

## Evan Lehrer

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**From:** Beth Hennessey <beth.hennessey@gmail.com>  
**Sent:** Wednesday, June 2, 2021 9:38 AM  
**To:** Evan Lehrer; jfulone@comcast.net; Evan Lehrer  
**Cc:** John J. Cotton; Andrew Gottlieb; Thomas F. OHara; Carol A. Sherman; David W. Weeden; Rodney C. Collins; letters@capecodonline.com; withrow@capenews.net  
**Subject:** Mashpee Commons Expansion proposal

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June 2, 2021

To: Mashpee Planning Board  
[elehrer@mashpeeema.gov](mailto:elehrer@mashpeeema.gov)  
[jfulone@comcast.net](mailto:jfulone@comcast.net)  
[planningboard@mashpeeema.gov](mailto:planningboard@mashpeeema.gov)  
cc: Mashpee Board of Selectmen  
[jcotton@mashpeeema.gov](mailto:jcotton@mashpeeema.gov)  
[agottlieb@mashpeeema.gov](mailto:agottlieb@mashpeeema.gov)  
[tohara@mashpeeema.gov](mailto:tohara@mashpeeema.gov)  
[csherman@mashpeeema.gov](mailto:csherman@mashpeeema.gov)  
[dweeden@mashpeeema.gov](mailto:dweeden@mashpeeema.gov)  
[rccollins@mashpeeema.gov](mailto:rccollins@mashpeeema.gov)  
Cape Cod Timees  
[letters@capecodonline.com](mailto:letters@capecodonline.com)  
[withrow@capenews.net](mailto:withrow@capenews.net)

Dear Mr. Chairman and Mashpee Planning Board Members;

When first I heard the current plans of Mashpee Commons for an expansion project that will add 1.2 million square feet and double Mashpee's installed commercial base I wondered about the potential costs of this project to the Town and its residents. How will Mashpee Commons expansion impact our roads, schools, policing, wastewater, environmental impact, traffic, water use, and water runoff? Will this translate to higher taxes? Will those costs dislocate current homeowners?

While looking to find answers to those questions I've learned that Mashpee Commons, in blatant disregard for the people who call Mashpee home, is seeking to get approval for its development by circumventing the protections provided to us under our Zoning By-Laws. These developers have requested a change to our By-Laws, a change written by their own attorney, that would allow them unfettered development prerogatives for the next 25 years with no possibility for remedy or recourse by the Town of Mashpee or its citizens.

The Town and the Planning Board are entrusted to negotiate a development plan that reflects the wishes of the people of Mashpee. We have a Comprehensive Plan to which any future development must conform. Unfortunately, Mashpee Commons has not shared with us their proposed Zoning By-law changes or their specific plans. Do their plans conform with our Comprehensive Plan?

Here's what I know: 1) Mashpee voters care deeply about restoring the quality of our waterways. We unanimously passed funding to build a sewer treatment plant as described in our existing nitrogen management plan; 2) our plan, approved by the State of Massachusetts and the EPA, did not contemplate the new growth proposed by Mashpee Commons; 3) the existing wastewater treatment plant at Mashpee Commons is not sufficient to handle the proposed increase in density; 4) any plan for increased density would have to be net zero for nitrogen pollution.

Therefore, I would like to see complete transparency from the Mashpee Commons developers, the Mashpee Planning Board and the Mashpee Board of Selectmen as regards the proposed expansion of Mashpee Commons, and I urge you to make no changes to our Zoning By-law before the Town and the Mashpee Commons developers have reached a Development Agreement with full disclosure to the residents of Mashpee.

Sincerely,  
Bertha Hennessey  
51 Buccaneer Way