collins indicated he stands behind his opinion.

Public Comment: None at this time.

LIAISON REPORTS

Assembly of Delegates: At their last meeting, the Assembly passed a resolution urging officials to prioritize electric vehicle charging stations throughout the Cape

Cape Cod Chamber of Commerce: In working toward launching a Cape Cod tourism district to fund marketing and housing initiatives, the Cape Cod Chamber is requesting a 1.5% surcharge in nightly hotel and motel rates. This would not include short-term rentals.

Mashpee Select Board
Minutes
November 20, 2023

LIAISON REPORTS (continued)

Cape Cod Commission: December 6, 2023 – Digital Equity Workshop; 5:30 p.m. at The Center for Active Living in Sandwich.

Holiday Meal Delivery: Through the sponsorship of Roche Bros, Thanksgiving meals will be delivered on Wednesday.

Mashpee Commons Tree Lighting: The Annual Tree Lighting will be held on November 24, 2023.

Shop Local: November 28, 2023 and December 5, 12, and 19, 2023.

Holiday Parade: December 9, 2023; 5:30 p.m. Mashpee Commons.

Breakfast with Santa: December 10, 2023, 8:30-10:00 a.m. Soprano's at Deer Crossing.

Fill the Van: Appreciation was directed to the Town staff participating in the 9th Annual Fill the Van. This initiative benefits the Falmouth Food Pantry and the Christ the King Church.

WATER QUALITY UPDATES

The new Wastewater Superintendent Jared Meader began his employment today.

TOWN MANAGER UPDATES

Fill the Van: Town Manager Collins acknowledged the Town staff for their heartwarming participation and contributions to bring forth another successful the Fill the Van event.

Mashpee Select Board
Minutes
November 20, 2023

EXECUTIVE SESSION

Discussion Relative to Disposition and Value of Real Property Pursuant to G.L. c.30A, §21(a) (6) and c.30B, §16 (35 Lake Avenue (Parcel 28-2-0); 409 Main Street (Parcel 36-80-0); 415 Main Street (28-3-0); 0 Meetinghouse Road (Parcel 68-13B); and 0 Falmouth Road (Parcels 68-14 and 68-16)):

Motion made by Selectman Sherman to enter into Executive Session at 7:21 p.m. to discuss the disposition and value of real property (35 Lake Avenue (Parcel 28-2-0); 409 Main Street (Parcel 36-80-0); 415 Main Street (28-3-0); 0 Meetinghouse Road (Parcel 68-13B); and 0 Falmouth Road (Parcels 68-14 and 68-16)) Pursuant to G.L. c.30A, §21(a) (6) and c.30B, §16, the Chair having declared that an open meeting may have a detrimental effect on the negotiating position of the Board.

From which, the Board will not reconvene in Open Session.

Motion seconded by Selectman O'Hara.

Town Counsel Patrick J. Costello, participating remotely was asked if there is appropriate cause to enter into Executive Session. The response was affirmative.

VOTE: 3-2. Motion carries

Roll Call Vote: Selectman Cotton, yes	Selectman O'Hara, yes	Selectman Sherman, yes
Selectman Weeden, no	Selectman Wyman-Colombo, no	Opposed, (2)

Respectfully submitted,

Kathleen M. Soares
Secretary to the Select Board

Mashpee Select Board
Minutes-Executive Session
November 20, 2023

Roll Call Vote: Selectman Cotton, yes Selectman O'Hara, yes Selectman Sherman, yes
Selectman Weeden, yes Selectman Wyman-Colombo, yes Opposed, none

Kathleen M. Soares
Secretary to the Select Board



Town of Mashpee

Department of Public Works

350 Meetinghouse Road
Mashpee, Massachusetts 02649
Telephone - (508) 539-1420
www.mashpeeema.gov

MEMORANDUM

November 29, 2023

TO: Board of Selectmen
Rodney Collins, Town Manager

FROM: Catherine Laurent, Director *CL*

RE: Recommendation for Award of Contract for Disposal of Municipal Solid Waste

The current contract for disposal of Municipal Solid Waste (MSW) collected at the Mashpee Transfer Station will expire 12/31/23. The Town requested pricing from **Gotta Do Contracting LLC**, the current contractor, for two additional years. See below.

CY2024	MSW \$121.00 per ton, including transportation Bulky Waste \$158.00 per ton, including transportation or \$150.00 per hour if tipping at the UCRTS
CY2025	\$133.00 per ton, including transportation Bulky Waste \$174.00 per ton, including transportation or \$175.00 per hour if tipping at the UCRTS

I recommend that a contract be awarded to **Gotta Do Contracting LLC** of Jordan, NY per the above for CY2024.

Gotta Do would be responsible for disposal of MSW at a permitted facility. MSW is currently being tipped at SEMASS but Gotta Do has a contract with an out of state to a landfill in New York as a backup disposal site if needed.

The contract with Gotta Do would include a fuel surcharge but there would not be any other potential disposal fee increases (no Change in Law).



Town of Mashpee

Department of Public Works

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MEMORANDUM

November 29, 2023

TO: Select Board
Rodney Collins, Town Manager

FROM: Catherine Laurent, Director *ckl*

SUBJECT: Recommendations for Award of Annual Contracts – Trash/Recycling Services and Rental of Portable Toilets

The Town contracts for year round trash/recycling service at the various Town buildings (including the schools) and seasonal service at various Town properties (beaches, Heritage Park, etc.).

The Town also contracts for rental of portable toilets for seasonal properties (beaches, Heritage Park, etc.) and for special events (Community Picnic and Fireworks, Oktoberfest, etc.).

The current contracts for Trash/Recycling Services and Rental of Portable Toilets expire 12/31/23. Two-year bids for each were solicited in November 2022.

I recommend that annual contracts be awarded for 2024 as follows:

Trash/Recycling Services	Cavossa Disposal Corp.	Per attached bid prices
Rental of Portable Toilets	Pina Sajje Sanitation	Per attached bid prices

Town of Mashpee
Bid Opening Minutes
Trash and Recycling
Monday November 21, 2022

	Cavossa Disposal	
	CY23	CY24
Trash		
4 CY per week	\$146.20	\$153.51
4 CY twice per month	\$73.10	\$76.76
4 CY per month	\$36.55	\$38.34
6 CY per week	\$219.30	\$230.27
10 CY per week	\$365.50	\$383.78
8 CY 3X per week	\$877.20	\$921.06
8 CY 1X per week	\$292.40	\$307.02
8 CY extra pickup	\$68.00	\$71.40
6 CY extra pickup	\$51.00	\$53.55
10 CY extra pickup	\$85.00	\$89.25
Recycling		
10 CY per month	\$80.00	\$84.00
10 CY per week	\$344.00	\$361.20
10 CY extra pickup	\$80.00	\$84.00

Town of Mashpee
Bid Opening Minutes
Portable Toilets
Monday, November 21, 2022

	Pina Sajje Sanitation		United Site Services	
	CY23	CY24	CY23	CY24
Regular, 3X per week cleaning	\$415.00	\$477.00	\$375.00	\$410.00
Handicap, 3X per week cleaning	\$455.00	\$520.00	\$600.00	\$660.00
Regular, 1X per week cleaning	\$135.00	\$155.00	\$125.00	\$137.00
Handicap, 1X per week cleaning	\$170.00	\$195.00	\$200.00	\$220.00
Regular, per event	\$145.00	\$165.00	\$125.00	\$137.00
Handicap, per event	\$180.00	\$210.00	\$200.00	\$220.00
4-Person Sink Station, per event	\$150.00	\$170.00	\$250.00	\$275.00
Call out for tipped unit	\$35.00	\$35.00	\$100.00	\$110.00
Extra Cleaning	\$35.00	\$35.00	\$35.00	\$40.00
Seasonal	\$13,710.00		\$17,775.00	
Events	\$5,460.00		\$5,700.00	
TOTAL	\$19,170.00		\$23,475.00	



Town of Mashpee

Department of Public Works

350 Meetinghouse Road
Mashpee, Massachusetts 02649
Telephone - (508) 539-1420
www.mashpeema.gov

MEMORANDUM

November 29, 2023

TO: Select Board
Rodney Collins, Town Manager

FROM: Catherine Laurent, Director *CL*

RE: Recommendation for Approval and Ratification of Acceptance of the Layouts for
Ninigret Avenue and Old Brickyard Road

The Town voted to accept the layouts of Ninigret Avenue and Old Brickyard Road as Town roads at the March 5, 1962 Annual Town Meeting. Since that time, the Town has been maintaining them as Town roads.

It was recently discovered during the planning of Phase II of the Route 151 Corridor Improvement Project that the layout plans for the two roads were never recorded. After consultation with Town Counsel, the Town had new plans prepared for recording at the Barnstable County Registry of Deeds.

I recommend approval of the below motion prepared by Town Counsel:

Moved that the Select Board approve and ratify its acceptance of the roadway layouts for Ninigret Avenue and Old Brickyard Road, as accepted by vote of the Town Meeting pursuant to Article 29 of the March 5, 1962 Annual Town Meeting Warrant, as shown on the set of plans entitled Road Taking Plan Ninigret Avenue in Mashpee, Massachusetts and Road Taking Plan Old Brickyard Road in Mashpee, Massachusetts, both dated November 9, 2023, prepared by Cape and Islands Engineering, Inc.; it being the intent of this vote to delineate as a matter of public record the boundaries and measurements of the layouts of said Town ways as previously accepted and as they have been in continuous existence and public use for the past sixty years.

Warrant for Annual Town Meeting

MARCH 5, 1962

BARNSTABLE, SS:
Mashpee.

To the Constable of the Town of
GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and summons the inhabitants of the Town of Mashpee, who are qualified to vote in the elections, to meet at the Town Hall on Monday, the fifth day of March next at seven o'clock p.m. for the following purposes: To act on the articles contained in the following warrant. To meet at the Town Hall the following Wednesday, March 7, 1962 to bring in their votes for the election of officers as adopted by the Town. The polls will be open at twelve o'clock noon and may be closed at seven-thirty p.m.

The meeting opened at 7:45 p.m., March 7, 1962, by Mr. Joseph H. Beecher, Town Counsel. Moderator, Mr. Yundt was out ill.

The tellers were Mrs. Louise Lopes and Miss Eleanor Peters. The tellers polled the house. There were 81 registered voters present.

Mr. Leo Houston offered a prayer.

Mr. Carl A. Avant introduced Mr. James Woodward to speak on the Mashpee Advisory Commission.

Article 1. To choose all necessary Town Officials who are not elected under the Australian Ballot System:

Sealer of Weights and Measures

Burial Agent

Herring Warden

Harbor Master

Finance Committee Members (one for three years), (two for one year)

Action:

Sealer of Weights & Measures—Horace T. Gifford

A TRUE COPY, ATTEST

Deborah Davis
TOWN CLERK OF MASHPEE, MA

Action: Article voted unanimously to be accepted as read.

Article 27. To see if the Town will assume liability in the manner provided by Section 29 of Chapter 91 of the General Laws, as most recently amended by Chapter 5, Acts of 1955 for all damages that may be incurred by work to be performed by the Department of Public Works of Massachusetts for the improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, harbors, tidewaters, foreshores and shores along a public beach in accordance with Section II of Chapter 91 of the General Laws, and authorize the Selectmen to execute and deliver a bond of indemnity therefor to the Commonwealth, and to take any other action thereon.

Action: Article voted unanimously to be accepted as read.

Article 28. To see if the Town will vote to raise and appropriate the sum of \$219.90 to purchase two (2) lawn-mowers for the cemetery department or take any other action thereon.

Action: Article voted unanimously to be accepted as read.

Article 29. To see if the Town will vote to amend the accepted lay-outs of Old Brickyard Road and Ninigret Road, so-called, so as to conform to Land Court requirements, and raise and appropriate the sum of \$100.00 for expenses and land damages incurred in taking the same by purchase or by eminent domain, or take any other action thereon.

Action: Article voted unanimously to be accepted as read. Voted 32 for, 11 opposed.

Article 30. To see if the Town will vote to raise and appropriate or take from available funds the sum of \$1,500.00 to replace the pumps, transmission and make other necessary repairs to #3 Brushbreaker or take any other action thereon.

Action: Article voted unanimously to be accepted as follows: To see if the Town will vote to take from available

A TRUE COPY, ATTEST

Deborah Dewi
TOWN CLERK OF MASHPEE, MA



Town of Mashpee

Department of Public Works

*350 Meetinghouse Road
Mashpee, Massachusetts 02649
Telephone - (508) 539-1420
www.mashpeema.gov*

MEMORANDUM

November 29, 2023

TO: Select Board
Rodney Collins, Town Manager

FROM: Catherine Laurent, Director *CL*

RE: Stormwater Management Update

At the Board's August 7, 2023, I had provided a brief update on stormwater activities. I had suggested returning to a future meeting of the Board for a more in depth review when work on the Town's Stormwater Asset Management Plan (AMP) was completed. This work, funded by a grant from the Massachusetts Clean Water Trust and Town Meeting, is now complete. In addition, the Town has submitted at the end of September the required annual report for Year 5 of our Massachusetts Small MS4 General Permit.

Tighe & Bond, the Town's stormwater consultant, will make a presentation on the AMP and stormwater activities completed and proposed at your December 4th meeting.

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: John J. Cotton, Chair
The Honorable Members of the Select Board
From: Evan Lehrer, Community Development Director
Date: November 20, 2023
Re: Summer Population Projections for July 2024

Executive Summary

I have **estimated a peak population of 36,922 persons** for the 2024 summer season. Calendar year 2023 was generally slower in terms of growth with only 28 single family dwellings added to the housing stock. This is fewer units created than the past few calendar years. Additionally, seven (7) accessory apartments were added to the stock this past year.

Data sources are indicated in the sections below and come from Town Departments: Building, Zoning Board of Appeals, Assessors, Health, the Town Clerk, and Mashpee Housing Authority. Additional data was gathered from motel/inn property owners, the Mashpee Commons team, and staff at the local nursing/assisted living facilities Royal of Cotuit, Laurentide, and Bridges by Epoch.

2023 Housing Units

Unit Type	Total Units
Single-Family	7,220(+22)
Two-Family	130
Three-Family	6
Condominium	2,790
Multiple Houses on Single Lots	170
Apartments	286
Mobile Homes (permitted)	159
Accessory Apartments	79 (+7)
Single Room Units	60
TOTAL	10,988 (+35)

Data Source: Town of Mashpee Building Department, Assessors Department, Health Department, Zoning Board of Appeals, and Mashpee Commons records.

Year Round Population

For the purposes of this calculation, single-room units and accessory apartments will be qualified separately for other housing types. Removing these dwelling types from the total number of units in Mashpee, results in 10,849 private housing units with 2.26 persons per household according to the 2017-2021 American Community Survey 5-year estimates. The 2020 Decennial Census data shows that 64.3% of households are occupied year round.

10,849* .643 (occupancy rate) = an estimated 6,976 year-round occupied private homes in Mashpee.
6,976 year-round occupied homes * 2.26 persons per unit = 15,765 (excluding accessory apartments/single room units).

Individuals in accessory apartments and single room units must also be accounted for at 1.2 residents unit.

139*1.2 persons per unit = 167 residents in single room units/accessory apartments

15,765+167=15,932 year round residents

There was a marginal increase of approximately 40 people estimated for Mashpee's year round population during calendar year 2023.

Summer Housing Units

98.8% of total private housing units are occupied in the summer season. This total takes into consideration the occupancy rate of 64.3% plus 34.5% of housing units that the 2010 US Census indicated as "seasonal, recreational or occasional use." 2020 Census Data for this metric are not yet available. Using this methodology the difference of 1.2% of total housing units may account for homes on the market, vacancies, etc. If housing units in Mashpee are 98.8% occupied in the summer season, then there are 10,849 of 10,981 units occupied in the summer.

Total Occupied Units (Summer)	10,849
-------------------------------	--------

10,849 Summer Occupied Units - 6,976 (Units Occupied Year Round) = 3873 Occupied Seasonal Units

Summer Population

Visitors to year-round homes (rate of 0.43)*	3,000 (+9)
Occupants per summer occupied homes (rate of 4.4)**	17,041 (+39)
Accessory apts/MHA/single rooms/nursing/Riverbend	567
Motel Room/Inns/Resorts (rate of 2 per room)	250
Campsites (33 sites with 4 person capacity)	132
SEASONAL POPULATION	20,990 (+48)
TOTAL PEAK POPULATION (YEAR ROUND + SEASONAL)	36,922 (+97)

**Rate comes from studies conducted in 1982 for CCPEDC and cited by P. Herr in the 1985 report "Options for Cape Cod's future."*

***Rate from the 2008 Survey of Cape Cod Second-Home Owners conducted by UMass Donahue Institute report for the Cape Cod Commission*

COMMONWEALTH OF MASSACHUSETTS
ALCOHOLIC BEVERAGES CONTROL COMMISSION

95 Fourth Street, Suite 3, Chelsea, MA 02150

2024 Seasonal Population Increase Estimation Form

Municipality:

Mashpee

Date:

December 4, 2023

Alcoholic Beverages Control Commission
c/o Licensing Department
95 Fourth Street, Suite 3
Chelsea, MA 02150

To Whom It May Concern:

Acting under authority contained in M.G.L. Ch. 138, s17, as amended, our Board at a meeting held on

December 4, 2023

estimated that the temporary increased resident population

of

Mashpee

, as of July 10, 2024 will be

36,922

This estimate was made and voted upon by us at a meeting called for the purpose, after due notice to each of the members of the time, place and purpose of said meeting, and after investigation and ascertainment by us of all the facts and after cooperative discussion and deliberation. The estimate is true to the best of our knowledge and belief. The above statements are made under the pains and penalties of perjury.

Very truly yours,

Local Licensing Authorities

This certificate must be signed by a majority of the members of the local licensing authority.



Town of Mashpee
BOARD OF HEALTH
16 GREAT NECK ROAD NORTH
MASHPEE, MASSACHUSETTS 02649
(508) 539-1426 * Fax (508) 477-0496



Public Health
Prevent. Promote. Protect.

MEMORANDUM

TO: Rodney C. Collins, Town Manager and
Honorable Members of the Select Board

CC: Wayne Taylor, Assistant Town Manager
Terrie Cook, Administrative Assistant

FROM: Zackary Seabury, Health Agent

DATE: November 16, 2023

SUBJ: Participation in the Public Health Excellence Grant Program for Shared Services

This memorandum is provided in accordance with Select Board Policy #19. Please direct any questions to the Board of Health.

DESCRIPTION: The Board of Health is seeking the Select Board's support of a request for the Town to participate in the Public Health Excellence Grant Program for Shared Services, through Barnstable County Department of Health and Environment.

BACKGROUND: The Special Commission on Local and Regional Public Health recommended that the number of Massachusetts local boards of health utilizing cross-jurisdictional services or shared services be increased as part of its blueprint for a more effective and efficient local public health system. Shared services can be beneficial for health departments that support the belief that, by working together, pooling resources, and sharing staff, expertise, funds and programs, they can improve services, and do it more efficiently and more cost-effectively. Barnstable County Department of Health and Environment was awarded a contract through the Massachusetts Department of Public Health's Office of Local and Regional Health, with an annualized amount of \$300,000 for three years to support new cross-jurisdictional sharing arrangements across the Cape and to expand existing ones. Some examples of how participation in this program will benefit local boards of health are: 1) by providing enhanced support for current coordinated efforts such as cyanobacteria, PFAS and hoarding; 2) by supporting workforce development through a local public health training hub; and 3) by supporting smaller, voluntary shared services collaborations as identified by participating towns. We will present the IMA that has been reviewed by Town Council for signature from the Select Board which will then be followed by the signing from the Board of Health.

RECOMMENDATION: Recommend participation in the program, to ensure a "seat at the table" when proposed programs and initiatives are being discussed and decided. The Town can opt-out of the program at any time.



**TOWN OF MASHPEE
SELECT BOARD
PUBLIC HEARING NOTICE**

Pursuant to Chapter 138, § 16A of Massachusetts General Laws, the Select Board, acting as the Local Licensing Authority, will hold a public hearing on the 2024 Annual Alcoholic Beverages and Entertainment License renewals for the Town of Mashpee.

Said hearing will be held on Monday, December 4, 2023 at 6:45 p.m. in the Waquoit Meeting Room at Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA 02649.

You may submit comments and questions via email to bos@mashpeema.gov prior to the meeting date and time.

Per order of

The Mashpee Select Board

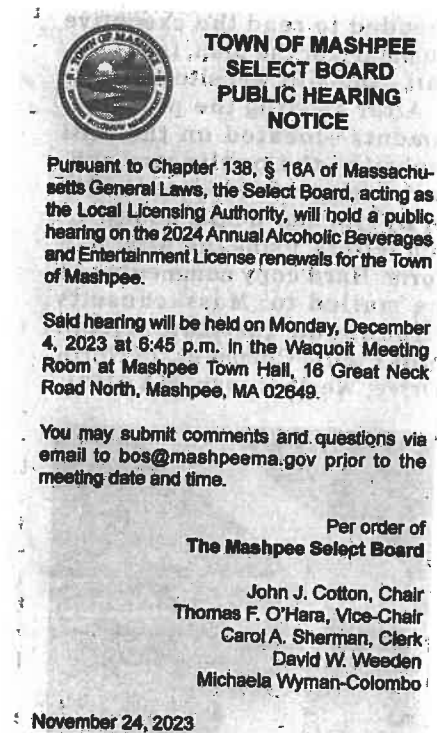
John J. Cotton, *Chair*

Thomas F. O'Hara, *Vice-Chair*

Carol A. Sherman, Clerk

David W. Weeden

Michaela Wyman-Colombo





TOWN OF MASHPEE

OFFICE OF THE SELECT BOARD

16 Great Neck Road North
Mashpee, Massachusetts 02649
Telephone – (508) 539-1401
bos@mashpeema.gov

MEMORANDUM

Date: November 30, 2023

To: Rodney C. Collins, Town Manager and
Honorable Members of the Board of Selectmen

From: Stephanie A. Coleman, Administrative Secretary 

Re: Annual Alcoholic Beverages and Entertainment License Renewals for 2024

Description

Discussion and approval of the Annual Alcoholic Beverages and Entertainment License Renewals for the year 2024.

Background

Pursuant to Chapter 138, §16A of Massachusetts General Laws, the Board of Selectmen, acting as the Local Licensing Authority, will conduct a public hearing on the 2024 Annual Alcoholic Beverages and Entertainment License renewals for the Town of Mashpee.

The Building Commissioner has verified that the following list of on premises licensed establishments have passed building/fire inspections. The Health Agent has verified that the following list of licensed establishments have passed health inspections and the Police Department has confirmed that there are no violations. The Treasurer/Collector's Office has confirmed that all licensed establishments are current on their property taxes.

All license holders have filed complete renewal applications and submitted proof of workers' compensation insurance as mandated by the State, as well as proof of liquor liability insurance as required.

Package Store – All Alcohol

Andy's Market
The Barn
Best Buy Beverages, Inc.
Liberty Liquors
South Cape Wine & Spirits

Package Store – Wine & Malt

Mashpee Country Store
Mashpee Mart
Mashpee Mini Mart

Rapid Refill

Rory's (*Temporary closure, transfer of license*)

Restaurant – All Alcohol

Asia

Bleu

Bobby Byrne's

Café Trevi

Cape Cod Coffee (*Mashpee Commons*)

Estia

Finally Dino's

Saga Hibachi

The Lanes

Magni Inc. (*Cape Cod Coffee, Evergreen Circle*)

99 Restaurant

Siena

Sopranos

Valley Grille (*Quashnet Valley*)

Wildfire Pizza LLC

Wicked (*Approval contingent upon Health Department*)

Restaurant – Wine & Malt

Bangkok Thai Cuisine

Zoe's

Commercial Club – All Alcohol

New Seabury Country Club

Willowbend Country Club

Farmer Brewery Pouring – Malt Only

Naukabout Beer Company

Farmer Distillery Pouring

Cape & Islands Distillers

***Rory's is applying for a transfer of license and will be temporarily closed for more than thirty (30) days during the transfer process. Please see attachments explaining the transfer and closure. In accordance with Policy #68 Alcoholic Beverages Licensing, the Select Board will need to approve the closure.**

***Wicked Pizza has not received approval from the Health Department. Approval of the licenses for Wicked Pizza should be made contingent upon Health Department approval**

Rory's Mashpee Commons

Rory Tagliaferri <

Tue 10/31/2023 02:43 PM

To: Terrie Cook <tmcook@mashpeema.gov>; Stephanie Coleman <SColeman@mashpeema.gov>

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

Dear Select Board,

I am writing this to formally inform you that we had to make the sad decision to close our Mashpee Commons location yesterday 10/30. We are working out the details of the license transfer with John Renz and our business broker Adam Bauer. If you have any questions, please let me know. Thank you for being so supportive of our business all these years.

Best,

Rory Eames

Cotuit Fresh Market Beer and Malt Mashpee Commons (Rory's)

Megan Burdick

Mon 11/20/2023 04:37 PM

To:Stephanie Coleman <SColeman@mashpeema.gov>

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

To the Mashpee Select Board:

I am writing to address the situation surrounding the Retail Beer and Malt License located at 32 Market St, Mashpee (Mashpee Commons) currently issued to RORY'S Market+Kitchen. Due to extenuating circumstances RORY'S is no longer an active business concern and I as manager and sole member of Cotuit Fresh Market LLC have entered into a lease agreement with Mashpee Commons LP for the space. The agreement is an assignment of Rory's Lease to this LLC and we will be pursuing the transfer of this retail beer and malt licence for our use. With all of this transpiring so close to the annual renewal period for alcohol licenses, it seems the most direct course of action would be for Rory to renew the licence, and then ask the Select Board and ABCC to transfer it to us. If this is an acceptable proposition to the Select Board, we would ask for a closure period not to extend beyond the First of March 2024, with the intervening period to be used for renovation and preparation of the space for our new enterprise.

Respectfully,

Megan A Burdick
Cotuit Fresh Market LLC



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 9 '23 PM 1:09

2024

Retail License Renewal

License Number: 00021-PK-0670

Municipality: MASHPEE

License Name : Andys Market Inc

License Class: Annual

DBA :

License Type: Package Store

Premise Address: 425 Nathan Ellis Highway Mashpee, MA
02649

License Category: All Alcoholic Beverages

Manager: Bryan W Anderson

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

Lewis Truett

Printed Name

November, 9 2023

General Manager

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 16 '23 AM 11:12

2024
Retail License Renewal

License Number: 00024-PK-0670

Municipality: MASHPEE

License Name : Paradigm Inc

License Class: Annual

DBA : The Barn

License Type: Package Store

Premise Address: 999 Rte 28 Merry Meadow Mashpee, MA
02649

License Category: All Alcoholic Beverages

Manager: Mohammed Shafique

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

MOHAMMAD SHAFIQUE

Printed Name

November,

10/16/2023

OWNER

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 17 '23 AM 10:55

2024

Retail License Renewal

License Number: 00042-PK-0670 Municipality: MASHPEE
License Name : Shreeji Krupa LLC License Class: Annual
DBA : Best Buy Beverage License Type: Package Store
Premise Address: 11 Evergreen Circle Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: Chetna H Patel

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature

CHETNA H. PATEL
Printed Name

October
November, 17, 2023
MANAGER
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 18 '23 PM 1:13

2024

Retail License Renewal

License Number: 00023-PK-0670

Municipality: MASHPEE

License Name : Denrich Enterprises Inc

License Class: Annual

DBA : Liberty Liquors At North Market Street

License Type: Package Store

Premise Address: 4 North Market Street Mashpee, MA 02649

License Category: All Alcoholic Beverages

Manager: Dena M Rymsha

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

Dena Rymsha

Printed Name

October 18th 2023
~~November~~

Vice Pres / owner

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2024
Retail License Renewal

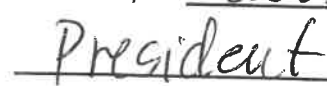
License Number: 00020-PK-0670 Municipality: MASHPEE
License Name : Bacchus Enterprises Inc License Class: Annual
DBA : South Cape Wine And Spirits License Type: Package Store
Premise Address: 19 Commercial Street Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: Barbara Rymsha

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature

Printed Name
TOWN MANAGERS OFFICE
OCT 24 '23 PM2:23

October 24, 2023
November, 2023

President
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 30 '23 PM2:22

2024

Retail License Renewal

License Number: 90562-PK-0670 Municipality: MASHPEE
License Name : ABDUL HAFEEZ MIAN License Class: Annual
DBA : Mashpee Country Store License Type: Package Store
Premise Address: 387 Main Street Mashpee, MA 02649 License Category: Wines and Malt
Manager: Abdul Hafeez Mian

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature-

ABDUL H MIAN
Printed Name

October 30, 2023
November, _____

OWNER
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2024
Retail License Renewal

License Number: 89373-PK-0670 Municipality: MASHPEE
License Name : ASZS Group, Inc. License Class: Annual
DBA : Mashpee Mart License Type: Package Store
Premise Address: 44 Falmouth Road Mashpee, MA 02649 License Category: Wines and Malt
Manager: Zohaib Shahid

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature

ZOHAIB SHAHID
Printed Name

November, 11-15-2023

MANAGER
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.





Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 19 '23 AM 10:35

2024

Retail License Renewal

License Number: 88862-PK-0670 Municipality: MASHPEE
License Name : Shree Kamakya Devi, Inc. License Class: Annual
DBA : Mashpee Mini Mart License Type: Package Store
Premise Address: 401 Nathan Ellis Highway Mashpee, MA License Category: Wines and Malt
02649
Manager: Subodh Basnet

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

SUBODH BASNET

Printed Name

November, OCT 19 / 2023
PRESIDENT
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 3 '23 PM2:56

2024

Retail License Renewal

License Number: 90213-PK-0670

Municipality: MASHPEE

License Name : MPG CORPORATION

License Class: Annual

DBA :

License Type: Package Store

Premise Address: 414 Nathan Ellis Highway Mashpee, MA
02649

License Category: Wines and Malt

Manager: Daniel Fortunato

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Melina Behnke

Signature

Melina Behnke

Printed Name

November,

2 2023

Marketing Specialist

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

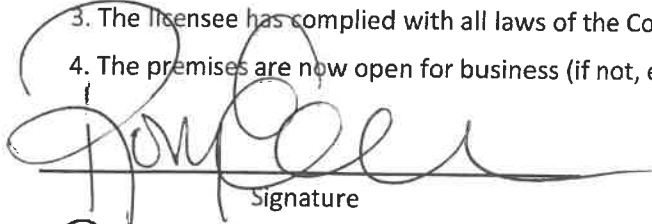
TOWN MANAGERS OFFICE
NOV 20 '23 PM 1:40

2024
Retail License Renewal

License Number: 00085-PK-0670 Municipality: MASHPEE
License Name : Darby's Natural Markets LLC License Class: Annual
DBA : Rory'S License Type: Package Store
Premise Address: 32 Market Street Mashpee, MA 02649 License Category: Wines and Malt
Manager: Rory Eames

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature

Rory Eames
Printed Name

November, 20th 2023
CEO
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 20 '23 PM1:24

2024

Retail License Renewal

License Number: 00073-RS-0670 Municipality: MASHPEE
License Name : Mashpee Oriental Inc. License Class: Annual
DBA : Asia Palace License Type: Restaurant
Premise Address: 3 Greene Street Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: Mei Na Ko

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

FANG YAN REN

Signature

FANG YAN REN

Printed Name

October

10/20/2023

~~November~~

manager

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 30 '23 PM2:35

2024

Retail License Renewal

License Number: 00064-RS-0670

Municipality: MASHPEE

License Name : Bleu Inc

License Class: Annual

DBA :

License Type: Restaurant


Premise Address: 38 Nathan Ellis Highway 1070 Mashpee, MA
02649

License Category: All Alcoholic Beverages

Manager: Frederic Feufeu

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature

FREDERIC FEUFEU
Printed Name

October
November, 30, 2023

President
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

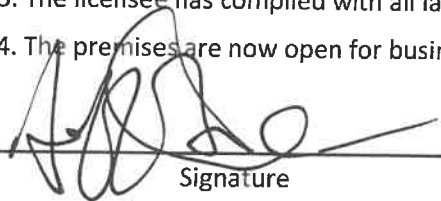
Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2024
Retail License Renewal

License Number: 00010-RS-0670 Municipality: MASHPEE
License Name : Poets Pub Inc License Class: Annual
DBA : Bobby Byrnes Pub License Type: Restaurant
Premise Address: 6 Central Square Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: William Murphy

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature
Jeffrey Moore
Printed Name

November, 11/17/2023
President / Owner
Title

Additional Information:

TOWN MANAGERS OFFICE
NOV 17 '23 PM 12:46

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
OCT 27 '23 PM 2:34

2024
Retail License Renewal

License Number: 00069-RS-0670

Municipality: MASHPEE

License Name : 25 Market Street Inc

License Class: Annual

DBA : Cafe Trevi

License Type: Restaurant

Premise Address: 25 Market Street Mashpee, MA 02649

License Category: All Alcoholic Beverages

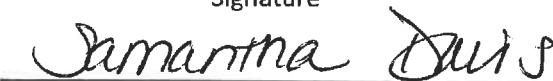
Manager: Samantha Davis

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



Signature



Printed Name

October 27, 2023
~~November~~

Owner

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 13 '23 AM 9:40

2024

Retail License Renewal

License Number: 04384-RS-0670 Municipality: MASHPEE
License Name : Cape Cod Coffee LLC License Class: Annual
DBA : Cape Cod Coffee License Type: Restaurant
Premise Address: 53 Market Street Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: Jan Aggerbeck

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

Jan Aggerbeck

Printed Name

November, 10th, 2023

CEO

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 7 '23 PM3:13

2024

Retail License Renewal

License Number: 00084-RS-0670

Municipality: MASHPEE

License Name : Markantonis Group Inc.

License Class: Annual

DBA : Estia

License Type: Restaurant

Premise Address: 26 Steeple Street Mashpee, MA 02649

License Category: All Alcoholic Beverages

Manager: Nicholas Stanley Markantonis

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature

Catherine Markantonis
Printed Name

November, 7th 2023
Owner
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 13 '23 PM 3:11

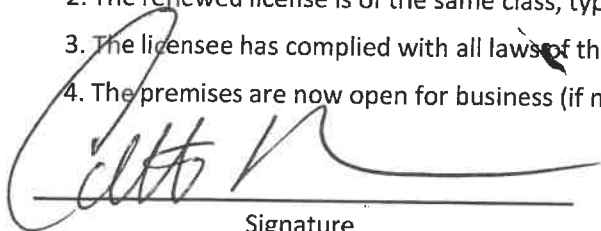
2024

Retail License Renewal

License Number: 00044-RS-0670 Municipality: MASHPEE
License Name : Barnstable Pizza And Pasta Co Inc License Class: Annual
DBA : Finally Dinos License Type: Restaurant
Premise Address: 401 Route 151 Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: Constantino Mitrokostas

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



Signature

CONSTANTINOS MITROKOSTAS

Printed Name

November, 11, 2023

Pres./Mng.
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.

THE COMMONWEALTH OF MASSACHUSETTS
ALCOHOLIC BEVERAGES CONTROL COMMISSION

95 Fourth Street, Suite 3

Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 22 '23 AM 10:34

Retail License Renewal

Renewal For (Year) 2024

License Number	07784-RS-0670	Municipality	MASHPEE
License Name	CHEN 1688, INC	License Class	Annual
DBA	SAGA HIBACHI	License Type	On-Premises: Restaurant
Premises Address	36 SOUTH STREET	License Category	All Alcohol
Manager Name	HUI LING CHEN		

I hereby certify and under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type and category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature of Authorized Party

11/21/2023
Date

HUI LING CHEN
Printed Name of Signer

SAGAFUSION 0722@GMAIL.COM
Email Address

Please complete and return this form to the Local Licensing Authority.

Additional Information / Corrections

--



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2024
Retail License Renewal

License Number: 00076-RS-0670

Municipality: MASHPEE

License Name : Skittles Inc

License Class: Annual

DBA : The Lanes

License Type: Restaurant

Premise Address: 9 Greene Street Mashpee, MA 02649


License Category: All Alcoholic Beverages


Manager: Jeffrey Moore

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature


Printed Name

November, 11/17/2023

President / Owner
Title

Additional Information:

TOWN MANAGERS OFFICE
NOV 17 '23 PM 12:46

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 13 '23 AM 9:40

2024

Retail License Renewal

License Number: 05527-GP-0670

Municipality: MASHPEE

License Name : MAGNI INC.

License Class: Annual

DBA :

License Type: General On-Premises

Premise Address: 10 Evergreen Circle Mashpee, MA 02649

License Category: All Alcoholic Beverages

Manager: Jan Aggerbeck

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

Jan Aggerbeck

Printed Name

November, 10th, 2023

CEO

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 21 '23 PM 12:46
2024
Retail License Renewal

License Number: 00046-RS-0670 Municipality: MASHPEE
License Name : 99 West LLC License Class: Annual
DBA : 99 Restaurant License Type: Restaurant
Premise Address: 8 Ryans Way Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: Walter Eric Whaples

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

W Craig Barber

Signature

November, 2 2023

W. Craig Barber

Printed Name

LLC Manager/CEO

Title

Additional Information:

Email: licensing@restgrowthservices.com

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 20 '23 PM3:18

2024

Retail License Renewal

License Number: 07430-RS-0670

Municipality: MASHPEE

License Name : Quashnet D & W LLC

License Class: Annual

DBA : Valley Grille

License Type: Restaurant


Premise Address: 309 Old Barnstable Road Mashpee, MA
02649

License Category: All Alcoholic Beverages

Manager: Dawn Tormey

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature

William Tormey
Printed Name

November,

20/2023

Manager
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.





Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 20 '23 PM3:21

2024

Retail License Renewal

License Number: 00015-RS-0670

Municipality: MASHPEE

License Name : Better Food LLC

License Class: Annual

DBA : Siena Restaurant

License Type: Restaurant

Premise Address: 17 Steeple Street Mashpee, MA 02649

License Category: All Alcoholic Beverages

Manager: Graham Silliman

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Graham Silliman

Signature

Graham Silliman

Printed Name

November, 8 2023

MANAGER

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 21 '23 PM 12:46

2024

Retail License Renewal

License Number: 00055-RS-0670 Municipality: MASHPEE
License Name : Fidde Corp License Class: Annual
DBA : Soprano'S Ristorante License Type: Restaurant
Premise Address: 681 Falmouth Road Mashpee, MA 02649 License Category: All Alcoholic Beverages
Manager: Edmund Richardi

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Edmund Richardi
Signature

Edmund Richardi
Printed Name

November, 16th, 2023
owner / manager
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorzio, Esq.
Commission Chairman

TOWN MANAGERS OFFICE
NOV 22 '23 AM 11:41

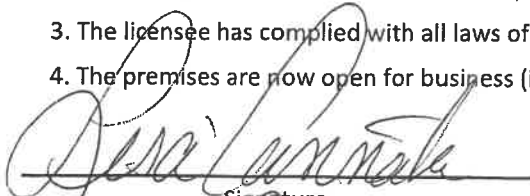
Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

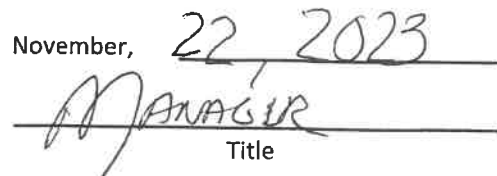
2024
Retail License Renewal

License Number: 07061-RS-0670 Municipality: MASHPEE
License Name : WILDFIRE PIZZA LLC License Class: Annual
DBA : Wildfire Brick Oven Piza License Type: Restaurant
Premise Address: 2 Center Street Unit 2A Mashpee, MA License Category: All Alcoholic Beverages
02649
Manager: Lisa Cannata

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature
LISA CANNATA
Printed Name

November, 22, 2023

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.





Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 22 '23 AM 11:45

2024

Retail License Renewal

License Number: 07734-RS-0670

Municipality: MASHPEE

License Name : Elevated Crust, LLC

License Class: Annual

DBA : Wicked Restaurant

License Type: Restaurant

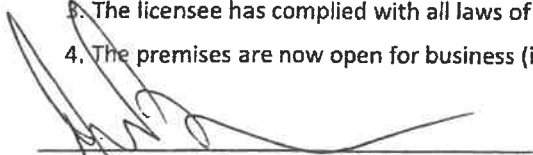
Premise Address: 35F South Street Mashpee, MA 02649


License Category: All Alcoholic Beverages

Manager: Anthony J Bartolomei

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



Signature


Printed Name

November, 22, 2023
Owner / President

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.





Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2024

TOWN MANAGERS OFFICE
NOV 20 '23 PM 3:20
Retail License Renewal

License Number: 00079-RS-0670

Municipality: MASHPEE

License Name : Tana And Friend LLC

License Class: Annual

DBA : Bangkok Thai Cuisine

License Type: Restaurant

Premise Address: 681 Falmouth Road 12 Mashpee, MA 02649

License Category: Wines and Malt

Manager: Tanapon Tanasandilok

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

Somsak Sangworn

Printed Name

November,

12-2023

owner

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 21 '23 PM 3:32

2024

Retail License Renewal

License Number: 00043-RS-0670

Municipality: MASHPEE

License Name : Zoe Inc

License Class: Annual

DBA : Zoes

License Type: Restaurant

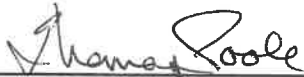
Premise Address: 38 Bates Road Mashpee, MA 02649

License Category: Wines and Malt

Manager: Thomas W Poole

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



Signature



Printed Name

November, 11/16/23



Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

2024

Retail License Renewal

TOWN MANAGERS OFFICE

NOV 20 '23 PM3:37

License Number: 00003-CL-0670

Municipality: MASHPEE

License Name : NS Beach Club LLC

License Class: Annual

DBA : New Seabury Country Club

License Type: Club

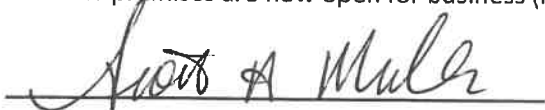
Premise Address: 95 Shore Drive West Mashpee, MA 02649

License Category: All Alcoholic Beverages

Manager: Scott Mullen

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).



Signature



Printed Name

November, 20, 2023

Assistant FEB Manager
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 16 '23 AM 8:50

2024

Retail License Renewal

License Number: 00036-CL-0670

Municipality: MASHPEE

License Name : Southworth Willowbend LLC

License Class: Annual

DBA : Willowbend Country Club

License Type: Commercial Club

Premise Address: 100 Willowbend Drive Mashpee, MA 02649

License Category: All Alcoholic Beverages

Manager: Cathy Chauvin

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

Mariannella Van Etten

Printed Name

November, 1, 2023

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 22 '23 AM 11:44

2024

Retail License Renewal

License Number: 03934-PP-0670

Municipality: MASHPEE

License Name : Naukabout Beer Company, LLC

License Class: Annual

DBA :

License Type: Farmer Brewery Pouring Permit

Premise Address: 13 Lake Avenue Mashpee, MA 02649

License Category: Malt Only

Manager: Greg Sellers

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).

Signature

November, 4th

Printed Name

Manager

Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



Jean M. Lorizio, Esq.
Commission Chairman

Commonwealth Of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

TOWN MANAGERS OFFICE
NOV 22 '23 PM3:28

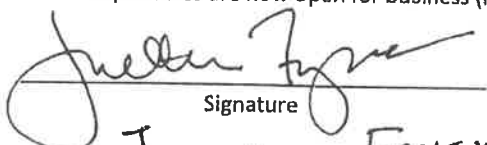
2024

Retail License Renewal

License Number: 06203-PP-0670 Municipality: MASHPEE
License Name : CAPE & ISLANDS DISTILLERS LLC License Class: Annual
DBA : License Type: Farmer Distillery Pouring Permit
Premise Address: 10A Evergreen Circle Mashpee, MA 02649 License Category: Distilled Spirits Only
Manager: Jonathan Fryer

I hereby certify and swear under penalties of perjury that:

1. I am authorized to sign this renewal pursuant to M.G.L. Chapter 138;
2. The renewed license is of the same class, type, category as listed above;
3. The licensee has complied with all laws of the Commonwealth relating to taxes; and
4. The premises are now open for business (if not, explain below).


Signature
JONATHAN FRYER
Printed Name

November, 22/23
MANAGER
Title

Additional Information:

Please complete and return this form to the Local Licensing Authority.



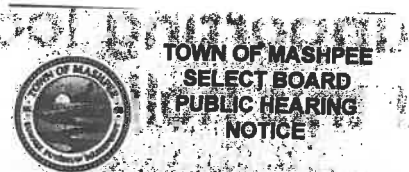


**TOWN OF MASHPEE
SELECT BOARD
PUBLIC HEARING NOTICE**

In accordance with M.G.L., c. 10, §27 A, the Mashpee Select Board, will conduct a public hearing on the application of Cape Cod Coffee, Inc. dba Cape Cod Coffee, 10 Evergreen Circle, Mashpee, MA 02649 for a KENO license.

Said hearing will be held on Monday, December 4, 2023 at 6:50 p.m. in the Waquoit Meeting Room, Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA 02649.

You may submit comments and questions via email to bos@mashpeema.gov prior to the meeting date and time.



**TOWN OF MASHPEE
SELECT BOARD
PUBLIC HEARING
NOTICE**

In accordance with M.G.L., c. 10, §27 A, the Mashpee Select Board, will conduct a public hearing on the application of Cape Cod Coffee, Inc. dba Cape Cod Coffee, 10 Evergreen Circle, Mashpee, MA 02649 for a KENO license.

Said hearing will be held on Monday, December 4, 2023 at 6:50 p.m. in the Waquoit Meeting Room, Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA 02649.

You may submit comments and questions via email to bos@mashpeema.gov prior to the meeting date and time.

Per order of
The Mashpee Select Board

John J. Cotton, Chair
Thomas F. O'Hara, Vice-Chair
Carol A. Sherman, Clerk
David W. Weeden
Michaela Wyman-Colombo

Per order of

The Mashpee Board of Selectmen

John J. Cotton, *Chair*

Thomas F. O'Hara, *Vice-Chair*

Carol A. Sherman, Clerk

David W. Weeden

Michaela Wyman-Colombo

November 24, 2023



TOWN OF MASHPEE


OFFICE OF THE SELECT BOARD

16 Great Neck Road North
Mashpee, Massachusetts 02649
Telephone – (508) 539-1401
bos@mashpeema.gov

MEMORANDUM

Date: November 29, 2023

To: Rodney C. Collins, Town Manager and
Honorable Members of the Board of Selectmen

From: Stephanie A. Coleman, Administrative Secretary 

Re: Public Hearing – KENO License, Cape Cod Coffee

Description

In accordance with M.G.L., c. 10, §27 A, the Mashpee Select Board, will conduct a public hearing on the application of Cape Cod Coffee, Inc. dba Cape Cod Coffee, 10 Evergreen Circle, Mashpee, MA 02649 for a KENO license.

Said hearing will be held on Monday, December 4, 2023 at 6:50 p.m. in the Waquoit Meeting Room, Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA 02649.

The Select Board will need to vote to approve the application or object to the issuance of the KENO license. If the Board objects it must do so in writing within twenty-one (21) days of receipt of the notice from the State.

The objection of a city/town must be “as a result of an official action” taken by said city or town regarding the KENO application. The MSLC defines an “official action” to be one in which the applicant appeared, or was given the opportunity to appear, before the licensing authority to discuss the issue at the local level in an open hearing or meeting prior to the MSLC hearing.



Massachusetts State Lottery Commission

DEBORAH B. GOLDBERG
Treasurer and Receiver General

MARK WILLIAM BRACKEN
Executive Director

November 17, 2023

Mashpee Board of Selectmen
16 Great Neck Road N.
Mashpee, MA 2649

Dear Sir/Madam:

In accordance with Massachusetts General Laws, chapter 10, section 27A, (as amended on 5/20/96), you are hereby notified that an application for a KENO license has been received by the Massachusetts State Lottery Commission, (MSLC) from:

Cape Cod Coffee
10 Evergreen Circle
Mashpee, MA

If the city/town objects to the issuance of the KENO license, it must claim its right to a Hearing before the MSLC within twenty-one (21) days of receipt of this notice.

In accordance with section 27A(b), the objection of the city/town must be "as a result of an official action" taken by said city or town regarding the KENO applicant. To be fair and apply the same criteria to all cities, towns, and applicants, the MSLC defines an "official action" to be one in which the applicant appeared, or was given the opportunity to appear, before the licensing authority to discuss the issue at the local level in an open hearing or meeting prior to the Hearing at the MSLC.

If you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-one (21) days of receipt of this letter. If applicable, please address your written objection to the Massachusetts State Lottery Commission, Legal Department, 150 Mount Vernon Street, Dorchester, MA 02125 and send via email to lzella@masslottery.com or by mail. Should you have any questions regarding this program or any other issues relative to the Lottery, please call the Lottery's General Counsel, Greg Polin, at 781-917-6057 or via email at gpolin@masslottery.com. We look forward to working with you as the Lottery continues its efforts to support the 351 cities and towns of the Commonwealth.

Very truly yours,

MSLC Licensing Department

Cape Cod Coffee GEM 26886
TMCOOK@Mashpeema.gov; WTaylor@mashpeema.gov



Supporting the 351 Cities and Towns of Massachusetts

150 Mount Vernon Street • Dorchester • Massachusetts • 02125 • Tel: 781-849-5555 • Fax: 781-849-5547 • TTY: 781-849-5678 • www.masslottery.com



TOWN OF MASHPEE


OFFICE OF THE SELECT BOARD

16 Great Neck Road North
Mashpee, Massachusetts 02649
Telephone – (508) 539-1401
bos@mashpeema.gov

MEMORANDUM

Date: November 29, 2023

To: Rodney C. Collins, Town Manager and
Honorable Members of the Select Board

From: Stephanie A. Coleman, Administrative Secretary 

Re: Board, Committee and Commission: Appointments

Description

Discussion of the following appointments:

- Mashpee Wakeby Lake Management Committee: Allison Bernhardt, term expires June 30, 2024

Attached are the preliminary evaluation forms as well as a letter of interest from the candidate.

Mashpee Board of Selectman
6 Great Neck Rd
Mashpee, MA
02649

October 27, 2023

To whom this may concern,

My name is Allison Bernhardt and I am interested in joining the Wakeby Mashpee Lake Management committee. I am a full time resident of Mashpee and live directly on the lake in the Mashpee Shores community. We have owned our home for 5 years and have enjoyed the many benefits and pleasures that come with lake life. However, in those past 5 years we have been witness to not only the drastic increase of day boaters and jet skis that drop in on the weekends but also to the declining health of our beloved lake. As a full time resident and someone who plans to own this home for many years and pass it on to future generations, I want to make sure we are doing everything in our power to save this lake. Being part of this committee would allow me to play an active role in doing just that. I have attended the latest committee meeting as a guest on October 24th, 2023 and seek your approval to continue attending meetings as a committee member.

Thank you for your consideration,

Allison Bernhardt

A handwritten signature in cursive script that reads "Allison Bernhardt". The ink is dark and the signature is fluid, with a long, sweeping tail on the letter 't'.

Mashpee, MA

PRELIMINARY EVALUATION FORM

Candidate: Allison Bernhardt

Board/Committee/Commission/Council: MWL MC

Interview Date: Oct. 24, 2013 Evaluator: Debi McManus

Did the candidate appear available for scheduled meetings? YES [☒] NO [☐]

Did the candidate appear knowledgeable on role/responsibilities? YES [☒] NO [☐]

Did the candidate appear competent and qualified to serve? YES [☒] NO [☐]

Comments/Observations:

Would love to welcome Allison Bernhardt
to our committee. As someone that lives
on the lake I think she will have
some great input to our meetings.

On 1-5 scale (5 the strongest and 1 the weakest) my rating of this candidate is: 5

I attest that this evaluation is true and accurate to my knowledge and belief after impartially evaluating the candidate's performance in the initial interview.

Debi McManus
Signature

PRELIMINARY EVALUATION FORM

Candidate: Allison Bernhardt

Board/Committee/Commission/Council: Mashpee Wakeby Lake Management Com.

Interview Date: Oct 24, 2023 Evaluator: Barbara B. Nichols

Did the candidate appear available for scheduled meetings? YES [☒] NO [☐]

Did the candidate appear knowledgeable on role/responsibilities? YES [☒] NO [☐]

Did the candidate appear competent and qualified to serve? YES [☒] NO [☐]

Comments/Observations:

Allison appears very knowledgeable and
interested in taking part in the work
of the committee. She would be a valuable
addition to MWLMC.

On 1-5 scale (5 the strongest and 1 the weakest) my rating of this candidate is: 5

I attest that this evaluation is true and accurate to my knowledge and belief after impartially evaluating the candidate's performance in the initial interview.

Barbara B. Nichols - Secretary MWLMC
Signature

PRELIMINARY EVALUATION FORM

Candidate: Allison Bernhardt

Board/Committee/Commission/Council: Mashpee / Wakeby Lake Management Committee

Interview Date: October 24, 2023 Evaluator: Paul S. Bibo

Did the candidate appear available for scheduled meetings? YES [☒] NO [☐]

Did the candidate appear knowledgeable on role/responsibilities? YES [☒] NO [☐]

Did the candidate appear competent and qualified to serve? YES [☒] NO [☐]

Comments/Observations:

Allison expressed genuine interest in participating in and contributing to the activities of the Committee.

She is a Mashpee resident who enjoys the benefits of Mashpee Wakeby and appears eager to assure

that the safety and quality of this resource is preserved

On 1-5 scale (5 the strongest and 1 the weakest) my rating of this candidate is: 5

I attest that this evaluation is true and accurate to my knowledge and belief after impartially evaluating the candidate's performance in the initial interview.

Paul S. Bibo



Signature

PRELIMINARY EVALUATION FORM

Candidate: ALLISON BERNHARDT

Board/Committee/Commission/Council: MASHPEL WAKEBY LAKE COMMITTEE

Interview Date: 10/24/23 Evaluator: DON MACDONALD

Did the candidate appear available for scheduled meetings? YES [☒] NO [☐]

Did the candidate appear knowledgeable on role/responsibilities? YES [☒] NO [☐]

Did the candidate appear competent and qualified to serve? YES [☒] NO [☐]

Comments/Observations:

ALLISON WILL BE A GREAT ADDITION TO THE COMMITTEE.
SHE REPRESENTS THE WEST SIDE OF THE LAKE AND
WILL BE A RESOURCE TO THE ASSOCIATION THERE
AS WELL.

On 1-5 scale (5 the strongest and 1 the weakest) my rating of this candidate is: 5

I attest that this evaluation is true and accurate to my knowledge and belief after impartially evaluating the candidate's performance in the initial interview.

Don MacDonald
Signature