

Date: June 5, 2021

Submitted to: planningboard@mashpeema.gov and elehrer@mashpeema.gov

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Re: Written Public Comment for June 2, 2021 Planning Board Meeting Regarding Mashpee Commons.

Dear Mr. Chairman and Mashpee Planning Board Members;

I am writing for public Comment relative to Mashpee Commons Development Agreement. I would appreciate this letter being read into the record.

I have been carefully following Mashpee Commons' public announcements and the Mashpee Planning Board's journey around regulating the proposed development.

I am dismayed to observe that Mashpee Commons is being allowed to write its own draft bylaw and by their previous attempt to limit elected planning board official's participation in the process. Their current attempt to rush a zoning bylaw to town meeting, before the town negotiates a Development Agreement with them, is cause for alarm.

I would like to point out that if a zoning bylaw is passed before the development agreement is signed, the town will have essentially given away its leverage to negotiate for compensation, mitigation, and other consideration in return for approvals.

As a supporter of clean waters in Mashpee, I would also like to ask that you pay special attention to how Mashpee Commons' plans will impact wastewater and sewage treatment. It is critical to fully understand how much wastewater will be produced and how and where it will be treated. It is imperative to calculate how the proposed zoning changes will impact sewage outputs and flows and to ensure that they are in accordance with our legal obligations, including our Nitrogen Management Plan and Comprehensive Plan.

25 years, 25% more housing units, and a 100% increase in commercial space is about as significant as it gets. Please do not allow those plans to be rushed. Certainly, allowing a property developer to write their own regulations is bad practice. Obviously, giving away your leverage by allowing a zoning change to even go before town meeting prior to a development agreement would be foolish.

Finally, please keep in mind that that this deal will be in force until 2046. In the next 25 years it is highly likely that Mashpee Commons will be sold to Private Equity or some kind of national or international investment corporation. Therefore, even if you like or trust the current developer, be very wary of who might follow him.

Sincerely,

Glenn McCarthy
16 Jeep Place