



**Meeting of the Mashpee Planning Board
Wednesday, November 6, 2019
Mashpee Town Hall
Waquoit Meeting Room**

Call Meeting to Order

7:00PM

- Pledge of Allegiance

Approval of Minutes

- Review of meeting minutes from October 23, 2019

New Business

- Review and discussion regarding update of Local Comprehensive Plan
- The Cottages at New Seabury Phase III – Covenant and Release of Covenant Agreement
- Charles Rowley – October 2019 Invoice

Old Business

- Mashpee Commons Update

Chairman's Report

- Town Meeting
- Cape Cod Climate Change Initiative
- EDIC Meeting - November 26th
- Sewer Commission Meeting – Proposed Waste Water Treatment Facility
- Board of Selectmen Special Waste Water Meetings - November 25th and December 9th
- Submit questions regarding the Nitrogen Management Plan

Board Member Committee Reports

- Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Greenways/Quashnet Footbridge, Historic District Commission, Military Civilian Advisory Council, Stormwater Task Force.

Updates from Town Planner

- Discussion on amending standards for development in C-3 Districts and the requirements established in Section 174-31, special footnote 14 at a future Town Meeting.
- Municipal Vulnerability Preparedness Program

Additional Topics (not reasonably anticipated by Chair)

Adjournment

**Mashpee Planning Board
Minutes of Meeting
October 23, 2019 at 7:00 p.m.
Mashpee Town Hall-Waquoit Meeting Room
16 Great Neck Road North**

Present: Chairman Mary Waygan, Vice Chairman Joe Cummings, Dennis Balzarini, Joseph Callahan, John (Jack) Phelan

Also: Evan Lehrer-Town Planner

Absent: Robert (Rob) Hansen (Alt.)

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan, at 7:00 p.m. on Wednesday, October 23, 2019. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES—October 2, 2019 and October 16, 2019

There were no changes offered to the October 2nd minutes. The Chair referenced page 11 in the October 16th minutes, asking that a 2. be added to the statement beginning with “Lease Agreement by the Town . . .” in the middle of the page.

MOTION: Mr. Balzarini made a motion to accept the minutes of October 2nd as presented. Mr. Callahan seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to accept the minutes of October 16th as amended. Mr. Callahan seconded the motion. All voted unanimously.

OLD BUSINESS

Sign Special Permit Decision regarding application made by Blue Sky Towers II LLC to erect a 150 foot monopole-type wireless communications facility at 101 Red Rook Road (Fire Station #2)-The Chair had reviewed the decision and had no changes, signing the Special Permit decision, dated October 16th.

ADDITIONAL TOPICS

The Chair confirmed that she wished for the Board to continue to meet during the regular first and third Wednesdays of November and recommended that the Board begin working on the LCP by dividing the chapters amongst Board members.

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Callahan seconded the motion. All voted unanimously. The meeting adjourned at 7:05 p.m.



October 28, 2019

Mary Elaine Waygan, Chair
c/o Evan Lehrer, Town Planner
Mashpee Town Hall
16 Great Neck Road North
Mashpee, MA 02649

RE: "THE COTTAGES AT NEW SEABURY – PHASE III"

Dear Ms. Waygan,

Bayswater Development, LLC respectfully requests that the Mashpee Planning Board establish a performance bond amount so all the lots found on the approved Definitive plan known as;

THE COTTAGES AT NEW SEABURY – PHASE III, DEFINITIVE SUBDISION,
CROSS ROAD EXTENSION BEING A PORTION OF SECTION "5"
MASHPEE, MASSACHUSETTS

Enclosed please find the cost estimate from the Pastore Excavation the site contractor, Form "D" Covenant, and Release of Covenant Agreement.

Your attention to this matter is most appreciated.

Regards,

John Falacci, Project Manager
Bayswater Development, LLC

CC: Charles Rowley, Consulting Engineer



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

FORM D
COVENANT

The undersigned New Seabury Properties, LLC of Barnstable County, Massachusetts, hereinafter called the "Covenantor," having submitted to the Mashpee Planning Board a definitive plan of a subdivision, entitled The Cottages at New Seabury- Phase III, Definitive Subdivision, Cross Road Extension dated 5/16/18 and rev 1 06-10-18 and 2nd 06-22-18 made by BSC Group, does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to G.L. (Ter. Ed.) C. 41, Sec. 81U, as amended, that:

- 1. The covenantor is the owner of record of the premises shown on said plan;
- 2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan;
- 3. The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the applicable Rules and Regulations of said Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot;
- 4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services;
- 5. This covenant shall take effect upon the approval of said plan;
- 6. Reference to this covenant shall be entered upon such plan and this covenant shall be recorded when said plan is recorded.

The undersigned New Seabury Properties, LLC wife, husband of the covenantor hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.

EXECUTED as a sealed instrument this 28 day of October, 2019.

John Falacci

COMMONWEALTH OF MASSACHUSETTS
County of Barnstable

On this 28th day of October, 2019, before me, the undersigned notary public, personally appeared John M. Falacci, proved to me through satisfactory evidence of identification, which were Personally Known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Tamara Vincent Joyce
Notary Public, Commonwealth of Massachusetts

My Commission expires March 05, 2021.

Phase III Cottages at New Seabury

| | BSC LOT# | SQFT |
|-----------------------------------|----------|------|
| 3 Rosewood Circle | III-8 | 4928 |
| 5 Rosewood Circle | III-9 | 5314 |
| 7 Rosewood Circle | III-10 | 5843 |
| 9 Rosewood Circle | III-11 | 6032 |
| 11 Rosewood Circle | III-12 | 7381 |
| 12 Rosewood Circle | III-39 | 6996 |
| 13 Rosewood Circle | III-13 | 5040 |
| 14 Rosewood Circle | III-40 | 5048 |
| 15 Rosewood Circle | III-14 | 4717 |
| 17 Rosewood Circle | III-15 | 4006 |
| 18 Rosewood Circle | III-41 | 5747 |
| 19 Rosewood Circle | III-16 | 3689 |
| 21 Rosewood Circle | III-17 | 4218 |
| 22 Rosewood Circle | III-42 | 4706 |
| 25 Rosewood Circle | III-18 | 4277 |
| 26 Rosewood Circle | III-43 | 4754 |
| 27 Rosewood Circle | III-19 | 4191 |
| 28 Rosewood Circle | III-44 | 5308 |
| 29 Rosewood Circle | III-20 | 4822 |
| 31 Rosewood Circle | III-21 | 4981 |
| 33 Rosewood Circle | III-22 | 5309 |
| 35 Rosewood Circle | III-23 | 6901 |
| 36 Rosewood Circle | III-45 | 5252 |
| 37 Rosewood Circle | III-24 | 7528 |
| 39 Rosewood Circle | III-25 | 6310 |
| 40 Rosewood Circle | III-46 | 6801 |
| 41 Rosewood Circle | III-26 | 6442 |
| 47 Rosewood Circle | III-27 | 4807 |
| 49 Rosewood Circle | III-28 | 4873 |
| 43 Rosewood to be 44 Cross Road | III-30 | 8537 |
| 11 Garden Drive | III-31 | 4258 |
| 15 Garden Drive | III-32 | 4320 |
| 17 Garden Drive | III-33 | 4320 |
| 19 Garden Drive | III-34 | 4320 |
| 23 Garden Drive | III-35 | 4874 |
| 25 Garden Drive | III-36 | 4863 |
| 27 Garden Drive | III-37 | 4483 |
| 29 Garden Drive | III-38 | 4440 |
| 45 Rosewood to be 39 Garden Drive | III-29 | 7698 |



Town of Mashpee

Planning Board

16 Great Neck Road, North
Mashpee, Massachusetts 02649

RELEASE OF COVENANT AGREEMENT

FORM E

The undersigned, being a majority of the Planning Board of the Town of Mashpee, Barnstable County, Massachusetts, hereby releases

Lot(s) SEE ATTACHED PLAN AND SPREADSHEET shown on a plan
entitled THE COTTAGES AT NEW SEABURY- PHASE III, DEFINITIVE SUBDIVISION, CROSS ROAD EXTENSION
dated 5/16/2016 REV 1 06/10/16, REV 2 6/22/16, from the provisions of a covenant agreement dated
10/28/19. Record owner as of 10/28/19

NEW SEABURY PROPERTIES, LLC *date*
name of owner

Executed as a sealed instrument this _____ day of _____, 2019.

Chairman _____

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public
Commonwealth of Massachusetts

My Commission expires _____, 20_____.



March 6, 2017

John Falacci
Bayswater Development, LLC
20 Red Brook Road
Mashpee, Ma. 02649

Project: The Cottages Phase-III
New Seabury

Proposal

Dear John:

We are pleased to quote the sum of **\$635,000.00** for work to be completed on the above-named project.

| | |
|-------------------------|---------------|
| Plans by: | BSC Group |
| Plans dated: | May 16, 2016 |
| Plan revisions: | June 23, 2016 |
| Drawing numbers: | 1 through 11 |

Scope of work to be performed:

- Cut and chip trees at Great Oak Rd. entrance. Remove and dispose of stumps.
- Furnish and install silt fence, and stone tracking pad per plan.
- Make the necessary cuts and fills to bring the 40' roadway right of way to the proper subgrade.
- Furnish and install 8" gravity sewer mains and connect to the existing 8" stub at Cross Road. Furnish and install sewer manholes and 4" service stubs to the house lots.
- Tap the existing 16" waterline at two locations and install the 8" watermain in Rosewood circle. Furnish and install fire hydrants and 1" service stubs to all house lots.
- Furnish and install drainage per plan, including the Cultec infiltration systems.
- Furnish and install 8" of compacted recycled asphalt below roadways.
- Spread stockpiled loam along the roadway edges. Seed all loamed areas.
- Furnish and install asphalt paving in roadway per plan, total thickness of 3 ½"

Exclusions- price does not include:

- A. Inspection, testing and municipal tie-in fees.
- B. Excavation, power cable, conduit, concrete encasement, transformer pads and manholes for the underground electric system.
- C. All work associated with the house lots, other than stubs onto the lots for future sewer and water tie ins.
- D. Stone walls.
- E. Asphalt paving price increases/decreases-prices quoted are based on the current fob refinery prices on liquid asphalt. Such prices are not guaranteed by the major oil companies and are subject to adjustment during the term of this contract. The base price for liquid asphalt for this contract is \$380.00 per ton. Any change in the price of liquid asphalt (increase or decrease) will require a change of \$.055 per ton of asphalt used on the project for every \$1.00 per ton increase in the price of liquid asphalt.

Payment schedule:

| | |
|-----------------------|------------------|
| Tree Clearing | \$ 3,950 |
| Erosion control | \$ 3,000 |
| Cuts and fills | \$ 31,000 |
| Gravity sewer | \$120,000 |
| Water mains | \$124,000 |
| Drainage | \$214,000 |
| Gravel roadways | \$ 34,000 |
| Loam and seed | \$ 12,350 |
| Paving-binder course | \$ 57,000 |
| Paving-top course | \$ 35,700 |
| Proposal total | \$635,000 |

Billing shall be done on a monthly basis in accordance with the payment schedule listed above. All payments shall be received within fourteen (14) days of the invoice date.

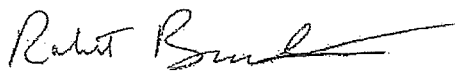
All work completed and paid for will be guaranteed for a period of one (1) year from the date of installation.

All work shall be performed in accordance with the initialed set of contract drawings, specifications and all applicable rules and regulations of the Town of Mashpee.

Proposal price (with the exception of asphalt paving) shall remain in effect for a period of sixty (60) days from the date of this proposal.

If you have any questions or concerns regarding this proposal, please do not hesitate to call. My office number is 508-428-9300.

Sincerely,



Robert Bartholomew
Estimator/Project Manager

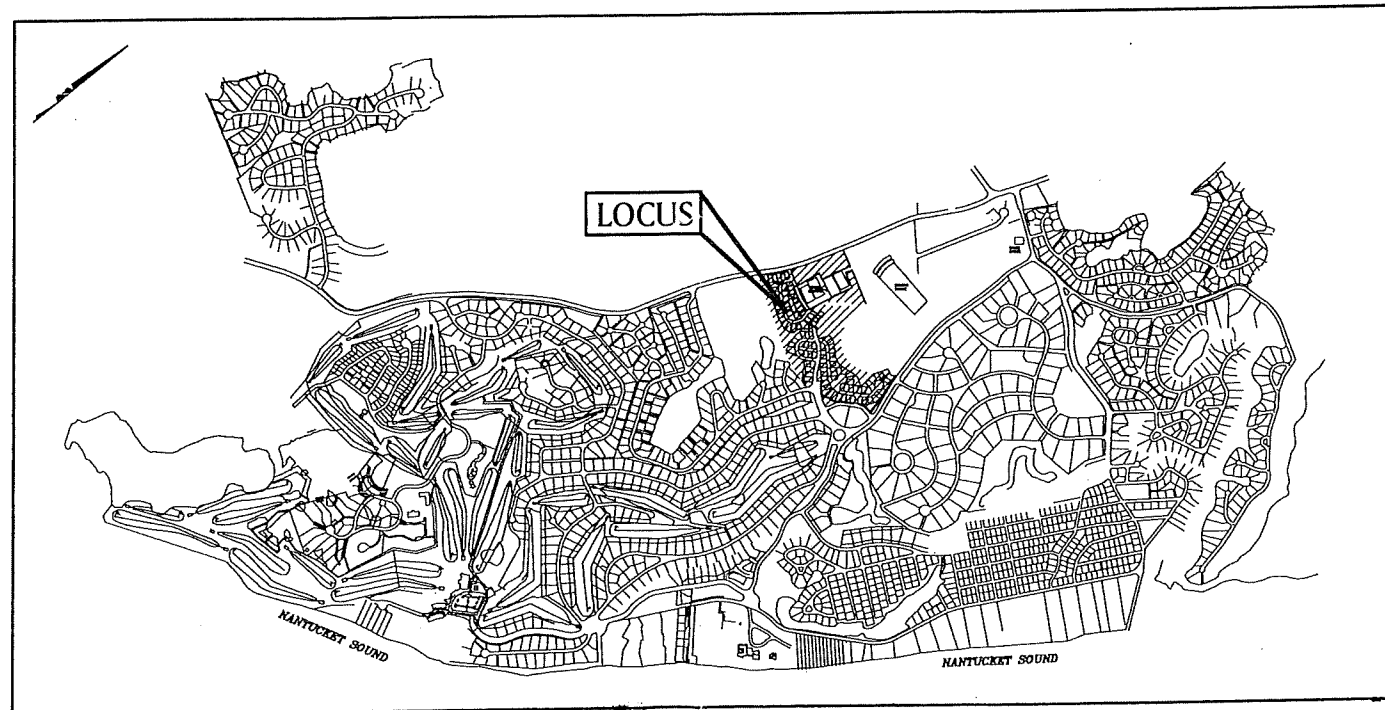
THE COTTAGES AT NEW SEABURY - PHASE III DEFINITIVE SUBDIVISION CROSS ROAD EXTENSION BEING A PORTION OF "SECTION 5" MASHPEE, MASSACHUSETTS

FOR REGISTRY USE ONLY

MAY 16, 2016
REV. 6-10-16, TOWN REVIEW COMMENTS
REV. 6-22-16, ADDITION OF CONDITIONAL APPROVAL INFORMATION
REV. 7-7-16, RETAINING WALL MODIFICATION

LEGEND

| DESCRIPTION | EXISTING | PROPOSED |
|--|----------|----------|
| Drain Manhole | ⊙ | ● |
| Catch Basin | ⊗ | ⊗ |
| Drain Line | —○— | —○— |
| Contour | 147 | 147 |
| Spot Grade | x 147.25 | x 147.25 |
| Top & Bottom of Wall | — | — |
| Water Line | — | — |
| Hydrant | ⊕ | ⊕ |
| Water Gate | ⊙ | ⊙ |
| Sewer Manhole | ⊙ | ⊙ |
| Sewer Line | — | — |
| Overhead Wire | —○— | —○— |
| Underground Utilities | — | — |
| Utility Pole | * | * |
| Light | * | * |
| Welland Boundary | — | — |
| Tree Line | — | — |
| Sign | — | — |
| Cape Cod Blenn | — | — |
| Guardrail | — | — |
| Fence | — | — |
| Soil Test Pit | ⊕ | ⊕ |
| Subsurface Inf. Strat. | — | — |
| Monitoring Well | ⊕ | ⊕ |
| Conservation Restriction Area Boundary | — | — |
| Tree Removal | + | + |
| House Number | ⊕ | ⊕ |

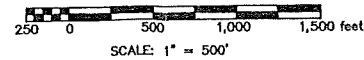


INDEX OF DRAWINGS

- 1 TITLE SHEET
- 2-3 PROPERTY LINE LOTTING PLANS
- 4 DEVELOPMENT AREA EXISTING CONDITIONS PLAN
- 5 SITE PREPARATION AND EROSION & SEDIMENT CONTROL PLAN
- 6 GRADING PLAN
- 7 UTILITY PLAN
- 8-9 PROFILES
- 10-11 DETAILS
- 12 ENTRANCE WALL PLAN AT GREAT OAK ROAD

APPROVED 6-15-16, UNDER THE SUBDIVISION CONTROL LAW SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY WILLIAM COLARANGELO, DATED 5-16-16, AND TO BE (RECORDED-REGISTERED) HEREWITH.

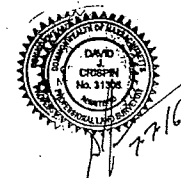
LOCUS MAP



I, DAVID J. GOSPIN, CLERK OF THE TOWN OF MASHPEE, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF MASHPEE PLANNING BOARD WAS RECEIVED AND RECORDED ON 7-7-16 AT THE OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS AFTER RECEIPT OF RECORDING OF SAID NOTICE.

Ms. Glenn Wayne
D. P. Conroy
Dennis H. Barry
MASHPEE PLANNING BOARD

DATE ENDORSED: 7-20-2016



PREPARED FOR:

OWNER:
NEW SEABURY PROPERTIES LLC
20 RED BROOK ROAD
MASHPEE, MASSACHUSETTS 02649

APPLICANT:
BAYSWATER DEVELOPMENT LLC
20 RED BROOK ROAD
MASHPEE, MASSACHUSETTS 02649

PREPARED BY:

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

NOTE: THIS SITE IS THE SUBJECT OF SPECIAL PERMIT #1964-1 DATED FEBRUARY 21, 1964.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN APRIL 4, 2014 AND APRIL 30, 2014



FIELD TRAVERSE DATA
LOOP 1
 LINEAR ERROR OF CLOSURE (AFTER ANGLE BALANCE)=0.09'
 DIRECTIONAL ERROR OF CLOSURE: S 72°50'25" W
 ANGULAR ERROR: -0°00'51.50" FOR 17 TRAVERSE SIDES
 PRECISION OF TRAVERSE: 1 IN 59,848

LOOP 2
 LINEAR ERROR OF CLOSURE (AFTER ANGLE BALANCE)=0.04'
 DIRECTIONAL ERROR OF CLOSURE: S 38°43'50" E
 ANGULAR ERROR: -0°00'35.17" FOR 11 TRAVERSE SIDES
 PRECISION OF TRAVERSE: 1 IN 90,042

INSTRUMENT SPECIFICATIONS
 LEICA TS06 TOTAL STATION
 ELECTRONIC DISTANCE MEASUREMENTS
 ACCURACY ±(1.5mm + 2ppm)
 ELECTRONIC ANGLE MEASUREMENTS
 PRECISION 5 SECONDS

ALL TRAVERSE LINES WERE MEASURED BY E.D.M.
 ZONING DISTRICT: R3
 LOCUS IS SUBJECT TO THE NEW SEABURY SPECIAL PERMIT

LEGEND:

- BOUNDARY LINE
- - - EASEMENT LINE
- - - FIELD TRAVERSE LINE
- △ FIELD TRAVERSE POINT
- CONCRETE BOUND W/DRILL HOLE
- CONCRETE BOUND TO BE SET
- PROPOSED EASEMENT

NOTES:

- HUSH ROAD IS/WAS A GRAVEL PATHS SHOWN ON LCC 14408-193 WITH NO KNOWN LAYOUT.
- SEE PLAN OF CONSERVATION RESTRICTION AREA - NEW SEABURY SECTION 5 BY BSS DESIGN, DATED 3/4/2009 ON FILE AT LAND COURT FOR DETAILS OF THE CONSERVATION RESTRICTIONS.

SUBDIVISION PLAN OF LAND
 IN
MASHPEE, MASSACHUSETTS
 (BARNSTABLE COUNTY)
 BEING A SUBDIVISION OF LOT 1789
 ASSESSORS MAP 116 - LOT 16

SCALE: 1" = 100' MAY 16, 2016

FEET 0 50 100 200 400

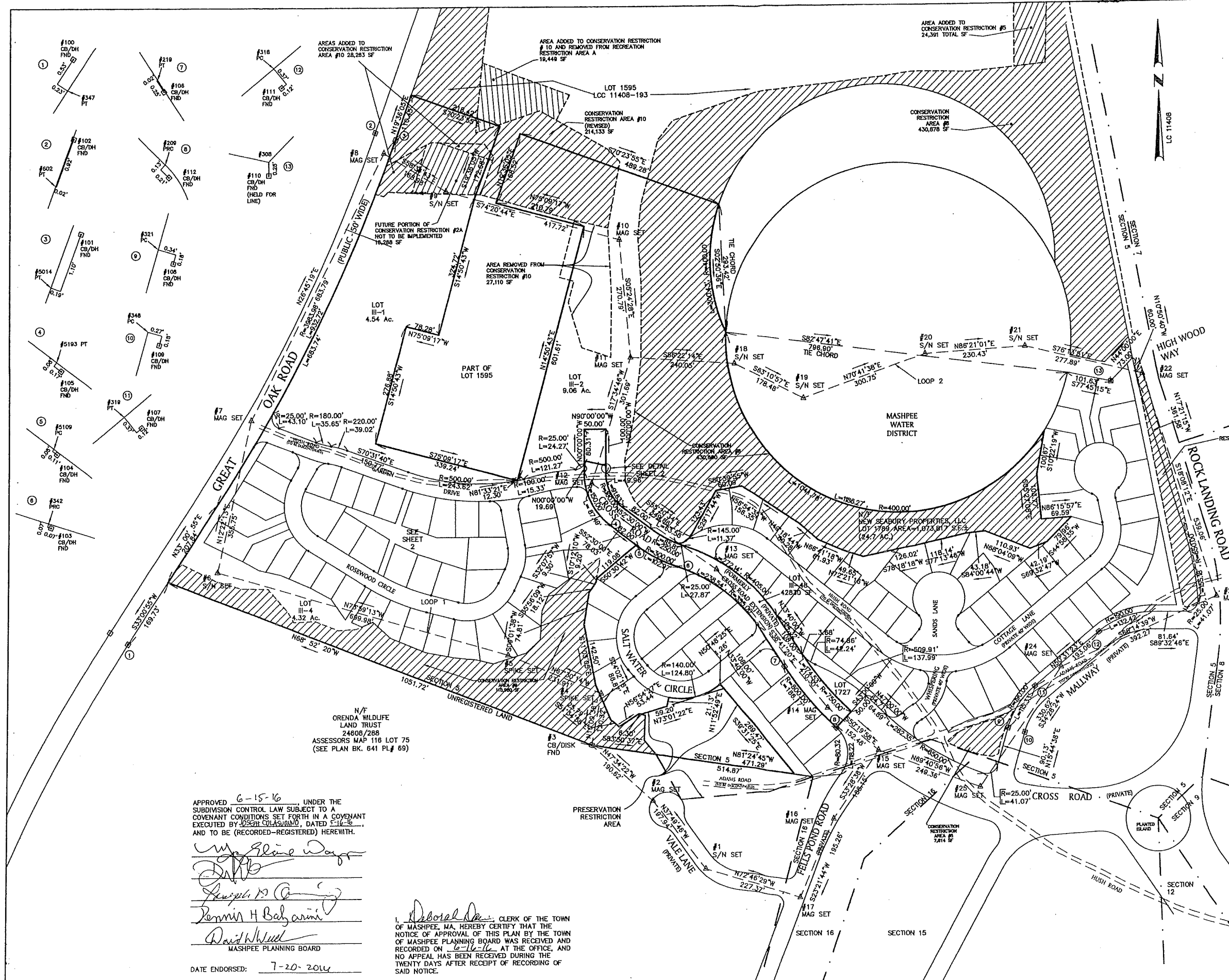
BSC GROUP, INC.
 15 ELKINS STREET, BOSTON, MASS. 02127
 OWNED BY: NEW SEABURY PROPERTIES, LLC
 JOB NO.4-6431.04 DWG. NO. Proj\4643104\SD\4643104LCP.dwg

APPROVED 6-15-16 UNDER THE SUBDIVISION CONTROL LAW SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY JOSEPH COLASANTO, DATED 5-16-16 AND TO BE (RECORDED-REGISTERED) HEREWITH.

Maria Glorie Wayne
Joseph P. Colasanto
Rennin H. Baharini
 MASHPEE PLANNING BOARD

DATE ENDORSED: 7-20-2014

I, *David A. ...* CLERK OF THE TOWN OF MASHPEE, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF MASHPEE PLANNING BOARD WAS RECEIVED AND RECORDED ON 6-16-16 AT THE OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS AFTER RECEIPT OF RECORDING OF SAID NOTICE.



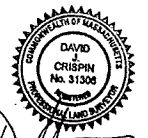
APPROVED 6-15-16, UNDER THE SUBDIVISION CONTROL LAW SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY NEW SEABURY PROPERTIES, LLC, DATED 3/4/2009, AND TO BE (RECORDED-REGISTERED) HEREWITH.

Maureen Wayne
Joseph P. Quinn
Bonnie H. Balarin
David Wood
 MASHPEE PLANNING BOARD

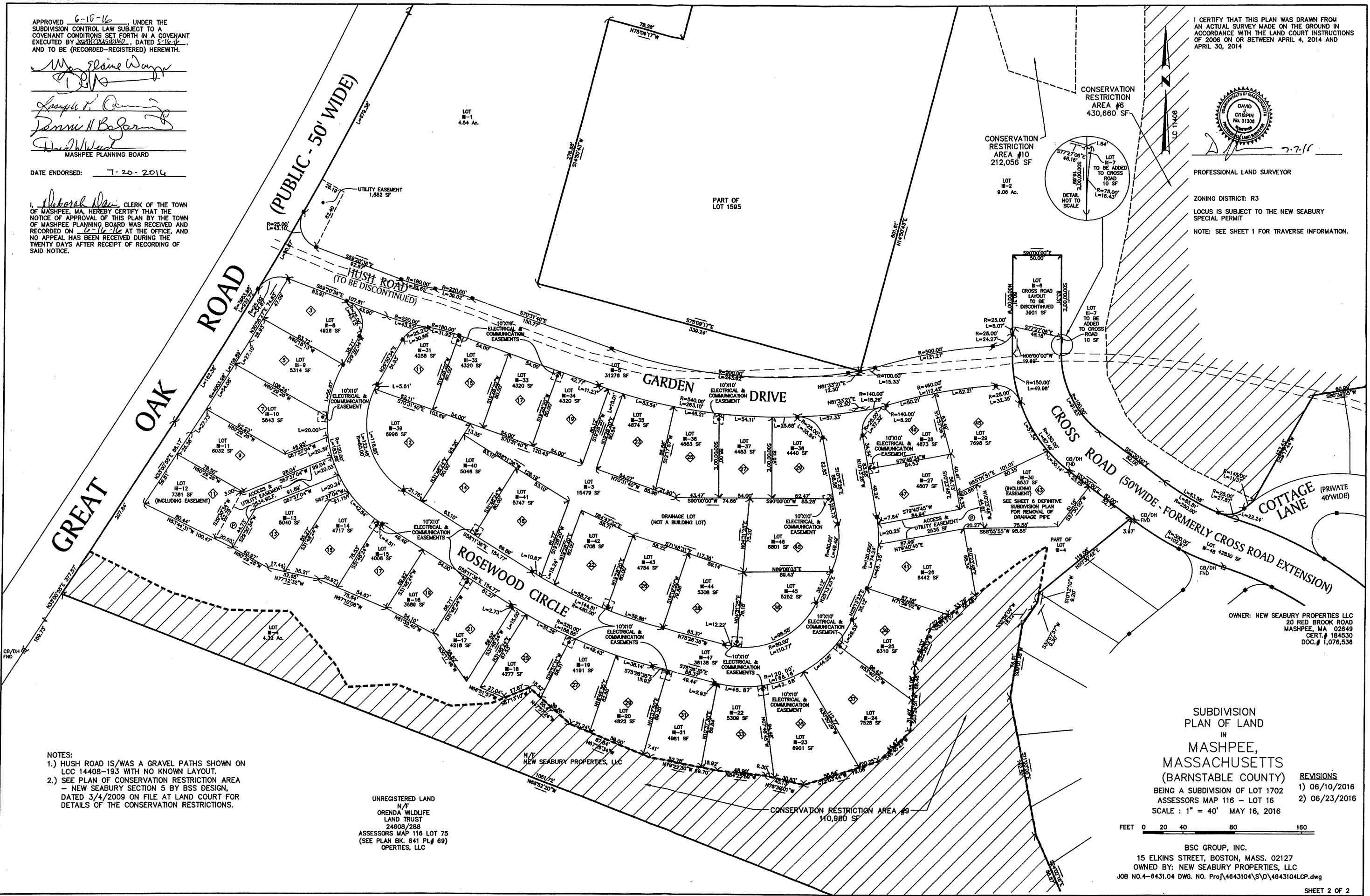
DATE ENDORSED: 7-20-2016

I, *Deborah Davis*, CLERK OF THE TOWN OF MASHPEE, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF MASHPEE PLANNING BOARD WAS RECEIVED AND RECORDED ON 6-16-16 AT THE OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS AFTER RECEIPT OF RECORDING OF SAID NOTICE.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2008 ON OR BETWEEN APRIL 4, 2014 AND APRIL 30, 2014



7-7-16
 PROFESSIONAL LAND SURVEYOR
 ZONING DISTRICT: R3
 LOCUS IS SUBJECT TO THE NEW SEABURY SPECIAL PERMIT
 NOTE: SEE SHEET 1 FOR TRAVERSE INFORMATION.



NOTES:
 1.) HUSH ROAD IS/WAS A GRAVEL PATHS SHOWN ON LCC 14408-193 WITH NO KNOWN LAYOUT.
 2.) SEE PLAN OF CONSERVATION RESTRICTION AREA - NEW SEABURY SECTION 5 BY BSS DESIGN, DATED 3/4/2009 ON FILE AT LAND COURT FOR DETAILS OF THE CONSERVATION RESTRICTIONS.

UNREGISTERED LAND
 N/F
 ORENDA WILDLIFE
 LAND TRUST
 24808/288
 ASSESSORS MAP 116 LOT 75
 (SEE PLAN BK. 641 PL# 69)
 OPERTIES, LLC

SUBDIVISION
 PLAN OF LAND
 IN
 MASHPEE,
 MASSACHUSETTS
 (BARNSTABLE COUNTY)

BEING A SUBDIVISION OF LOT 1702
 ASSESSORS MAP 116 - LOT 16
 SCALE: 1" = 40' MAY 16, 2016

REVISIONS
 1) 06/10/2016
 2) 06/23/2016

FEET 0 20 40 80 160

BSC GROUP, INC.
 15 ELKINS STREET, BOSTON, MASS. 02127
 OWNED BY: NEW SEABURY PROPERTIES, LLC
 JOB NO.4-6431.04 DWG. NO. Proj\4643104\SD\4643104LCP.dwg

APPROVED _____, UNDER THE SUBDIVISION CONTROL LAW SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE (RECORDED-REGISTERED) HEREWITH.

MASHPEE PLANNING BOARD

DATE ENDORSED: _____

I, _____, CLERK OF THE TOWN OF MASHPEE, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF MASHPEE PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THE OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS AFTER RECEIPT OF RECORDING OF SAID NOTICE.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN APRIL 4, 2014 AND APRIL 30, 2014

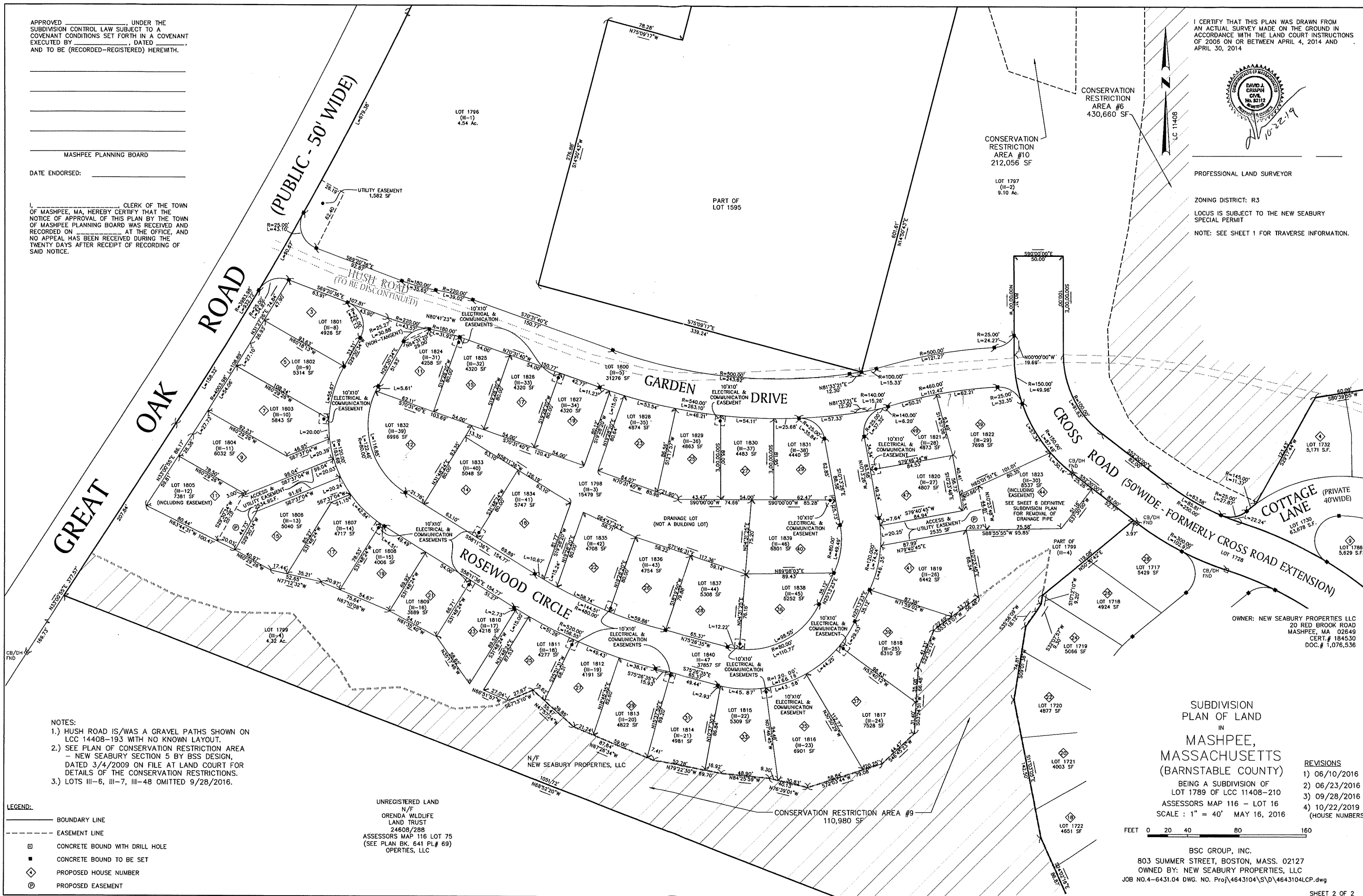


PROFESSIONAL LAND SURVEYOR

ZONING DISTRICT: R3

LOCUS IS SUBJECT TO THE NEW SEABURY SPECIAL PERMIT

NOTE: SEE SHEET 1 FOR TRAVERSE INFORMATION.



- NOTES:
- HUSH ROAD IS/WAS A GRAVEL PATHS SHOWN ON LCC 14408-193 WITH NO KNOWN LAYOUT.
 - SEE PLAN OF CONSERVATION RESTRICTION AREA - NEW SEABURY SECTION 5 BY BSS DESIGN, DATED 3/4/2009 ON FILE AT LAND COURT FOR DETAILS OF THE CONSERVATION RESTRICTIONS.
 - LOTS III-6, III-7, III-48 OMITTED 9/28/2016.

- LEGEND:
- BOUNDARY LINE
 - EASEMENT LINE
 - CONCRETE BOUND WITH DRILL HOLE
 - CONCRETE BOUND TO BE SET
 - PROPOSED HOUSE NUMBER
 - PROPOSED EASEMENT

UNREGISTERED LAND
N/F ORENDA WILDLIFE LAND TRUST
24608/288
ASSESSORS MAP 116 LOT 75
(SEE PLAN BK. 641 PL# 69)
OPERIES, LLC

SUBDIVISION PLAN OF LAND
IN
MASHPEE,
MASSACHUSETTS
(BARNSTABLE COUNTY)

BEING A SUBDIVISION OF
LOT 1789 OF LCC 11408-210
ASSESSORS MAP 116 - LOT 16
SCALE: 1" = 40' MAY 16, 2016

- REVISIONS
- 06/10/2016
 - 06/23/2016
 - 09/28/2016
 - 10/22/2019 (HOUSE NUMBERS)

FEET 0 20 40 80 160

BSC GROUP, INC.
803 SUMMER STREET, BOSTON, MASS. 02127
OWNED BY: NEW SEABURY PROPERTIES, LLC
JOB NO.4-6431.04 DWG. NO. Proj\4643104\SD\4643104LCP.dwg