



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Mashpee Planning Board Meeting Wednesday, May 2, 2018 7:00 p.m.

Call Meeting to Order: 7:00 p.m. – Waquoit Meeting Room – Mashpee Town Hall

- Pledge of Allegiance

Approval of Minutes

- Review and approval of April 18, 2018 Minutes

Public Hearings

7:05 PM **Warrant Article 17:** Amendment to the Mashpee Zoning By-Law by adding a new section § 174-17.1: Raze and Replace. *Submitted by the Zoning Board of Appeals*

7:10 PM **Warrant Article 18:** To see if the Town will vote pursuant to M.G.L. ch. 40 to authorize the Board of Selectmen to purchase an 80 percent low income restriction on a real property identified as 37 Center Street, *Petitioner, Ms. Katherine McBrien*

Warrant Article 19: A citizen's petition to see if the Town will vote pursuant to M.G.L. ch. 40 to authorize the Board of Selectmen to release and extinguish a 120 percent moderate income restriction on a real property identified as 37 Center Street. *Petitioner, Ms. Katherine McBrien*

New Business

- **Approval Not Required Plan (ANR)**
Applicant: Shane M. Mallon, P.L. S., 78 North St., 3rd Floor, Hyannis, MA 02601
Location: 0 Sampsons Mill Road-Southworth Cape Dev. LLC, & 100 Willowbend Drive-Trustees of Willowbend Community Trust
Request: Signature of plan as "Approval Not Required"
- C. Rowley March 2018 Billing

Old Business

- Mashpee Commons Update: The Mashpee Commons Master Plan Week from May 3 – May 9
- Update on Ockway Highlands Subdivision roadway construction (Blue Castle Drive)

Board Member Updates

- Chairman's Report
- Reports from members of Design Review Committee, Community Preservation Committee,
- Environmental Oversight Committee, Historic District Commission, MMR Military Civilian Community Council and Cape Cod Commission
- Historic District Committee

Planning Staff Updates

- Seaport Economic Council, Supportive Coastal Infrastructure Project Grant Proposal
- Housing Choice Initiative, Submission for Designation

Correspondence

- October 2017 Discharge Monitoring Report for South Cape Village N=5.6
- November 2017 Discharge Monitoring Report for South Cape Village N=6.40
- December 2017 Discharge Monitoring Report for South Cape Village N=5.10
- January 2018 Discharge Monitoring Report for South Cape Village N=5.60
- February 2018 Discharge Monitoring Report for South Cape Village N=39.50
- March 2018 Discharge Monitoring Report for South Cape Village N=4.50

Waterways

Additional Topics

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

Adjournment



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: April 20, 2018

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

Name of Applicant Shane M. Mallon, P.L.S. Phone 508-771-7502

Address 78 North Street, 3rd Floor, Hyannis, MA 02601
0 Sampsons Mill Road - Southworth Cape Development, LLC - Owner
100 Willowbend Drive - Trustees of Willowbend Community Trust - Owner
Owner, if different _____ Phone 508-539-5318
Southworth Cape Development, LLC - 120 Wells Avenue, Newton, MA 02459

Address Trustees of Willowbend Community Trust - 130 Willowbend Drive, Mashpee, MA 02649

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

Engineer or Surveyor Shane M. Mallon, P.L.S. Phone 508-771-7502

Address 78 North Street, 3rd Floor, Hyannis, MA 02601
0 Sampsons Mill Road

Deed of property recorded in Barnstable County Registry Book 26395 Page 247
100 Willowbend Drive 28877 139

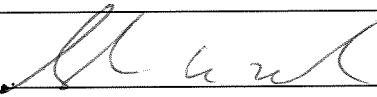
Or Land Court Certificate of Title No. _____

Location and description of property

0 Sampsons Mill Road - Wooded Lot

100 Willowbend Drive - Golf Course Lot
0 Sampsons Mill Road - Map 63 Parcel 89
100 Willowbend Drive - Map 69 Parcel 117

Mashpee Assessors map(s) and Block(s) _____

Signature of Owner or Quthorized Representative. 

Attach written authorization signed by owner.

TRANSMITTAL
BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

78 North Street, 3rd Floor, Hyannis, MA 02601 Tel: (508) 771-7502 Fax: (508) 771-7622

Date:	April 20, 2018	To: Town of Mashpee Attn: Deborah Dami, Town Clerk
Total No. Pages:		
BN Job No.:	2014-009	
Subject:	ANR Submittal for 0 Sampsons Mill road & 100 Willowbend Drive	cc: Mashpee Town Planner & BN File

We are sending you ☒ Attached ☐ Under Separate Cover
☐ Via Fax (No. of pages including Transmittal Sheet) _____
☐ First Class Mail / Registered #: _____ ; ☐ Overnight
☐ Pick up ☒ Hand Delivery – by L.G.

The following documents:

☒ Prints/Plans ☐ Specifications ☐ Estimates/Proposal ☐ Change Order ☐ Shop Drawings
☐ Reports/Calculations ☒ Other _____

DATE	COPIES	NO. PAGES	DESCRIPTION
04-20-18	1	1	Form N – Notice of Filing of Application with Mashpee Planning Board
04-20-18	1	1	Plan Sheet ANR1.0 – 24" x 36" – Stamped/Signed by SMM
04-20-18	1	1	Copy of Form A–Application for Endorsement of Plan Believed Not to Require Approval
04-20-18	1	1	Copy of Transmittal for ANR submittal to Mashpee Town Planner

These items are transmitted as checked below:

☒ For Your Use ☐ As Requested ☐ Returned For Corrections
☐ For Review And Comment ☐ For Approval ☐ For Distribution

Remarks:

Shane M. Mallon, P.L.S.
Direcotr of Survey

MASHPEE TOWN CLERK

APR 20 2018

SMM/sk

RECEIVED BY _____

O:\2014\2014-009\ADMIN\PERMITS - Applications and Approvals\ANR-Riverview-04-20-18\ANR Submittal-Mashpee Town Clerk-04-20-18.docx
/File

Note:

This transmittal contains privileged information. Please contact the sender immediately if this transmittal is illegible, incomplete or not intended for your use. Thank you.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

FORM A

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100 Willowbend Drive - Map 69 Parcel 117

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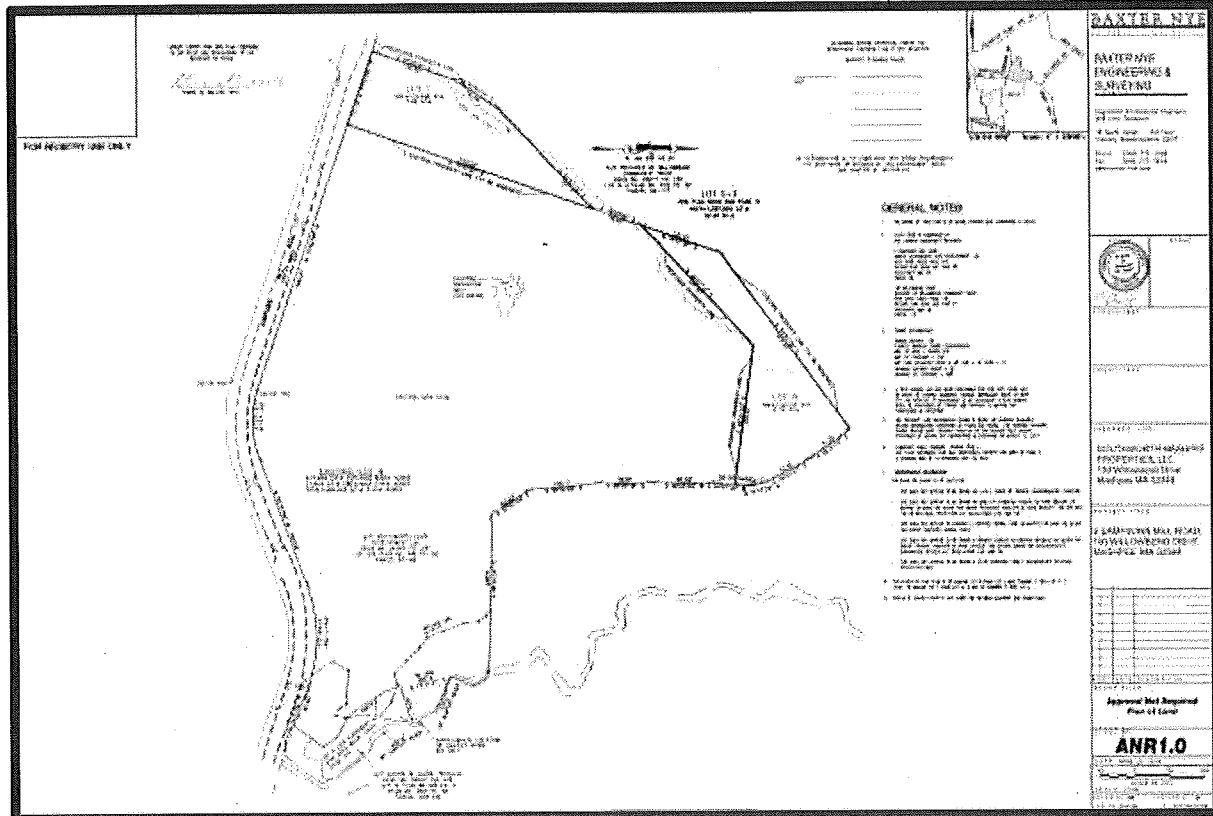
Signature of Owner or Quthorized Representative *Shane M. Mallon*

Attach written authorization signed by owner.

**MASHPEE PLANNING DEPARTMENT**

Prepared for the meeting of May 2, 2018

Plans submitted believed to not require approval under the subdivision control law seeking endorsement.



Applicant: Shane M. Mallon, P.L. S., 78 North St., 3rd. Floor, Hyannis, MA 02601

Property Owner(s): Southworth Cape Development, LLC (Map 63, Lot 89)
Trustees of Willowbend Community Trust (Map 69, Lot 117)

Subject Properties: 0 Sampsons Mill Road-Southworth Cape Dev. LLC & 100 Willowbend Drive-Trustees of Willowbend Community Trust

Zoning: R-3

Frontage Minimum: 150 ft.

Context

This plan intends to show a minor land swap between 0 Sampsons Mill Road (Map 63 Lot 89) and 100 Willowbend Drive, (Map 69 Lot 117). Sampsons Mill Road is a wooded parcel and Willowbend Drive a golf course parcel. This land swap is proposed so that a proposed new development of Willowbend Townhouses (no plans in my department yet) will have better views of the golf course.

Recommendation

The plan shows frontage along Sampsons Mill Road well beyond the minimum required by zoning of 150'. Without a proper scale, frontage appears 700' or more. Satisfying the frontage requirement, this land swap does not require approval under the subdivision control law.

HOUSING CHOICE INITIATIVE: SUPPORT FOR DESIGNATION ON HIGH PRODUCTION PATH

MASHPEE PLANNING DEPARTMENT

Year	Single-Family	Condo Units	Demolitions	Annual Totals
2013	35	38	13	60
2014	42	85	11	116
2015	66	34	3	97
2016	39	61	13	87
2017	43	10	14	39
Cumulative Totals	+225	+228	-54	+399 Units

Table 1: Building Permits issued by year and housing type (2013-2017)

Threshold for designation as
Housing Choice Community on
high production path is 5.0%

Net Gain 2013-2017	399 Units
Total Units per 2010 Census	6,473 Units
% Change	+ 6.16%

Table 2: Growth of housing units compared to 2010 US Census
Year Round Housing Totals.

The Town of Mashpee shows growth of year-round housing units between the years of 2013-2017 of 6.16%. This exceeds the threshold of 5.0% growth by 1.16%. The housing production calculations given by the United States Census Bureau show even further inflated growth in housing units. It is likely that some units developed were not captured making housing growth potentially higher than indicated by Mashpee Building Department Permit Data.

THE TOWN OF MASHPEE IS EAGER AND HOPEFUL FOR ITS DESIGNATION AS A HOUSING CHOICE COMMUNITY.



Must have applied for (or received) a Community Compact.



NOT have an active moratorium restricting the development of new housing.



Demonstrated increase in housing stock by at least 5% or 500 units over the last 5 years.



X

Thomas F. O'Hara
Chairman, Board of Selectmen

X

Michael Mendoza
Building Commissioner

PREPARED BY EVAN R. LEHRER
TOWN PLANNER

4/27/2018

BAXTER NYE
ENGINEERING & SURVEYING

BAXTER NYE
ENGINEERING &
SURVEYING

Registered Professional Engineers
and Land Surveyors
79 North Street - 3rd Floor
Hyannis, Massachusetts 02601
Phone - (508) 771-7522
Fax - (508) 771-7522
www.baxter-nye.com

STAMP



CONSULTANT

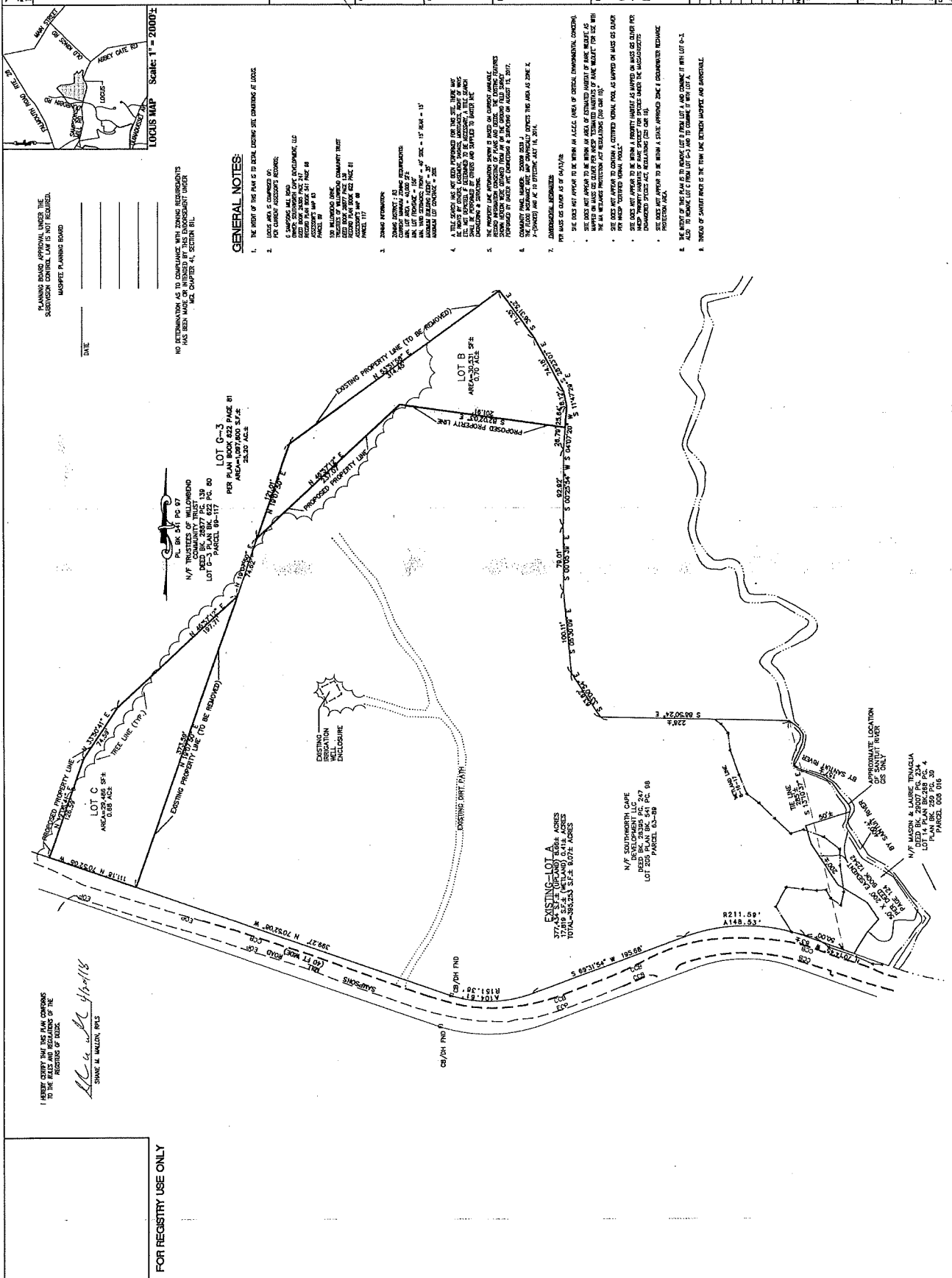
CONSULTANT

PREPARED FOR:
**SOUTHWORTH MASHPEE
PROPERTIES, LLC**
130 Willowbend Drive
Mashpee, MA 02549

PROJECT TITLE
**0 SAMPSONS MILL ROAD,
100 WILLOWBEND DRIVE
MASHPEE, MA 02549**

NO.	DATE	DESCRIPTION
1	04/20/2018	Approval Not Required Plan of Land

SHEET NO
ANR1.0
DATE: APRIL 20, 2018
SCALE: 1"=200'
CHECKED BY: SB
JOB NO: 2018-008 FILE: 2018-008 IN 80



FOR REGISTRY USE ONLY



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

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

In accordance with M.G.L. Chapter 40A, Section 5, the Mashpee Planning Board will hold a public hearing on Wednesday, May 2, 2018 at 7:05 PM in the Waquoit Meeting Room, Mashpee Town Hall, 1st Floor, 16 Great Neck Road North, Mashpee, MA, 02649, to consider the following:

May 2018 Annual Town Meeting Warrant Article 17: **Amending the Mashpee Zoning By-Law by adding a new section § 174-17.1: Raze and Replace:** No pre-existing, non-conforming single or two family dwelling shall be razed and replaced on any lot unless a Special Permit issued by the Zoning Board of Appeals authorizes such action.

The text of the proposed amendment is on file in the Office of the Town Clerk and may be reviewed during normal business hours.

Per order of:

Mary Waygan, *Chairman*
Mashpee Planning Board

Publication Dates: Friday, April 13, 2018
 Friday, April 20, 2018

**TOWN OF MASHPEE
PUBLIC HEARING NOTICE**

The Mashpee Planning Board will hold a public hearing on Wednesday, May 2, 2018 at 7:00 PM in the Waquoit Conference Room, Mashpee Town Hall, 1st Floor, 16 Great Neck Road North, Mashpee MA, 02649, to consider the following:

A citizen's petition to see if the Town will vote pursuant to M.G.L. ch. 40 to authorize the Board of Selectmen to purchase an 80 percent low income restriction on a real property identified as 37 Center Street using general funds, Community Preservation Act, donations, and/or other sources of revenue.
Details of the citizen's petition is to be provided during the public hearing. (Article 18)

A citizen's petition to see if the Town will vote pursuant to M.G.L. ch. 40 to authorize the Board of Selectmen to release and extinguish a 120 percent moderate income restriction on a real property identified as 37 Center Street . Details of the citizen's petition is to be provided during the public hearing. (Article 19)

The text of the citizen's petitions are on file in the Office of the Mashpee Town Clerk and may be reviewed during normal business hours.

Per order of:

Mary Waygan, *Chairman*

Mashpee Planning Board

Publication Dates: Friday, April 13, 2018

Friday, April 20, 2018