



# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, Massachusetts 02649

### Meeting of the Mashpee Planning Board

Wednesday, November 20, 2019

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

MASHPEE TOWN CLERK

NOV 14 2019

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#### Call Meeting to Order

7:00PM

- Pledge of Allegiance
- Moment of Silence in honor of fallen firefighter Lt. Jason Menard

#### Approval of Minutes

- Review of meeting minutes from November 6, 2019

#### New Business

- The Cottages at New Seabury Phase I – Performance Bond Release
- Town Inspection Procedures

#### Old Business

- Review and discussion regarding update of Local Comprehensive Plan

#### Chairman's Report

#### 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

- Ground mounted solar array zoning bylaw proposal
- Municipal Vulnerability Preparedness Program

#### Additional Topics (not reasonably anticipated by Chair)

#### Adjournment



November 4<sup>th</sup>, 2019

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

**RE: Phase I Cottages Remaining Performance Bond Release**

Dear Ms. Waygan,

Bayswater Development, LLC respectfully requests for you to reduce the remaining performance bond amount to \$0.00 from \$29,740.

Regards,

A handwritten signature in cursive script that reads "John Falacci".

John Falacci, Project Manager

# Site Inspection Procedures for the Town of Mashpee

For projects that include site work as approved by  
Mashpee Planning Board and the Mashpee Board of Appeals

## Purpose

The purpose of site inspections is to confirm that the work has been done in workmanlike manner and in compliance with the approved plans for the project.

The inspector is not authorized to approve changes to any site plan that are not incidental to the normal purpose or intent of the design or the successful completion of the work. All questions related to significant changes in the plan documents are to be directed to

1. the project engineer or
2. The approving authority, depending upon the nature of the change.

The decision as to whether any such change is incidental or significant shall be left to the discretion of the inspector.

## Required Inspections

The following inspections are required for all commercial projects and subdivisions involving construction of new work.

At a minimum all inspections shall include

1. Limits of work and establishment of sediment control,
2. Overall grading of the site including clearing and removal of unsuitable soils,
3. Site infrastructure installation and testing except for water mains and services which are the domain of the Water Department
4. Site paving, sidewalks, curbing, line painting,
5. Signage as related to traffic control within the site, street signs, street monuments,
6. Landscaping, loam and seed where noted on the plans.
7. Final site cleanup prior to submission of notice that the work has been successfully completed in accordance with the approved plans.

## Procedures

- 1. Inspections of all site related work require not less than 24 hours' notice prior to when the inspection is needed.**
2. No excavation for storm water facilities, sanitary sewers or other subsurface improvements shall be backfilled until the area has been inspected and approved.
3. Catch basins and manholes shall be inspected for
  - a. condition, mortaring of all pipes inside and outside of the structures,
  - b. depth of sump, construction of channels and sanitary shelving,
  - c. adequate securing castings in place in accordance with the approved plans,
4. Areas to be paved shall be inspected as follows
  - a. After subgrade has been achieved,
  - b. After base material has been put in place, inspected for proper thickness and compaction and the surface has been fine graded. Compaction inspection may require compaction tests by an approved testing firm,
  - c. When castings on catch basins, manholes and the like are set to grade and properly mortared in place,
  - d. When paving of the binder course of asphalt is in process,

- e. Prior to the placement of the wearing course to check condition of binder, cleanliness of the surface and the placement of a tack coat to cement binder and wearing surface together.
- f. No paving shall commence if base conditions are frozen, unduly wet or soft.
- g. No paving shall take place unless outside temperatures are at least 35 degrees F and rising.
5. Sidewalks and curbing, based on the type of construction and techniques employed,
6. Landscaping
  - a. Loam and seed of all disturbed areas as noted on the plans,
  - b. All plantings called for on the site plans have been set in place.
7. Street monuments, street signs, other signage for traffic flow, etc. as called for on the approved plans.
8. Inspections may be required for any other specific site related details not otherwise noted above.
9. In order to facilitate the inspection process, a pre-construction site meeting is required for all site work and shall be held prior to the commencement of all site work.
10. At the time of the pre-construction site meeting, a general schedule of construction shall be presented.
11. Appropriate contact information shall be shared with the project owner or his representative or contractor. There shall be one contact individual assigned to provide notice as to when inspections are required.
12. All attempts shall be made to make inspections in a timely manner so as not to unnecessarily hold up the construction process.
13. Where site infrastructure has been backfilled or closed up prior to giving notice for the need of an inspection, the inspector may call for the work to be exposed and to the extent necessary to confirm to his satisfaction that the work has been accomplished in accordance with the approved plans.
14. The scheduling of inspections is flexible and can be coordinated during the actual construction process provided that in all cases 24 hours minimum notice is given for any specific inspection.
15. In emergency situations where weather or other specific factors dictate, the inspector may grant approval of the backfilling of trenches or structures but only if a request to do so is agreed to by the contractor and inspector.
16. The inspector may provide photos of the construction prior to inspection but in no case are photos of construction to be considered an appropriate substitute for an inspection where due notice of the need for an inspection has not been given.