**From:** Marjorie Hecht [mailto:marjehecht@gmail.com]
**Sent:** Tuesday, May 11, 2021 1:28 PM
**To:** Evan Lehrer <ELehrer@mashpeema.gov>
**Subject:** comment on Mashpee Commons for inclusion in next Planning Board meeting

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Dear Mr. Lehrer:

Here is a letter I sent to the Mashpee Enterprise April 24, which I
would like you and the Planning Board to consider.

I’ve been going to meetings on Mashpee Commons’ expansion now
for years, and still have seen no actual plan. Nor have I had answers to

to my questions.

Thank you.

Sincerely,

Marjorie Hecht
240 Hooppole Road
 **To the Editor:

The Mashpee Commons expansion plan is troubling from the beginning. We are asked as a first step to institute a zoning change for the middle of our town, without knowing any specifics about what Mashpee Commons intends to build.

The colorful map shows a "Community Activity Area" for mixed use, but no details. Why grant approval for any zoning change before we know exactly what the expansion will look like?

Overall, we are told, 1.2 million square feet of commercial space will be added. An average Walmart Supercenter store has 182,000 square feet. So the commercial expansion will be the equivalent of 6.6 Walmart Supercenters.

New residences, we are told, will number almost 1,800. Are some of these going to be apartment buildings? If so, how many stories will they have?

Before we discuss zoning changes, Mashpee Commons should produce a three-dimensional model to scale to show us what is going into this Community Activity Zone and the outlying areas that shows how big and how tall the buildings are, where the open space is, and what tree coverage will eliminated. Then we would know what exactly we are being asked to change the zoning for.

Since this agreement is intended to be in effect for the next 25 years, we owe it to ourselves and future generations to know exactly how we are changing this town.

Mashpee Commons has never produced an actual expansion plan for the public. The only definite things Mashpee Commons has said is that they will not include affordable housing, and they will not grant the town one acre of open space for every acre built on.

Yes, Mashpee Commons has been a friend to the town. But now the town is faced with increasing traffic, nitrogen runoff, and pollution problems, in part brought on by past developers who built for profit without paying for the infrastructure required to manage the accompanying increase in population.

This is our town, not Mashpee Commons' town. We elected our representatives to speak up for us. Most residents moved here because of its small town character and natural resources. We need to know exactly what the expansion in the middle of town will look like before we decide to change the zoning regulations.**