

Patricia Maguffin

From: Evan Lehrer
Sent: Wednesday, May 12, 2021 1:20 PM
To: Patricia Maguffin
Subject: FW: PUBLIC COMMENT TO MASHPEE PLANNING BOARD RE: Mashpee Commons By Design - Form-based Code (7:51 AM)

From: Mary Mary [mailto:waygan@hotmail.com]
Sent: Tuesday, May 11, 2021 9:19 PM
To: Jack Phelan <jphelan.planningboard@comcast.net>; Evan Lehrer <ELehrer@mashpeema.gov>; Evan Lehrer <ELehrer@mashpeema.gov>
Subject: PUBLIC COMMENT TO MASHPEE PLANNING BOARD RE: Mashpee Commons By Design - Form-based Code (7:51 AM)

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Dear Chairman Phelan and the Members of the Mashpee Planning Board

I submit here, as public comment, email correspondence from 2018 and 2019 regarding the Mashpee Commons by Design - Form-based Code and the zoning bylaw proposed by Mashpee Commons at that time. The start of email thread lists the questions the Planning Board had at the time regarding a proposed Form-based Code zoning bylaw. I hope this information is helpful as background information to the currently proposed Mashpee Commons Expansion.

Yours,
Mary Waygan
35 Ashumet Rd, Mashpee, MA

From: Tom Feronti <tom@mashpeecommons.com>
Sent: Friday, February 1, 2019 3:22 PM
To: Mary Mary
Subject: RE: Mashpee Commons By Design - Form-based Code (7:51 AM)

Mary,
It was very nice to see you after the Board of Selectmen that evening. We at Mashpee Commons are very sorry to hear about the loss of your father. We're thinking of you and your family during this very difficult time. Per our conversation after that meeting, I would like to reiterate that we are not proposing any zoning changes for the May 2019 Town Meeting. We feel that there is a lot of necessary and meaningful dialogue currently happening amongst town stakeholders regarding the development of a vision for the Town. We're happy to observe and be a part of that important conversation, and we feel it deserves the appropriate amount of time necessary to see it through. With that in mind, we do not find it necessary to rush to a May Town Meeting deadline.

If you have any questions, please do not hesitate to reach out to me. Again, we are very sorry to hear of your loss, and we wish you and your family the very best as you go through this.

Thanks,
Tom

From: Mary Mary <waygan@hotmail.com>
Sent: Friday, February 01, 2019 9:28 AM
To: Tom Feronti <tom@mashpeecommons.com>
Subject: Re: Mashpee Commons By Design - Form-based Code (7:51 AM)

Hi Tom,
Just following up on our conversation Jan 15th regarding the Form-Based Code zoning bylaw. You indicated at that time Mashpee Commons is not proposing any zoning changes for May Town Meeting. Can you please confirm? Thanks!!
Mary Waygan, Chair
Mashpee Planning Board

From: Mary Mary <waygan@hotmail.com>
Sent: Saturday, November 3, 2018 3:19 PM
To: Tom Feronti
Cc: Evan Lehrer
Subject: Re: Mashpee Commons By Design - Form-based Code (7:51 AM)

Hi Tom,
The Planning Board meets next Wednesday November 7, 2018. What materials will you be submitting to the Planning Board for our 11/7/18 meeting in response to the Boards request for information below? Please provide the materials electronically to the Town Planner and to me (waygan@hotmail.com) and by hard copy for distribution to board members, recording secretary, board engineer, town planner, and the file.
Thanks!
Mary Waygan, Chair
Mashpee Planning Board

From: Tom Feronti <tom@mashpeecommons.com>
Sent: Thursday, September 27, 2018 3:52 PM
To: Mary Mary
Cc: Evan Lehrer
Subject: RE: Mashpee Commons By Design - Form-based Code (7:51 AM)

Chairman Waygan,
We have evaluated the proposed questions and are working on preparing answers to those that can be answered at this point in time. Many of the questions involve more thorough and comprehensive studies that are not yet complete. We have found that some of the questions are more project specific, relying upon definitive zoning regulations to define the study, and are not able to be answered based on where we are in the process.
Our hope is that the information that we are assembling will help inform the Planning Board, as well as the community as a whole, about the positive benefits that the expansion of Mashpee Commons would be able to provide.
As discussed during our last visit with the Planning Board, we are committed to working with the Planning Board, as well as other Boards and Committees in Town, to take the time necessary to review this zoning proposal. We are working

diligently and, while we do not have anything ready to submit to the Planning Board as of yet, very much look forward to continuing the productive dialogue that began earlier this year.
Please let me know if you have any further questions.

Thanks,
Tom

From: Mary Mary <waygan@hotmail.com>
Sent: Friday, September 21, 2018 7:37 AM
To: Tom Feronti <tom@mashpeecommons.com>
Subject: Mashpee Commons By Design - Form-based Code (7:51 AM)

Hi Tom,
The Planning Board meets next Thursday 9/27/18. What materials will you be submitting to the Planning Board for our 9/27/18 meeting in response to the Boards request for information below? Please provide the materials electronically to the Town Planner and to me (waygan@hotmail.com) and by hard copy for distribution to board members, recording secretary, board engineer, town planner, and the file.
Thanks!
Mary Waygan, Chair
Mashpee Planning Board

Sent from [Outlook](#)

From: Mary Mary <waygan@hotmail.com>
Sent: Wednesday, August 29, 2018 7:19 PM
To: Tom Feronti
Subject: Re: Mashpee Commons By Design - Form-based Code (7:51 AM)

Sent from [Outlook](#)

From: Tom Feronti <tom@mashpeecommons.com>
Sent: Tuesday, August 28, 2018 2:19 PM
To: Mary Mary
Subject: RE: Mashpee Commons By Design - Form-based Code (7:51 AM)

Chairman Waygan,
Thank you for sending the list of questions generated by the Planning Board at their most recent meeting. To confirm, the list included in the email below is the revised list (superseding the list sent earlier the same morning) and that which we should use.
As to our conversation at the One Cape Conference, have you had an opportunity to determine the process that you would like us to follow for providing responses to the Board?

Thanks,
Tom

From: Mary Mary <waygan@hotmail.com>
Sent: Monday, August 27, 2018 7:52 AM
To: Tom Feronti <tom@mashpeecommons.com>
Subject: Mashpee Commons By Design - Form-based Code (7:51 AM)

Dear Tom,

Thank you for your email regarding the Planning Board's August 15, 2018 meeting. In response, on August 15, 2018, at their regular meeting, the Mashpee Planning Board discussed the need for more information regarding the proposed expansion of Mashpee Commons. Listed below is the Planning Board's current request to Mashpee Commons for information. Please submit this information and materials to the Planning Board so that the discussion on the expansion may continue.

Requested information:

1. Master Regulatory Plan as referenced in the Form-based Code book.
2. Visioning plan showing proposed character districts/zones, proposed and existing roads, and traffic controls at Rt 151 and Rt 28.
1. Blank visioning map, in large scale, showing proposed and existing roads, but with no character districts filled-in
2. List of parcels in the proposed expansion, by Assessor's Map and Lot number
1. Plan for vehicle parking lots for each of the residential, commercial, and mixed-use character districts
2. The complete Fiscal Impact Analysis by Connery of Mashpee Common's CH 40B Proposal from 2005
3. Special permits and all modifications issued to Mashpee Commons by the Town to date, including the book and page or document number from the Barnstable County Registry of Deeds and Land Court
4. Minimum and maximum building height allowed in each character district, including the roof
5. Minimum and maximum residential density allowed in each character district
6. Minimum and maximum commercial square footage allowed in each character district
7. Estimated additional waste water flow, allowed concentration of Total Nitrogen, and remaining capacity of current waste water treatment facility.
8. Minimum and maximum Total Nitrogen loading expected from the expansion
9. Environmental Impact Study including but not limited to and specific plans to protect and improve the environmental quality of the Mashpee River, Quashnet River, Waquiot Bay, with special consideration for the current degraded and impaired state of these water bodies.
10. Traffic impact study and plans to mitigate these impacts
11. Stormwater management plan for the expansion and proposal on how the existing drainage system will be incorporated into the expansion drainage.
12. Archeological Sensitivity Study of the expansion area.
13. Identification of all open space, on-site or off-site, connected with the expansion.
14. Identification of any contemporary designs that would be allowed by the proposed Form-based Code
15. Sustainability Analysis of the expansion showing how the expansion balances the environment, equity and the economy of the Town. Address the following items: drinking water, quality of the proposed built living environment, traffic, noise, services and facilities, harmony with nature, place-based economy, equity, and community character with special attention to Mashpee's unique history, her indigenous residents, accessibility, affordable housing, and open space.
16. Status of the construction permitted under the Jobs Whitings CH 40B Comprehensive Permit, and plans to build out additional phases.

17. Book and page of the CH 40B Comprehensive Permit Decision recorded with the Barnstable County Registry of Deeds.
18. Impacts on the Town's emergency and other public services
19. Review and analysis by the Town's Fire Department regarding planned narrow spaces and alley ways.
20. Identification of the locations of proposed parking garages (if any)
21. Identification of areas within the expansion suited for low impact design and permeable pavement

Yours,

Mary Waygan, Chair

Mashpee Planning Board