



# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, Massachusetts 02649

### Meeting of the Mashpee Planning Board

Wednesday, May 6, 2020

Waquoit Meeting Room

Mashpee Town Hall

16 Great Neck Road North

Mashpee, MA 02649

7:00 PM

**\*Virtual / Remote Meeting\***

**\*Broadcast Live on Local Channel 18\***

**\*Call in Conference Number: 508-539-1400 extension 8585\***

**\*Streamed Live on the Town of Mashpee Website: <https://www.mashpeema.gov/channel-18>\***

#### Call Meeting to Order

- Pledge of Allegiance

#### Approval of Minutes

- Review of meeting minutes from April 15, 2020

#### New Business

- C. Rowley Billing - Services April 2020

#### Old Business

- Request for reduction in performance bonds held for Definitive Subdivisions known as The Cottages Phases I and II.

#### Correspondence

Coastal Engineering Co.- Ch. 91 Waterways License Application Notification, proposed nourishment for Maushop Village Trust, 358 Shore Drive West, Mashpee, MA 02649

#### Adjournment

# ***Charles L. Rowley, PE, PLS***

***Consulting Engineer and Land Surveyor***

5 Carver Road  
PO Box 9  
West Wareham, MA 02576

Tel: 508-295-1881  
Cell: 508-295-0545  
E-mail: [crsr63@verizon.net](mailto:crsr63@verizon.net)

May 1, 2020

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

Re: Services for month of April, 2020

## **Inspections**

### **New Seabury, Cottages III**

April 8 Inspection of drainage work completed to date with discussion regarding installation of last drainage manholes, pipe and stilling basin between Phases I and III. Set date for following week to inspect all basins for mortaring and installation of oil/gas separators. 1.0 hr. \$ 100.00

April 14 Inspection of catch basins for oil/gas separators and inspection of last drainage installation between Phases I and III. Discussion with contractor regarding paving schedule and fine grading of Phase III.

1.0 hr. 100.00

April 23 Inspection of road base material. Inquiry as to type of material and told that it is recycled concrete. Since that material is not part of the options on the approved plan it was requested to supply a specification prior to paving. 1.0 hr. 100.00

### **New Seabury, Phases I and II**

April 23 Inspection of conditions of Phase I for completion and review of binder course of mix and other drainage concerns in Phase II. Submitted report and photos to Planning Office. 1.0 hr. 100.00

Total Amount Due \$ 400.00

# *Charles L. Rowley, PE, PLS*

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April 23, 2020

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

Re: Inspections of New Seabury  
Cottages, Phases I & II

Attention: Mary Waygan, Chairman

Dear Ms. Waygan:

Pursuant to the directive from the Board I made inspections of The Cottages, Phase 1 and Phase II for the purpose of determining a reduction in surety currently held by the Town of Mashpee.

## Phase I

This project is substantially complete and the remaining security being held for bounding of streets is recommended for release pending receipt of a marked up plan by BSC Group indicating which points have been established with concrete bounds and which points have been established with either nails in the pavement or by drill holes in cement concrete. The plan copy is to be stamped and certified by a Registered Land Surveyor from BSC.

I requested of New Seabury and BSC that the plan be a copy of the original approved subdivision plan for Phase I with the appropriate notations and certifications placed thereon for the Planning Board file.

## Phase II

Phase II is nearly complete but still has some outstanding items. My letter to the Planning Board dated November 18, 2015 recommended a total surety amount of \$163,693.50. This amount should be confirmed by the Planning Office in case there is a different amount being withheld.

Of the itemized list noted in the November 18 letter I recommend the following be withheld until the final work has been completed.

1. Drainage: Retain	\$ 4700.00
2. Paving Binder: Retain	7523.00
3. Paving of top course plus Cape Cod Berms: Retain:	31,990.00
4. Street Monuments: Retain	9500.00
5. Erosion Control: Retain	1372.00
6. Loam and Seed: Retain	3500.00
Total base amount for retainage:	\$ 49,085.00

Re: Inspections of New Seabury  
Cottages, Phases I & II  
Page two

Total base amount plus 50%

\$ 73,627.50

It is my understanding that during the week of April 27, 2020 the top course of paving will be done at Phase II.

I have included items for loam and seed and erosion control based on my inspection of the drainage basins in Phase II. The small basins near the entrance of Phase II need to have additional chip stone placed at the pipe headwalls to prevent erosion at the sides. There is also some final grading on the back of one of the basins to be completed.

At the large drainage basin near the end of the project corrective measures need to be taken to clean the bottom of the basin of mud and sediment. Further work needs to be done at the sediment basin. There is evidence that erosion has taken place around the stone berm. Side slopes also show signs of settlement in some areas.

Street signs have been erected at each intersection.

As with Phase I, a plan needs to be submitted to the Planning Office showing all street monuments that have been set or that will be set and any notations necessary to indicate points that are not concrete bounds. The certification and stamp of the Registered Land Surveyor from BSC should be on the plan.

I recommend that the Town of Mashpee retain the amount of \$73,627.50 for Phase II with the remainder of the surety for Phase II to be released to New Seabury. Existing surety for Cottages Phase I is recommended for release pending receipt of the plan certifying the street monuments for that phase of the Cottages.

Please feel free to contact me if you have any questions.

Very truly yours,

*Charles L. Rowley*

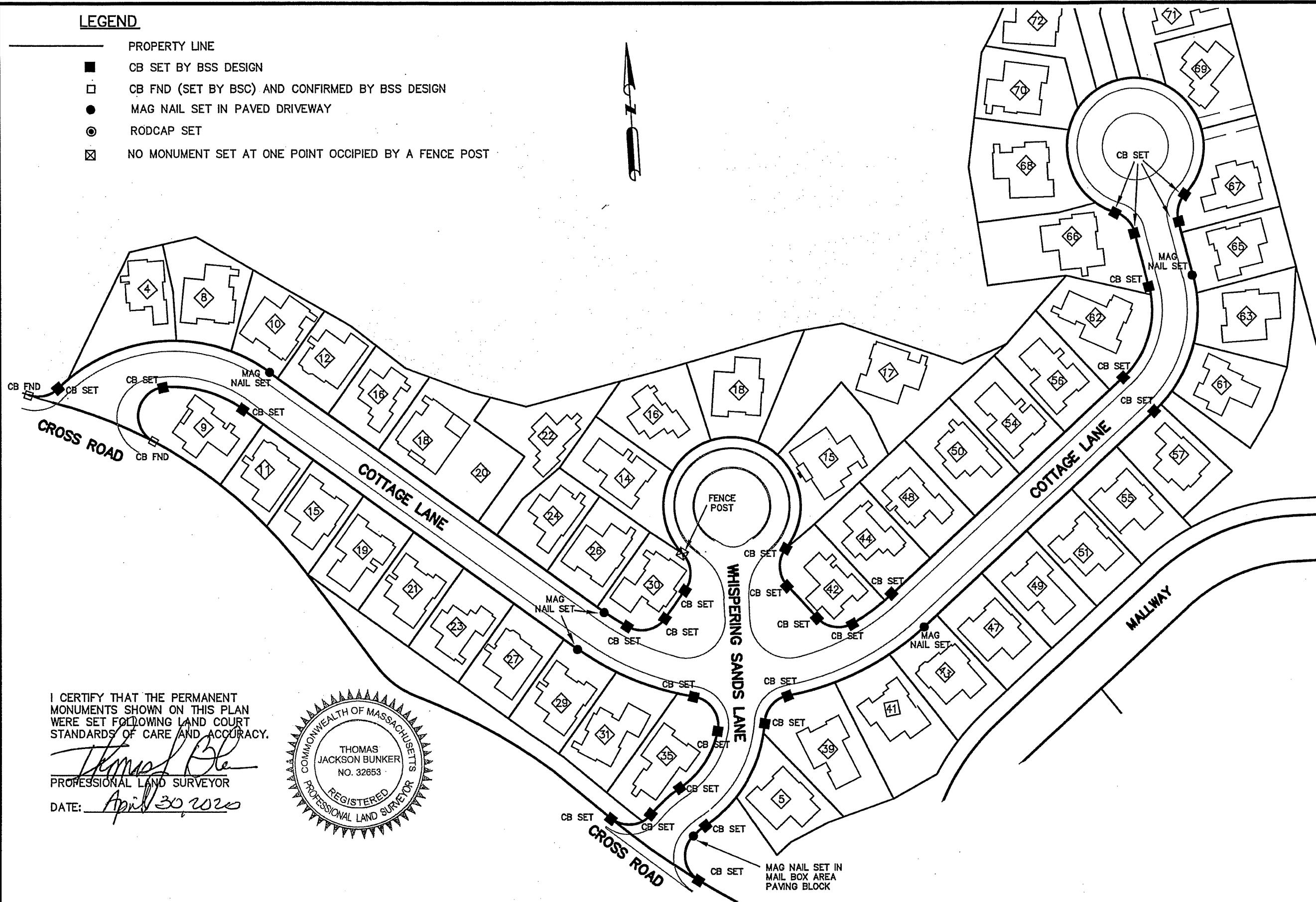
Charles L. Rowley, PE, PLS

Cc Evan Lehrer, Mashpee Town Planner  
John Falacci, New Seabury



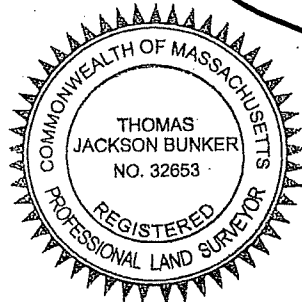
# LEGEND

- PROPERTY LINE
- CB SET BY BSS DESIGN
- CB FND (SET BY BSC) AND CONFIRMED BY BSS DESIGN
- MAG NAIL SET IN PAVED DRIVEWAY
- ⊙ RODCAP SET
- ⊠ NO MONUMENT SET AT ONE POINT OCCUPIED BY A FENCE POST



I CERTIFY THAT THE PERMANENT MONUMENTS SHOWN ON THIS PLAN WERE SET FOLLOWING LAND COURT STANDARDS OF CARE AND ACCURACY.

*Thomas Bunker*  
PROFESSIONAL LAND SURVEYOR  
DATE: *April 30, 2020*



# BSS

## DESIGN

### ENGINEERING & SURVEYING

www.bssdesign.com  
BSS Design, Incorporated  
164 Katharine Lee Bates Rd  
Falmouth Massachusetts 02540  
508.540.8805 FAX 508.548.8313

PLOT PLAN - MONUMENTS SET  
AT  
COTTAGE LANE & WHISPERING SANDS LANE  
MASHPEE, MASSACHUSETTS  
PREPARED FOR  
BAYSWATER DEVELOPMENT, LLC

scale 1" = 80'
date APRIL 28, 2020
drawn EJP
checked <i>TJB</i>
job number 20016
drawing number P28-65



# BSS

## DESIGN

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 508.540.8805 FAX 508.548.8313

## PLOT PLAN - MONUMENTS SET

AT

### SALTWATER CIRCLE

MASHPEE, MASSACHUSETTS

PREPARED FOR

### BAYSWATER DEVELOPMENT, LLC

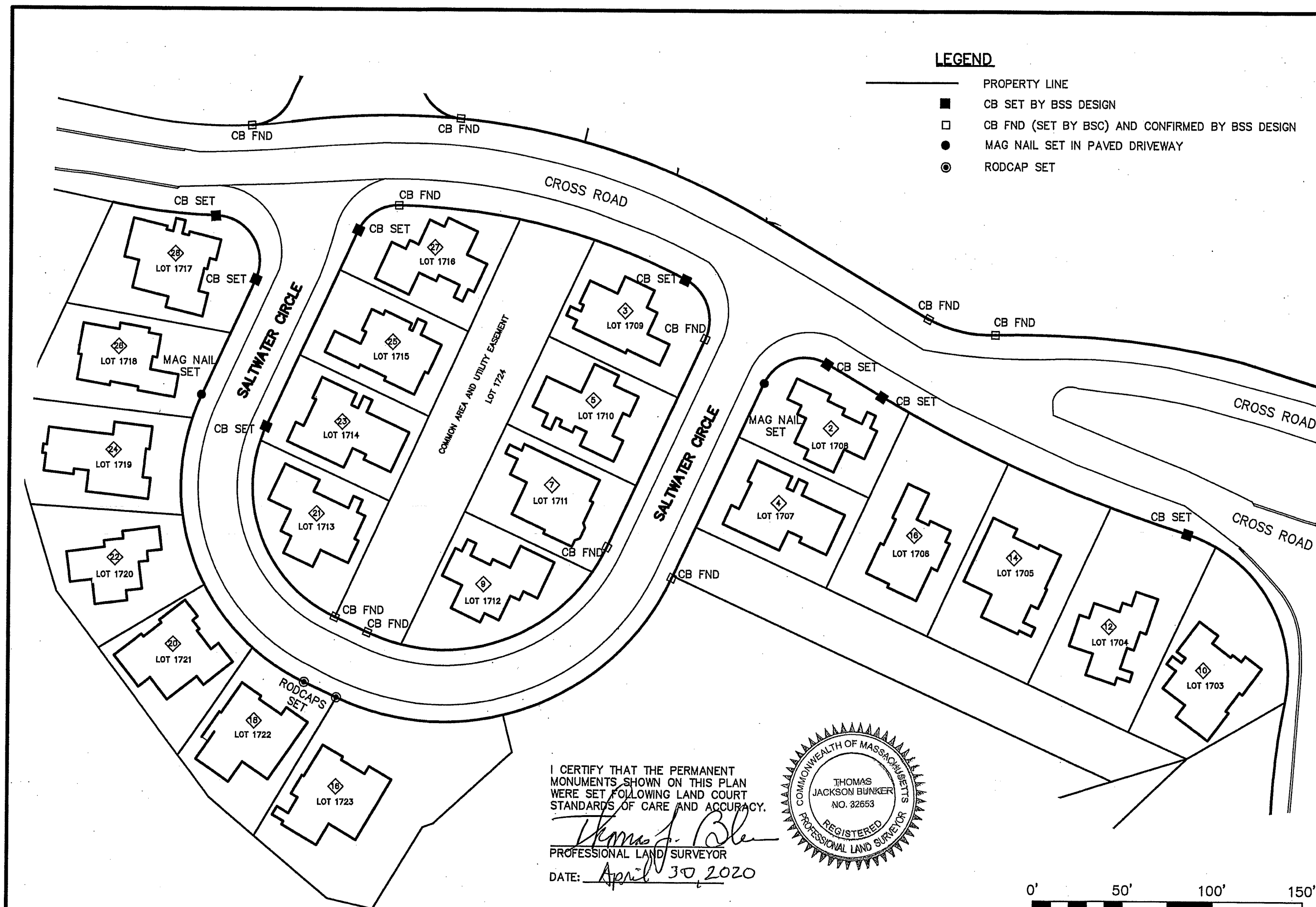
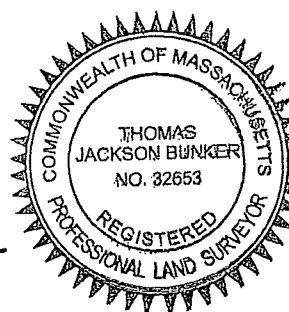
scale	1" = 50'
date	APRIL 28, 2020
drawn	EJP
checked	TPB
job number	20016
drawing number	P28-64

#### LEGEND

- PROPERTY LINE
- CB SET BY BSS DESIGN
- CB FND (SET BY BSC) AND CONFIRMED BY BSS DESIGN
- MAG NAIL SET IN PAVED DRIVEWAY
- ◎ RODCAP SET

I CERTIFY THAT THE PERMANENT  
 MONUMENTS SHOWN ON THIS PLAN  
 WERE SET FOLLOWING LAND COURT  
 STANDARDS OF CARE AND ACCURACY.

*Thomas J. Bunker*  
 PROFESSIONAL LAND SURVEYOR  
 DATE: April 30, 2020





C. Rowley - Cottages Phase II Inspection Photos  
Submitted via email 4/23/2020

Image 1





Image 2





Image 3





Image 4





Image 5









**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERWAYS REGULATION PROGRAM**

**Notice of Permit Application Pursuant to M. G. L. Chapter 91  
Waterways Permit Application Number W20-5707  
Maushop Village Trust**

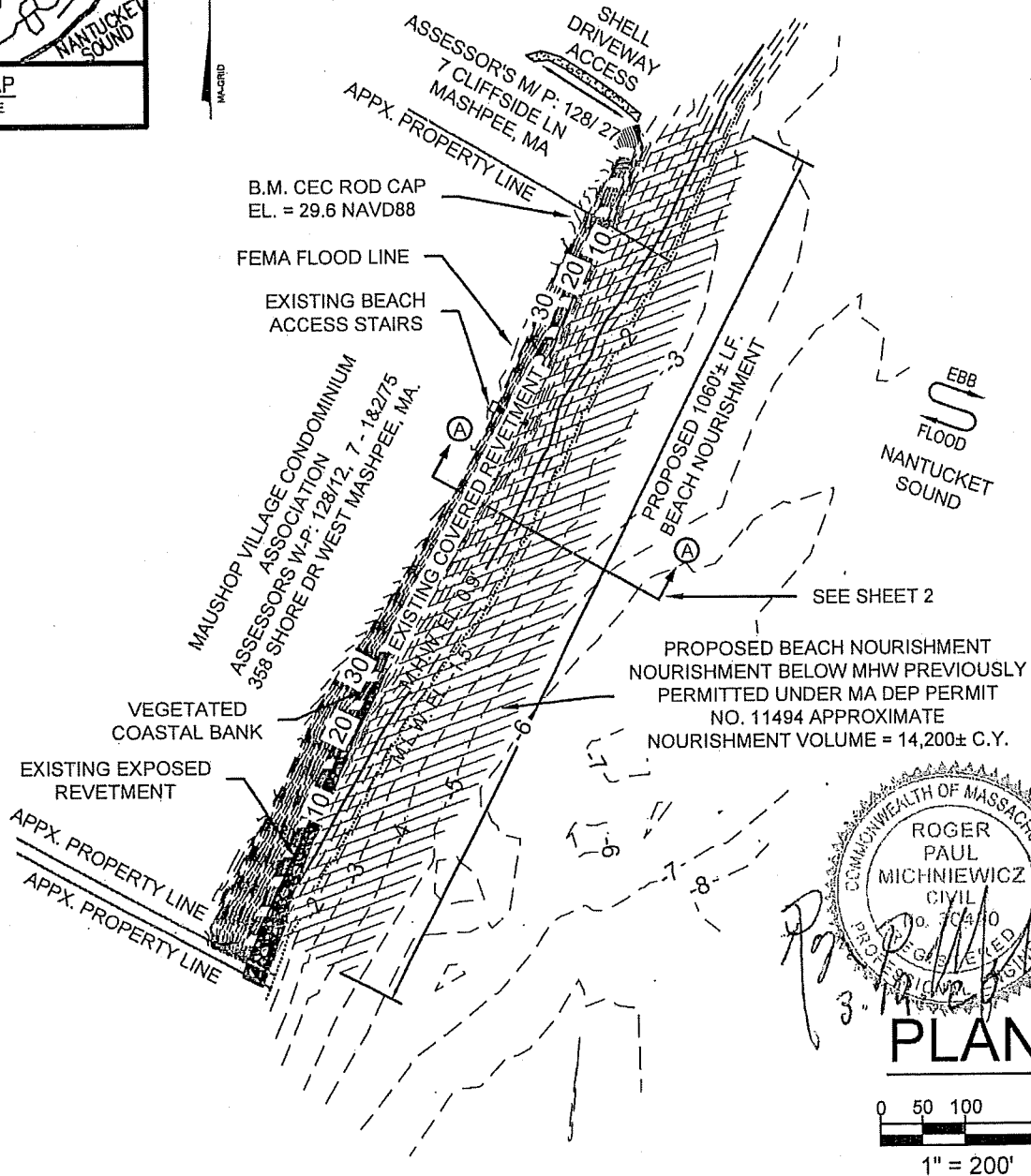
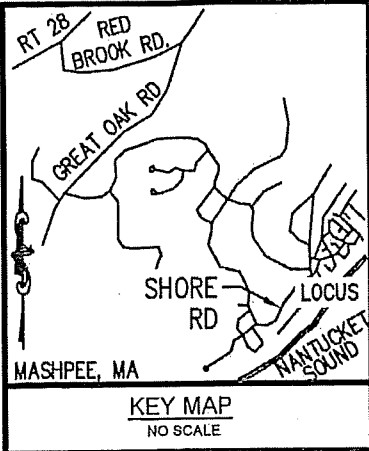
**NOTIFICATION DATE: March 20, 2020**

Public notice is hereby given of the waterways application by Maushop Village Trust to place approximately 14,200 cubic yards of sand for the purpose of beach nourishment at 358 Shore Drive West, in the municipality of Mashpee, in flowed tidelands of Nantucket Sound. The proposed project has been determined to be water-dependent.

The Department will consider all written comments on this Waterways application received within fifteen (15) days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Additional information regarding this application may be obtained by contacting the Waterways Regulation Program at (508) 946-2707. Project plans and documents for this application are on file with the Waterways Regulation Program for public viewing, by appointment only, at the address below.

Written comments must be addressed to: Brendan Mullaney, Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347.



F:\SDSKPROJ\18000\18890\18890-01\C18890.01-C CH-91 11-2019.dwg 3/19/2020 9:54 AM

REVISED ON 03-19-2020  
DRAWN BY: DLC/CAA  
DRAWING: C18890.01-C CH-91 11-2019.dwg

Coastal Engineering Co., Inc. © 2018



# PROPOSED NOURISHMENT FOR MAUSHOP VILLAGE TRUST

358 SHORE DRIVE WEST

MASHPEE, MA

SHEET NO.

1 OF 2

PROJECT NO.

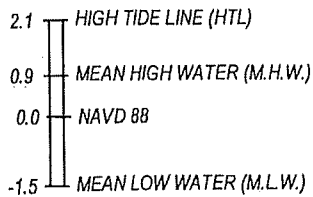
C18890.01

SCALE

AS NOTED

DATE

12-19-19



## DATUM PROFILE

SCALE: 1" = 4'

REF: NOAA VDATUM 09-11-19

REF: BUZZARDS BAY NATIONAL ESTUARY PROGRAM

## PLAN REFERENCES:

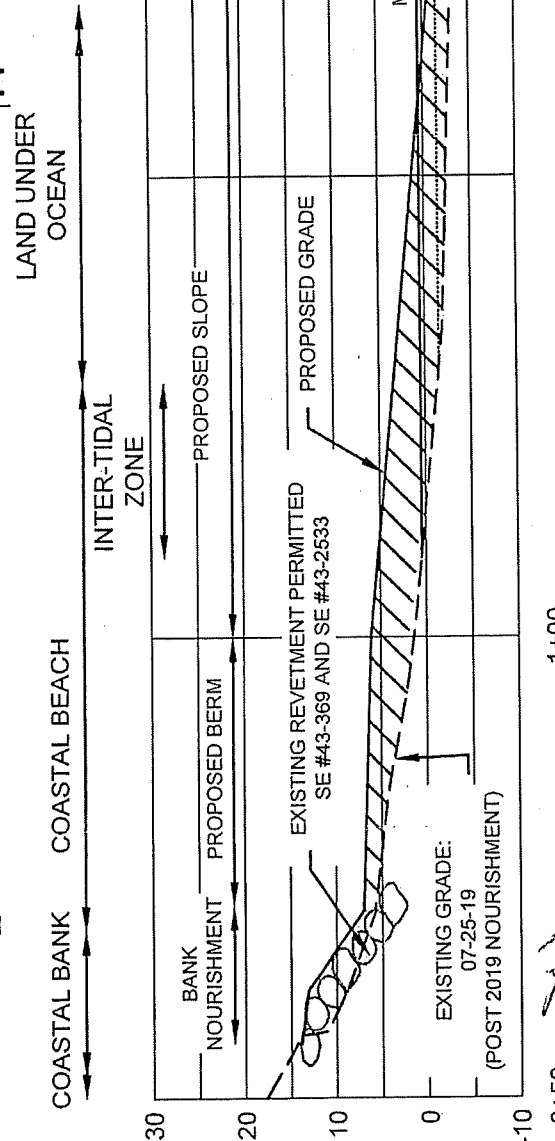
ASSESSORS M-P: 128/12 7-1&2/75  
PLAN BOOK-PAGE: 11408-115

## DATUM:

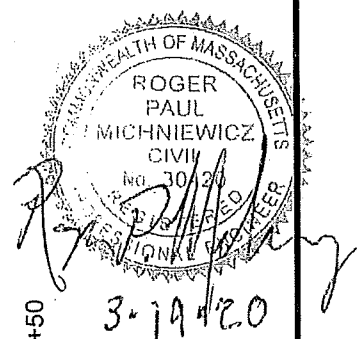
ELEVATIONS SHOWN HEREON ARE  
BASED ON THE NORTH AMERICAN  
VERTICAL DATUM OF 1988 (NAVD 1988)

## NOURISHMENT:

1. APPROXIMATE BEACH  
NOURISHMENT VOLUME = 14,200 C.Y.
2. BEACH NOURISHMENT SEDIMENT  
SHALL BE FROM AN APPROVED  
UPLAND SOURCE, SUCH AS A LOCAL  
SANDPIT.
3. SEDIMENT SAMPLES SHALL BE  
TAKEN AND ANALYZED FOR GRAIN  
SIZE DISTRIBUTION FROM THE  
NOURISHMENT SOURCE AND BEACH  
TO ENSURE THE NOURISHMENT  
SEDIMENT IS COMPATIBLE FOR BEACH  
NOURISHMENT.



## PROPOSED BEACH PROFILE SECTION A-A



REVISED ON 03-19-2020

DRAWN BY: DLC/CAA

DRAWING: C18890.01-C CH-91 11-2019.dwg

Coastal Engineering Co., Inc. © 2018



PROPOSED NOURISHMENT  
FOR  
MAUSHOP VILLAGE CONDOS

358 SHORE DRIVE WEST

MASHPEE, MA

SHEET NO.

2 OF 2

PROJECT NO.

C18890.01

SCALE

AS NOTED

DATE

12-19-2019