



**Meeting of the Mashpee Planning Board  
Wednesday, March 17, 2021  
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

### Workshop

Community Engagement Action Plan – Comprehensive Plan Update and Visioning Exercise

- Review and discuss Draft RFP, authorize staff to issue and advertise RFP
- Review and discuss proposed Kick Off workshop outline for Visioning Process
- Discuss comparative evaluation criteria of the RFP

### Approval of Minutes

- Review of meeting minutes from March 3, 2021

### Public Hearing – 7:10 PM

#### **Warrant Article \_\_\_:**

*To amend §174-3 Terms Defined to include definitions recommended by the Commonwealth of Massachusetts relative to Solar Energy Systems.*

#### **Warrant Article \_\_\_:**

*To amend §174-4, Enumeration of Districts to establish a new Solar Energy Systems Overlay District.*

#### **Warrant Article \_\_\_:**

*To amend §174-5, Establishment of Zoning Map by adding §174-5 (H) to establish the bounds of the proposed Solar Energy Systems Overlay District within the Zoning Bylaw*

#### **Warrant Article \_\_\_:**

*To amend §174-25 (H)(12) of the Mashpee Zoning By Law to enable the development of medium and large scale solar energy systems within the area defined as the Solar Energy Systems Overlay District.*

MASHPEE TOWN CLERK

MAR 15 2021

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# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

## **Warrant Article \_\_\_:**

*To add new section 174-45.7: Solar Energy Systems to the Mashpee Zoning Bylaws to establish the required performance standards of solar energy systems within the Solar Energy Systems Overlay District.*

## **New Business**

## **Old Business**

## **Chairman's Report**

## **Town Planner Report**

- Mashpee Commons Development Agreement
- Consulting Engineer update

## **Board Member Committee Reports**

- Cape Cod Commission, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission, Military Civilian Advisory Council.

## **Correspondence**

- Southport Correspondence
- Town of Falmouth Notices
- Town of Sandwich Notices
- Waterways Application – 62 Cuyuga Avenue
- Waterways Application – 45 Popponesset Island Road
- January 2021 Discharge Monitoring Report for South Cape Village – N=6.1
- December 2020 Discharge Monitoring Report for South Cape Village – N=5.3
- November 2020 Discharge Monitoring Report for South Cape Village – N= 4.6

## **Additional Topics (not reasonably anticipated by Chair)**

## **Adjournment**

MASHPEE TOWN CLERK

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## **REQUEST FOR PROPOSALS**

To select a consultant to complete an update to the Town of Mashpee's Local Comprehensive Plan.

**PROPOSALS DUE: MAY 7, 2021 2:00 PM**

### **A. Invitation to Bid**

The Town of Mashpee ("Town"), through its Chief Procurement Officer, is requesting proposals from qualified vendors for consulting services to assist Town Staff and the Planning Board implement a Community Engagement Action Plan and Visioning Process and to update the Town of Mashpee's Local Comprehensive Plan (LCP) as further specified in this document. The Town's LCP was adopted in 1998 and has not been updated since.

The Town's intent is to award a contract to a qualified team specifically for the purpose of engaging the Mashpee Community, staff, and stakeholders for this update under the direction of the Town Planner (project manager) and in coordination with the Mashpee Planning Board (Local Planning Committee). In addition to assisting with a Community Engagement Action Plan and Visioning exercises, the consultant will assist in the production of an updated and modern Local Comprehensive Plan consistent with the Regional Policy Plan adopted by the Cape Cod Commission in 2018 as well as Massachusetts General Law Chapter 41 Section 81D. As such, the combined planning efforts will need to recognize and emphasize regional planning goals in addition to local priorities.

The purpose of this RFP is to select a consultant with demonstrated experience and capacity to carry out a thorough and inclusive planning process with the capability of producing a high-quality, professional planning document that best addresses the needs and goals of the community as described in this RFP. The most advantageous proposal from a responsive and responsible proposer, taking into consideration all evaluation criteria set forth in the RFP, will be selected.

### **Budget:**

The Town has authorized up to \$150,000 for the update to the LCP.

## **RFP Schedule**

- RFP Released to Consultants April 5, 2021
- Pre-proposal meeting April 20, 2021
- Final Day for Written Questions April 26, 2021
- Town Response to Questions April 28, 2021
- Proposals Due: May 7, 2021
- Shortlist by: May 14, 2021
- Interviews: May 19, 2021
- Consultant Selection: June 2, 2021

### **Non-mandatory Pre-proposal meeting:**

Interested proposers are encouraged to attend a voluntary briefing session with the Town Planner and a Planning Board representative via Zoom on **April 20, 2021**. Participation in this meeting will bear no impact on the score given under the comparative evaluation criteria. Please email your interest in participating to the Town Planner no later than April 16, 2021 so that a Zoom invitation can be emailed to the responding entity's contact person.

### **Background and Community Profile**

Mashpee is located along the southern coast of the Cape Cod peninsula approximately 16 miles from the Bourne Bridge. It supports a year-round population of around 15,000 people. In trend with the seasonal Cape Cod Economy, the summer population grows to more than 35,000 people. The Town has over five miles of coastline along Nantucket Sound and Vineyard Sound, extensive waterfront on Waquoit and Popponesset Bays, and four of the largest freshwater ponds on Cape Cod. Additionally, the Town values conservation and open space and more than 40% of the Town's land area has been conserved and protected. Mashpee is also home to the federally recognized Mashpee Wampanoag Tribe whose people have been living in Mashpee and the surrounding region for more than 10,000 years.

Between 1980 and 1990 the Town's population more than doubled from around 3,700 people to nearly 7,900. Again between 1990 and 1998 the population again nearly doubled to almost 13,000. Since 2000 population growth has plateaued and growth has slowed. The growth seen between 1980 and 2000 is attributed primarily to the rapid expansion of detached single-family homes with some notable commercial and mixed-use growth. Mashpee Commons, an urbanist suburban retrofit was permitted in 1986 and has since grown to a mixed-use commercial center composed primarily of retail and food establishments with around 75 units of rental housing. Under current zoning regulations the Town has nearly reached buildout. The rapid growth the Town experienced between 1980 and 2000 resulted in many of the land use policies in place today.

The Town is now at a crossroads and is confronted with many issues resulting from both natural and created forces and trends. Most notably are issues related to wastewater management and

the lack of housing diversity and affordability. In addition to the issues of wastewater management and housing affordability, the Town remains focused on preserving its small town character while shifting to meet the needs of the present and future. The community remains uniquely concerned about the preservation and expansion of conservation areas and restricted open space, climate change impacts, reducing its greenhouse gas emissions and overall carbon footprint, traffic congestion and mobility challenges, among others. Additionally, Mashpee is a Green Community, has adopted a Complete Streets policy and participates in the state's Municipal Vulnerability Preparedness Program. There is also community focus on local economic development.

In response to the critical issue of wastewater, the Town has commenced the funding, design, and early construction phases of a town-wide wastewater collection and treatment facility to mitigate the nutrient pollution of estuarine systems of both Popponesset Bay and Waquoit Bays which have each shown significant signs of degradation attributable to excessive inputs of nitrogen. It is a priority for the Town to find solutions to the housing affordability and availability challenges via amendment of the Town's zoning regulations that are sensitive and cognizant of the heavily impacted natural systems of the Town and region as well as the other local priorities indicated.

### **Objectives and Goals of the Comprehensive Plan Update**

Mashpee has a unique history. The community is proud of where they live and wishes to preserve much of the fabric that drew them here in the first place and honor the traditions of the native community who have lived here for many generations. Beyond statutory mandate, the primary goals of this process are as follows:

1. Identify components of the 1998 Comprehensive Plan that are outdated, contradictory, and/or redundant and update chapters according to present goals and updated vision statement.
2. Assess and prioritize community goals in light of new and emerging issues and trends, both natural and created.
3. Identify policy or development strategies that could mitigate impacts resulting from current infrastructural capacity limitations in consideration of conflicting local and regional priorities i.e. increased density's impact on effective wastewater treatment.
4. Ignite interest among the community regarding the Town's future by deploying a robust community engagement action plan.
5. Build on and reflect upon existing information while embracing data based solutions and changes that will enable growth, preserve town character, foster fiscal stability, and enhance quality of life for future generations of residents and businesses.
6. Produce a concise and functional document with updated data visualization that will guide future development that is useful and comprehensible to the average community member.

## **Proposal Submission and Selection Process**

The Town has determined that the award of this contract is subject to the Uniform Procurement Act, M.G.L. c. 30B (the "Act"). Therefore, the provisions of M.G.L. c. 30B are incorporated herein by reference. Mr. Rodney Collins, *Town Manager* for the Town of Mashpee is the Town's Chief Procurement Officer. Proposals from interested applicants must be received by the Town of Mashpee at the address noted below before 2:00 pm, **May 7, 2021**. Proposals submitted after this time will not be accepted.

All proposals must include a clearly marked original proposal plus fifteen (15) copies, including an electronic copy on a CD or flash drive, and be submitted to the Town Manager/Chief Procurement Officer addressed as follows:

**Chief Procurement Officer**  
Rodney C. Collins, Town Manager  
Town of Mashpee  
Mashpee Town Hall  
16 Great Neck Road N  
Mashpee, MA 02649

## **Proposal Transmittal Requirements**

Proposals should be marked "**Mashpee Local Comprehensive Plan Update**" and must include all required documents, completed and signed by a duly authorized signatory, including the following to be considered a complete proposal:

1. **Cover Page** - The cover page must be labeled "**Mashpee Local Comprehensive Plan**" and specify the responding entity, contact person and all contact information (this should be the person who will be the primary contact person)
2. **Required Copies** - One clearly marked original, in a three-ring binder, and fifteen (10) copies of the proposal with all required attachments
3. **Required Electronic Copy**. An electronic version of the complete proposal submission must be included either on a CD or flash drive.

**The Town reserves the right to reject any or all proposals or to cancel this Request for Proposals if, in its sole judgment, it determines such action to be in the best interest of the Town of Mashpee. Additionally, the Town reserves the right to issue a partial award for one of the two project phases as described in the Project Budget section of the Proposal Submission requirements described below.**

All inquiries should be made via e-mail and directed to: Evan Lehrer, Town Planner, at [elehrer@mashpeema.gov](mailto:elehrer@mashpeema.gov), no later than 04/26/2021. Inquiries should have a subject

line entitled: *LCP Update RFP Inquiry*. Any inquiries after such date will not be accepted. All inquiries for which a response is provided, together with the responses, will be shared with all proposers.

Proposals will be opened publicly at **2:00 pm on 05/07/2021 at the Office of the Town Manager, Town Hall, 16 Great Neck Road North, Mashpee, MA 02649**. A proposer may correct, modify or withdraw a proposal by written notice received prior to the time set for opening of proposals. After the opening, a proposer may not change any provision of the proposal.

Each responsive proposal will be evaluated first for compliance with the threshold criteria, and if it meets those criteria then according to the criteria set forth in **Attachment A 'Comparative Evaluation Criteria'**.

The Town makes no representations or warranties, express or implied as to the accuracy and/or completeness of the information provided in this RFP. This RFP, including all attachments and supplements, is made subject to errors, omissions, and withdrawal without prior notice, and changes to, additional, and different interpretations of laws and regulations.

### **Proposal Submission Requirements**

*Please submit responses in the order indicated below*

1. **Cover Letter** – Provide a statement indicating the consultant's desire to be considered for the project signed by a principal of the firm. Include a summary statement explaining how the firm is qualified for the project and detailing the reasons that the firm should be selected. Demonstrate what level of familiarity the firm has with the Town of Mashpee.
2. **Contact Person** - The name, address, e-mail address, and telephone number of the proposer, the name of any representative authorized to act on his/her behalf, the name and contact information of the contact to which all correspondence should be addressed, and the names and primary responsibilities of each individual on the planning team.
3. **Project Budget** – Provide an estimate of the overall cost for the community engagement and visioning work (phase I) and the plan development (phase II). Please breakdown projected costs of each phase and provide the expected payment schedule.
4. **Organizational Chart** – List key staff and/or any sub consultants expected to work on the project. Include the resumes of all staff who will be involved in this project and identify what role each staff person will play.

- 5. Firm Qualifications/References** – Describe the firm’s qualifications and experience with comprehensive planning projects. Provide a list of similar projects undertaken by the consultant in the past five (5) years in a table format. Indicate the status of the projects listed and the project manager/lead. Provide two on a CD of thumb drive two (2) examples of comprehensive plans completed by the consultant for other municipalities.
- 6. Approach to Community Engagement and Public Outreach** - A narrative description of the firm’s approach to community engagement and public outreach. Attached are drafts of a community engagement action plan defined by the Mashpee Planning Board for your review and consideration. Please discuss the types of workshops and meetings you intend to conduct during this process and your ability to carry out what the Planning Board has set forth. Please describe also how your firm would propose managing community engagement activities with the expectation that in-person meetings and events remains restricted due to the COVID-19 public health emergency.
- 7. Approach to Plan Development** – Please describe the firms approach to plan development and the projected schedule that is proposed for the plan’s development. Proposers should demonstrate the ability to perform as proposed and to complete the project in a competent and timely manner, including the ability to pursue and carry out research, due diligence, community engagement, staff briefings, and document preparation. This should include a discussion on each of the plan’s elements and/or any other relevant new chapters that the consultant deems important as well as any opportunities the consultant identifies to consolidate chapters/elements.
- 8. Approach to incorporating existing data** – Describe firm’s approach to incorporating existing studies and analyses into the Comprehensive Plan. These studies/analyses should include but should not be limited to those listed in **Attachment XX: Resources Available**.
- 9. Project Timetable** – Provide a project schedule for community engagement, visioning, and technical aspects of plan developments and identify key tasks. Provide the corresponding payment schedule.
- 10. References** - Three (3) references to projects that demonstrate the consulting teams experience with Comprehensive/Master Planning with summaries of completed projects with links to or hardcopies of completed documents. Reference projects should include the contact name, title, and current telephone numbers of professional references who can provide information to the Town concerning the Proposer’s experience with similar projects.



### **Scope of Services:**

The Consultant will be expected to complete the following tasks, at a minimum:

1. The selected consultant will assist in implementing a Community Engagement Action Plan as defined by the Mashpee Planning Board to promote 'Visioning' workshops and opportunities to engage with staff, stakeholder groups, and Mashpee's community members and residents.
2. Along with Town Staff and the Planning Board, the selected consultant will lead the visioning workshops as defined in the Community Engagement Action Plan and compile and analyze collected data so that the consultant, in coordination with Town Staff, can draft an updated Vision statement as required by the 2018 Regional Policy Plan.
3. The selected consultant will be expected to propose necessary changes to the community engagement action plan and visioning workshops based on the awarded consultant's own internal infrastructure and knowledge skills and abilities of their team.
4. Upon completion of the Visioning Process, the consultant will produce an updated Vision Statement consistent with the requirements of the Cape Cod Commission's local comprehensive planning regulations.
5. Complete a comprehensive analysis of existing conditions and projections of likely future conditions for all Local Comprehensive Plan elements in coordination with Town staff. The consultant should consolidate, where practicable, multiple elements into a single chapter to reduce redundancies. Additionally, the awarded consultant should propose any new chapters that may be required pursuant to the 2018 Regional Policy Plan update, such as Community Design. The elements as broken down in the 1998 Comprehensive Plan are:
  - a) **Affordable Housing** – This section of the Comprehensive Plan should build upon the Town's Housing Production Plan (approved 2015) and include strategies to support the recommendations in the Housing Production Plan and, if possible, connect housing initiatives to other community goals including land conservation, pedestrian connections, historic preservation, and economic development.
  - b) **Coastal Resources** – This section should reflect and build upon the information generated during the Municipal Vulnerability Preparedness

Program planning process and include strategies that support the community's priority issue areas of Water Quality and Coastal Green Infrastructure, stormwater infrastructure, and culvert and dam improvements. Additionally this section should assess existing public access points for fishing and recreation and make recommendations to improve public access to waterways and to expand shellfish aquaculture license opportunities.

- c) **Economic Development** – In this section the consultant should review the town as a whole and also focus on the commercial and industrial zoning districts surrounding the Mashpee Rotary and located along the Routes 151, 130, and 28. The area known as Mashpee Commons is poised for further mixed-use expansion and other areas of the Town are ripe for redevelopment. A particular challenge is how to support these growth initiatives and ensure the continued success without compromising the Town's character.
- d) **Energy** – This section should include a discussion on energy and explore locally feasible land use strategies or actions to maximize energy efficiency and renewable energy opportunities; support land, energy, water and materials conservation strategies, local clean power generation, and addressing climate change by reducing greenhouse gas emissions and the consumption of fossil fuels.
- e) **Health and Human Services** – This section should contemplate what services and facilities are currently being offered in support of the physical mental and emotional health of all residents and project future service, facility, and personnel needs given new and emerging trends.
- f) **Heritage Preservation** – This section should be updated to reflect any new findings regarding historic or archaeological resources and developments in the Historic District on Main Street. The inventory of cultural and historic resources should be updated and included.
- g) **Land Use and Growth Management** – This section of the Comprehensive Plan must include an analysis of the distribution of existing uses and density and identify potential future locations for new residential, commercial, industrial and mixed-use development in town as well as areas that should be **protected for open space and recreational uses**. This section should also review existing growth management policies and provide analysis regarding their impacts on potential growth in the future with suggested policy

changes. Additionally, this section must include an existing land use map, housing and growth projections, and a build out analysis for both residential and commercial uses based on existing regulations and a modified analysis showing the results of any recommended changes to the Zoning Bylaw and Map.

- h) **Municipal Buildings and Facilities** – The consultant should update the inventory of existing municipal facilities including buildings and infrastructure. This section of the Comprehensive Plan should include information from the Council on Aging, Parks and Recreation, Mashpee Library, Police and Fire Departments, Harbormaster, Department of Natural Resources. (review existing)
- i) **Open Space** – This section should assess the existing conditions of preserved open space in Town and make updated recommendations with regard to lands that remain of primary interest for conservation and recreation that have yet to be acquired and/or preserved in consideration of any recommended changes to the zoning bylaw. Additionally, this section should explore the nexus between Open Space preservation and agriculture, wetlands/wildlife, plant habitat, and agriculture. Updated mapping is critical in this section.
- j) **Public Safety** – This section should contemplate what public safety services and facilities are currently being offered and what projected needs are going to be in consideration of any recommended changes to the zoning bylaw that would impact buildout. Additionally, this section should address the Town’s goals and objectives for public safety.
- k) **School Facilities** - This section should contemplate what Educational services and facilities are currently being offered and what projected needs are going to be in consideration of any recommended changes to the zoning bylaw that would impact buildout. Additionally, this section should address the Town’s goals and objectives for educational facilities and programs.
- l) **Solid and Hazardous Waste Management** – This section should assess the existing waste management programs, technology, and infrastructure in the Town in consideration of new and emerging technologies and trends. This section should also identify and assess problem areas in the municipal waste management system and make recommendations to improve the systems efficiency, overall environmental impact, and overall fiscal impact.

- m) **Transportation** – This section of the Comprehensive Plan should analyze the existing and proposed transportation system with a focus on primary thoroughfares, pedestrian and bicyclist facilities, parking, and public transportation. This section should include but not be limited to an analysis of overall traffic patterns and the street network with capacities and projected traffic volumes. The consultant should reference traffic studies and road safety audits recently completed by the Cape Cod Commission and MassDOT in its analysis and data collection. The section should identify and assess problem areas in the local transportation system and opportunities to improve and enhance vehicular and pedestrian safety. A particular focus should be made to reduce auto-dependency and improve multi-modal transportation options where feasible.
- n) **Water and Waste Water resources and Facilities** – This section should include maps and information on the water utility service areas. It should make references to the Comprehensive Watershed Nitrogen Management Plan and make appropriate updates regarding progress on the design and construction of the town-wide wastewater treatment facility and collection system. Additionally, it should include an assessment of the adequacy of existing and proposed water supplies to meet projected demands, water quality and treatment issues.

6. Analyze potential impacts of pending legislation, litigation, or regulatory changes relative to resources, land use, housing, etc.
7. Develop and implementation program that defines and prioritizes the specific municipal actions necessary to achieve the goals and objectives of the Comprehensive Plan in accordance with the policies outlined. This implementation program shall specify recommended courses of action by the municipality's appropriate regulatory bodies or structures, including updates and amendments to zoning bylaws, subdivision control regulations, general bylaws, and local regulations in order to be consistent with the Comprehensive Plan.

### **Deliverables**

**Upon completion of the Local Comprehensive Plan update the consultant must provide the following deliverables to the Town:**

- Ten (10) bound copies of the Comprehensive Plan, including a separate Executive Summary, along with electronic copies of each document in Microsoft Word and pdf format; GIS data files that contain shape and data files for any maps or graphics prepared for the plan.

## **Available Resources**

- Comprehensive Watershed Nitrogen Management Plan
- Affordable Housing Planned Production Plan
- Open Space and Recreation Plan
- Mashpee Rotary Study – Cape Cod Commission
- Route 28. Eastern Mashpee Corridor Study
- Municipal Vulnerability Preparedness Program report
- Route 151 Corridor Improvements Plan
- Comprehensive Emergency Management Plan

## **Minimum threshold criteria**

The following are **minimum criteria** for Proposal consideration. Proposals that do not clearly and fully convey compliance with these minimum criteria will not be considered.

1. Complete conformance with all submission requirements
2. Proposer must have completed at least two (2) Comprehensive/Master Plans for other communities.
3. Proposer must show a successful track record of projects of similar scope with at least 3 references.
4. Developer availability to commence work within 90 days of selection; show sufficient staff resources and availability to perform required services
5. Completed required forms at Attachments H, I & J:
  - a. Certificate of non-collusion
  - b. Tax compliance
  - c. Disclosure of beneficial interests form as required by M.G.L. c. 7C, section 38 (formerly c. 7, section 40J)

## **Comparative evaluation Criteria**

Proposals that meet the minimum threshold criteria will be reviewed and judged on the following additional comparative evaluation criteria as further explained and outlined in **Attachment XX:**

- *Community Engagement and Public Participation Plan:*
- *Strength and Credibility of Past Performance*
- *Experience and Technical Expertise*
- *Determination of Best Price*
- *Quality of Proposed Plan of Services and Understanding of project components.*

DRAFT

## **Visioning Kick-Off Workshop - *What are we doing and why are we doing it?***

Who:	General Public
What:	Data Presentations and SWOT analysis
Where:	Mashpee Public Library, Waquoit Room, Virtual via Zoom
When :	XX/XX/XXXX
Why:	To let the broader Mashpee community know about the Planning Board and Planning Department efforts to update the Local Comprehensive Plan. To educate the community about why this is important and how they can make a difference. To make a serious effort to understand the Town's vision in 1998, to have an honest conversation about what may have changed, and what needs to change in consideration of any new and emerging trends. Also to identify the Town's strengths, weaknesses, opportunities and threats to provide a foundation for an updated vision statement.
GOAL:	To identify the key issues facing the Town of Mashpee and the critical components of the future vision.

### **Workshop Format:**

#### **Welcome and Introductions – PB Chair**

Planning Board Chairman welcomes people to the visioning workshop and thanks them for their participation. The Chairman will give a brief background regarding the visioning process and the work that led up to the Kick Off workshop. Introduces the 1998 Vision Statement in recognition that 20+ years have past. Issues and opportunities have evolved and so should the Town's vision.

The Chair will hand over to the Moderator (Consultant) who will provide an overview of the day's workshop and its goal. The moderator will present to the participants some information and history about what the Board is doing (starting a visioning process) and why they are doing it (to prepare an updated vision statement for an update to the Local Comprehensive Plan).

#### **Purpose of the visioning process and workshop – Moderator**

- Initial Step in the LCP process and help with Goal Setting
- Understand local values
- Identify issues and opportunities, not solutions
- Begin looking forward to the future and what they would like to see

#### **Existing Conditions Analysis/Data Presentation – Town Planner / Moderator**

The Town Planner will present a brief data focused slideshow describing some of the trends and shifts that have taken place since 1990. IT was in 1992 that the community engagement and data collection for the 1998 Comprehensive Plan began. The purpose of this presentation is to quantify some of the Town's strengths, weaknesses, opportunities and threats.

## Facilitated Activity

### SWOT Analysis

Participants will be split into four (4) groups with consultant and Town Staff facilitators.

**Strengths:** *One group will discuss and identify the Town's overall strengths. What about the town do they love and believe to be an asset? What about Mashpee do they wish to protect and preserve moving into the future?*

Facilitator Questions:

What are your favorite places in Mashpee?

What has Mashpee as a community been doing successfully?

What makes Mashpee a great place to live/work/play?

What are your favorite programs, events or traditions that happen in Mashpee?

Where would you take an out of town visitor?

What are your favorite buildings in Town and why?

What is your favorite street and why?

**Weaknesses:** *One group will discuss and identify the Town's weaknesses. What about Mashpee do they not like so much or would wish to change? What are the Town's vulnerabilities?*

Facilitator Questions:

What is missing in our Town?

What population is being underserved?

What areas need to be improved?

What did we use to have that we liked?

What things do other Cape Towns do better than us?



**Opportunities:** *One group will discuss and identify external factors, trends or untapped resources that could contribute to our success or add to our strengths.*

Facilitator Questions

What external factors outside Mashpee are likely to contribute to our success or add to our strengths?

What opportunities exist that we want to use or build upon to make our community better?

How do we leverage our strengths?

What opportunities would reduce or eliminate our weaknesses?

Are there State/Federal Government programs we could tap into?

**Threats:** *One group will discuss and identify trends, conditions or external factors that pose potential problems or risks to our Town.*

Facilitator Questions

What could keep us from reaching our vision?

What economic/market trends impact Mashpee?

What are the external environmental factors?

What State or Federal level (regulations/legislation/politics) activities are impacting Mashpee?

**Report out: (5 min)**

The Moderator will ask the Facilitators to briefly share the highlights of their table discussion on the identified strengths, weaknesses, opportunities and threats.

**Closing Remarks & Next Steps: (5 min)**

The Moderator will briefly let people know what will happen next:

- Feedback from the Workshops will be digested and evaluated to identify the main issues or categories that were raised.
- Summarize data to start building general goals and purposes for the Vision Statement
- Summary Papers on Key Categories will be developed with background information, key issues, challenges and opportunities and potential goals and purposes
- Follow-up workshops on built, natural, and community systems – to vet conclusions from initial kick-off workshop and to take a deeper look at the strengths, weaknesses, opportunities and threats identified through a more specific lens.
- A survey will be developed and launched prior to completion of the Visioning Process.

The Planning Board Chairman will make closing remarks.

- Thank everyone for their participation
- Thank the Facilitators and note takers.
- Suggest that they encourage their neighbors and friends to participate in the Survey (Town Website) or one of the remaining Workshops.

**Last Exercise: (5-10 Min)**Newspaper Headline

Moderator will ask everyone to write a newspaper headline that they hope to read regarding the Town of Mashpee in 10 or 15 years. Facilitators will hand out worksheets to collect participant responses. This same exercise will be rolled out via social media.



# ATTACHMENT 1

Comparative Evaluation Criteria

<b>CRITERIA CATEGORY &amp; DESCRIPTION</b>	<b>UNACCEPTABLE (No Points)</b>	<b>ADVANTAGEOUS</b>	<b>HIGHLY ADVANTAGEOUS</b>
<b><i>Community Engagement and Public Participation: 25 Points</i></b>	<b>0 Points</b>	<b>Maximum 10 Points</b>	<b>Maximum 20 Points</b>
The proposal aims to maximize the levels and quality of public participation in the Local Comprehensive Planning Process. The proposal provides a clear and concise plan to reach and involve all community members, especially those that do not traditionally participate or are non-active in local government. The proposal identifies the methods and methodologies for community engagement as well as in survey design, implementation, and analysis.	A community engagement plan is proposed but does not demonstrate consistency with the Community Engagement <b>Action Plan in attachment XX.</b>	The proposal demonstrates the ability of the consultant to, at a minimum, carry out the community engagement action plan and visioning process as outlined by the Mashpee Planning Board and includes engagement with the public, elected and appointed officials, and staff during the process. Surveys are contemplated but minimal.	The proposal demonstrates that they can carry out the community engagement action plan and visioning process defined by the planning board. The proposal is dynamic and thorough and goes above and beyond the outlined Community Engagement Action Plan in Attachment XX. The proposal indicates the use of digital resources and surveys. The proposal provides a concise schedule of events at favorable times of day as well as expands upon the format of in person or virtual workshops and events.

<b>CRITERIA CATEGORY &amp; DESCRIPTION</b>	<b>UNACCEPTABLE</b>	<b>ADVANTAGEOUS</b>	<b>HIGHLY ADVANTAGEOUS</b>
<b><i>Strength and Credibility of Past Performance: 20 Points</i></b>	<b>No Points</b>	<b>Maximum 7 Points</b>	<b>Maximum 15 Points</b>
The proposal demonstrates significant experience conducting comprehensive/master planning processes in towns similar to Mashpee, particularly in coastal communities. The proposal aims to show that other municipal clients have been satisfied with the working relationship developed, project management capabilities, time management and technical expertise of the consultant/firm. The proposal includes adequate examples of Master/Comprehensive Plans completed for other communities for evaluation.	The firm provided no evidence of having completed at least 2 comprehensive plans. The proposal did not provide adequate references, or references called did not corroborate firms ability to execute in a timely manner and/or the firms technical expertise	The firm provided sufficient evidence of having completed at least two comprehensive plans. References were provided and were generally satisfied with the work conducted.	The firm had a substantial track record and submitted evidence of having completed more than two comprehensive plans for other municipalities. References that were provided were diverse and the references were extremely satisfied with the firm's project management skills, technical expertise, and work product.

<b>CRITERIA CATEGORY &amp; DESCRIPTION</b>	<b>UNACCEPTABLE</b>	<b>ADVANTAGEOUS</b>	<b>HIGHLY ADVANTAGEOUS</b>
<b><i>Experience and Technical Expertise: 20 Points</i></b>	<b>No Points</b>	<b>Maximum 7 Points</b>	<b>Maximum 15 Points</b>
The proposal demonstrates significant experience among its collective team members. The consultant's team is composed of a diverse group of professionals with adequate experience and technical expertise to carry out the scope of services defined in the RFP. Teams should have at least one member of that is certified by the American Planning Association and a demonstrated commitment from senior staff members (10+ years' experience leading the consulting team.	The proposal did not provide any evidence that the consulting team has the background or experience to accomplish the scope of work in a timely manner. No member of the team is AICP and no senior staff dedicated to the project.	No member of the team is AICP but the proposal indicates a diverse group of professionals capable of managing the proposed scope of work. Senior staff participation is adequate but minimal. It is possible to achieve points in this category if there are no senior staff and no AICP but evaluation team finds that the team can accomplish the scope without them based on the information presented.	The firm has at least one member of its team that is a planner certified by the APA and has AICP designation. The team is very diverse in its skillset and the proposal demonstrates a clear commitment from senior staff to the project. The proposal indicates that the firm is more than capable of exceeding expectations with regard to technical aspects of the work required.

<b>CRITERIA CATEGORY &amp; DESCRIPTION</b>	<b>UNACCEPTABLE</b>	<b>ADVANTAGEOUS</b>	<b>HIGHLY ADVANTAGEOUS</b>
<b><i>Determination of Best Price: 15 Points</i></b>	<b>No Points</b>	<b>Maximum 7 Points</b>	<b>Maximum 15 Points</b>
\$150,000 has been approved by Mashpee Town Meeting for the purposes of updating the Local Comprehensive Plan. The most desirable proposals are those that can demonstrate the firm's ability to achieve the desired goals of updating the plan and deliver the highest quality product at the best price.	The proposal includes a price that exceeds \$150,000.	The proposal is at or within 10% of the \$150,000 threshold (between \$135,00-\$150,000)	The proposal includes a proposed price that is more than 10% less than the \$150,000 threshold (less than <\$135,000)

<b>CRITERIA CATEGORY &amp; DESCRIPTION</b>	<b>UNACCEPTABLE</b>	<b>ADVANTAGEOUS</b>	<b>HIGHLY ADVANTAGEOUS</b>
<i>Quality of Proposed Plan of Services and Understanding of project components : <b>20 Points</b></i>	<b>No Points</b>	<b>Maximum 7 Points</b>	<b>Maximum 15 Points</b>
The proposal demonstrates the consulting team's diverse technical skillsets and includes senior staff (10+ years' experience) and others.	The proposed plan of services is not sufficiently detailed to fully evaluate or does not address all of the required components.	The plan of services proposes a basic scheme for producing a complete report that addresses all of the required components.	The plan of services proposes a detailed, logical, thorough and highly efficient scheme for producing a comprehensive plan that addresses all of the required components.

DRAFT

**Mashpee Planning Board  
Minutes of Meeting  
March 3, 2021 at 6:30 p.m.  
Mashpee Town Hall-Waquoit Meeting Room  
16 Great Neck Road North-Mashpee**

**Virtual/Remote Meeting-Call In (508) 539-1400 x8585  
Broadcast Live on Local Channel 18 & Streaming at [www.mashpeema.gov/channel-18](http://www.mashpeema.gov/channel-18)**

**Present:** Chairman John (Jack) Phelan, Mary Waygan, Dennis Balzarini, John Fulone, Joseph Callahan and Robert (Rob) Hansen (Alt.)

**Also Present:** Evan Lehrer-Town Planner, Charles Rowley (Former Town Engineer)

**CALL TO ORDER**

Chairman Phelan opened the meeting at 6:30 p.m. and welcomed Planning Board members to the meeting. Due to the pandemic and Town of Mashpee regulations, the meeting was being held virtually, but the Chair announced that it was being live streamed on Channel 18 and could also be viewed at [www.mashpeema.gov/channel18](http://www.mashpeema.gov/channel18). Although public comment was not expected, viewers wishing to comment could call (508) 539-1400, extension 8585. The Pledge of Allegiance was recited.

**WORKSHOP – COMMUNITY ENGAGEMENT ACTION PLAN/COMPREHENSIVE  
PLAN UPDATE VISIONING EXERCISE**

**Review and Discuss Draft RFP**

Mr. Phelan announced the first item to be discussed was the Draft RFP. He invited the Board for comment. Ms. Waygan said that she had forwarded Mr. Lehrer some suggested revisions. She pointed out there actually were some revisions to the 1998 plan. Although she could not say specifically, she believed there were two chapters that had been updated. She said she would provide this information to Mr. Lehrer. Ms. Waygan next referred to a paragraph that addressed the Engagement Action Plan and Visioning Experience. She felt it important to specifically state the name of the plan, “The Local Comprehensive Plan.” All members of the Board agreed to this revision but to keep the remainder of the sentence the same. Next Ms. Waygan commented on the issue of budget. She had believed that the budget was set at \$35,000 for the visioning process. Mr. Phelan responded that he recalled the Board had previously spoken about rather than separating items, just to proceed with everything all at once. Ms. Waygan expressed her concern that if the Board has a bad experience with the consultant while working on the Visioning Plan that the contract will not be able to be broken. Mr. Lehrer expressed to the Board that perhaps the language in the RFP should be more specific to request a breakdown of costs for each phase of the LCP. He said then comparative evaluation criteria could be written to score the applicants. He added that the contract to be awarded should always contain a severability clause that would enable the Board to sever the contract for any reason. Mr. Phelan and all other Board members concurred.

Ms. Waygan proceeded with revisions and directed the Board to the section on page 2 that pertained to climate change impact. She also felt that the consultant should be informed that

there is also a concern about energy production. Mr. Lehrer suggested that this sentence be changed to state that the Town remains focused on reducing its carbon footprint in addition to the other items listed. Ms. Waygan then suggested this revision to perhaps be included under Background or another section to include that Mashpee is a Green Community, a Housing Choice Community, has adopted complete streets and that Mashpee participates in the MVP Program. Ms. Waygan said she would also like to include that we have a committee working on local economic development. Mr. Lehrer noted the changes.

Ms. Waygan next directed the Board to a sentence that referred to the bylaw in reference to housing which she read aloud. She made a suggestion to which Mr. Lehrer recommended adding the phrase “with updates to” which the Board was in agreement with. She next reviewed a paragraph on page 3 referring to promoting economic development to close the housing gap. Mr. Phelan pointed out that this is mentioned later in another area and did not want to be redundant. Ms. Waygan referred the Board to the section on Objectives and Goals which pertained to economic development and growth. Mr. Lehrer explained that the information being suggested was already included in Goal #3 which he recited.

Ms. Waygan continued and made reference to page 6 referencing #9 under Proposal Submissions requesting references. She said she would like to request a five year work history from any applicants and thought it was a good idea to know where an individual might have worked before they went out on their own. Mr. Phelan asked Mr. Lehrer’s thoughts after he made the suggestion of making a request for three references or provide the last 5 years of work history. Mr. Lehrer said that he did not have an issue with this but the Board could address this later during the meeting and to allow Ms. Waygan to proceed.

Ms. Waygan recited a passage on page 9 under Land Use and Growth Management pertaining to water resources. She made reference to the current LCP and that when the target population for the Town was calculated it was based on our drinking water capacity. She stated that many towns take this into consideration when contemplating growth. Mr. Lehrer pointed the Board to an area which he has not yet completed but felt this point would be most appropriate added to this section to deal with water resource demand.

Mr. Lehrer said in an effort to consolidate the RFP, he had hoped for the consultant to find opportunities where chapters and sections could merge. He felt that the ideal proposal would not have individual chapters for each topic but would have the statutory mandated chapters. He wanted to give the proposer some latitude with their response. Mr. Lehrer said that the comments that Ms. Waygan was proposing in Section G are already included in Section N. Mr. Lehrer looked to the Board for comment. Ms. Waygan said the RFP becomes part of the contract and that perhaps the responder would indicate this information was never given to them. Mr. Phelan asked Ms. Waygan how she felt about linking Section G to Section N and looked to Mr. Lehrer for comment. Ms. Waygan suggested adding the sentence to the end of the Growth Management section. Mr. Lehrer said he understood Ms. Waygan’s point and would try to capture this information from Section G and include it in the next draft.



Ms. Waygan asked Mr. Lehrer if he was able to complete the statement on Open Space. Mr. Lehrer responded that he left this section completely blank. The Open Space and Recreation plan identifies parcels for acquisition but the chapter in the LCP includes much more than this such as habitat and wildlife, habitat preservation and wetlands restoration. He stated that he is working with the Conservation Agent on this section since this is their area of expertise. He will have this completed by the next meeting.

Ms. Waygan said that under Resources there was a list of town documents listed and much work had been previously completed by the Land Bank and the Town Planner on identifying lots that fit into other plans such as the Mashpee Wildlife Refuge Plan. She felt that this information needed to be included and said that she refers to this information very often. She indicated that this information needed to be updated since some of the lots listed have since been sold. Mr. Lehrer agreed this information was meant to be included and asked if there were any other documents that should be added and that he will check with his fellow Department Heads to be sure he is not overlooking anything. The Board had no further comments on the RFP.

### **Discuss Comparative Evaluation Criteria of the RFP**

Ms. Waygan asked if the Board could next discuss the comparative evaluation criteria attachments for the RFP. With reference to rating a consultant, Ms. Waygan felt extra points should be earned if they had experience working on the Cape. Mr. Lehrer suggested that under Strength and Credibility, he could add that it would be highly advantageous if the consultant has had previous experience working on at least one project on Cape Cod. He said he would rework this area and insert this information to the rating criteria and present it at the next meeting. Ms. Waygan next discussed the price area of the evaluation. Mr. Lehrer clarified if the consultant exceeded \$150,000 there would be no points scored. There were no further additions or comments.

### **Review and Discuss Proposed Kick off Workshop outline for Vision Process**

The Board next proceeded to discuss the proposed kick off workshop outline for the Visioning Process. Mr. Phelan said he reviewed the draft outline prepared by Mr. Lehrer and was pleased with what was presented. He then invited the Board for questions and comments. Mr. Lehrer pointed out that this outline specifically refers only to the kick off workshop. He noted that he generated the outline using best practices which resulted in an ending outline and strategy similar to those used by both Yarmouth and Bourne. The goal is to conduct an analysis either in person or virtually to identify the strength, opportunities and weaknesses and threats to get an understanding of what the foundation for the vision statement will be. This will allow the Board to focus on these core ideas in future meetings to narrow down to building natural community systems. Mr. Lehrer elaborated that the scope of the work in the RFP currently reflects that the consultant be able to provide services minimally for the Community Engagement Action Plan and Visioning Workshops as defined by the Board. He stated that he left the opportunity for the consultant to not only acknowledge our needs but provided the opportunity to elaborate on what they can offer. The Board agreed to discuss this draft of the criteria at a future meeting.

### **Preliminary Social Media Engagement Ideas**

Mr. Phelan moved the meeting to the next topic of preliminary social media engagement ideas. Mr. Lehrer has been trying to think of some creative ideas for the first visioning workshop by

using social media. Since he would like to use Town social media he would have to get permission from the Town Manager. He proposed a closing workshop exercise for the first visioning workshop in which he would ask people to write a newspaper headline that would address a vision for the Town in a period of 15 years. He felt that if a hashtag was created this exercise could be done virtually on Twitter and Face Book allowing people to write their headlines. He also elaborated that this exercise could also involve all levels of school aged children. This would be a great way to get people inspired and involved in what the Town is trying to accomplish. The responses generated would be used in the first workshop. Mr. Lehrer said in the interim he would like to exhaust as many resources as possible before the point of procuring a consultant and moving towards the visioning process.

Mr. Phelan and Mr. Fulone liked the idea of involving school children. Mr. Balzarini proposed a contest for school aged children to compose an essay stating what they like most about Mashpee and offering a season beach sticker as a prize. Mr. Lehrer supported the idea and said he would speak to the Superintendent. Mr. Phelan added not only might we want to know positive things about Mashpee but perhaps we want to hear about negative things such as no bike paths or lack of outdoor activity areas. Mr. Lehrer said children and the younger population utilize the town much differently than older populations and they are often left out of the planning process when they actually have a lot of thoughts and ideas and can offer valuable information. Mr. Balzarini felt that if school children are involved in this exercise, ultimately parents will become involved.

#### **APPROVAL OF MINUTES – February 17, 2021**

There were no comments regarding the minutes.

**MOTION: Ms. Waygan made a motion to approve the minutes. Mr. Balzarini seconded the motion. Roll call vote: Mr. Balzarini-yes; Mr. Fulone-yes; Ms. Waygan-yes; Mr. Callahan-yes; Chairman Phelan-yes; Mr. Hansen-yes**

#### **NEW BUSINESS**

##### **Discussion Regarding Consulting Engineer Proposals and Interviews**

Chairman Phelan invited the Board for comment on the two candidates previously interviewed. If there were no comments he asked if the Board would like to move directly to a vote. Ms. Waygan wanted to make a comment before the vote. She stated it was Mr. Balzarini's question during the previous interviews regarding who had experience with the Cape Cod Commission that aided in her decision. She elaborated that Mr. Pesce has already done a development agreement with the Commission, the Town of Barnstable and the developer and saw him as highly recommended while rating the Merrill Corporation as recommended. Mr. Callahan agreed with Ms. Waygan that the Board should choose an engineer who is on Cape and local. While both companies seemed strong, the fact that Mr. Pesce has worked on the Cape and had more of a local presence made Mr. Callahan feel more comfortable with Mr. Pesce. Mr.

Balzarini said that he inquired earlier of the Town Planner what his thoughts were in awarding the contract. Since the Town Planner will be working closely with the candidate, he felt it would be important to have the decision of the Board supported by the Town Planner. Mr. Phelan felt very comfortable and impressed with Mr. Pesce's responses regarding site issues and challenges.

He felt that Mr. Pesce's responses would be comparable to the manner in which the former Town Engineer, Mr. Rowley would handle these situations.

**MOTION: Ms. Waygan made a motion to find the proposal presented by Mr. Ed Pesce as highly recommended and to award the contract to him. Mr. Callahan seconded the motion. Roll call vote: Mr. Balzarini-yes; Ms. Waygan-yes; Mr. Callahan-yes; Mr. Fulone-yes; Mr. Hansen-yes; Chairman Phelan-yes**

Mr. Balzarini followed the vote with a question asking if Mr. Pesce had accepted the payment schedule. Mr. Phelan indicated to Mr. Balzarini that the manner in which the fees are handled has been changed. Mr. Lehrer clarified the new process that will commence. He explained that upon receipt of a Special Permit or Application, Mr. Lehrer will transmit all documents to the consultant and request a cost estimate to be submitted of the peer review to the Board and to the applicant. The applicant will then provide a check for the estimated amount to the Town who will then deposit the funds with the Treasurer to be held in an escrow account. Upon the completion of the review, we will be invoiced and will pay the consultant out of the funds being held in escrow.

Ms. Waygan asked if Mr. Lehrer wanted to collect the evaluation sheets. He responded if anyone had taken notes he would like to keep this information for his files. Mr. Lehrer noted that next he would have to get Town Counsel involved as well as the Town Manager in drawing up an appropriate contract for the award and hopes to have this settled within a number of weeks.

## **OLD BUSINESS**

No discussion or topics were offered by Mr. Phelan or the Board.

## **CHAIRMAN'S REPORT**

### **Thank You to Former Consulting Engineer Charles Rowley and Presentation of Gift**

A special thank you was extended to Charles Rowley, former Town Engineer. A plaque was presented to Mr. Rowley in recognition of his service, expertise and friendship to the Town of Mashpee for 40 years. Mr. Rowley was appreciative and offered to assist the new Town Engineer with any ongoing projects and offered to assist in any way that he can. He was thankful for all of the support received over the many years that he has served the Town.

## **TOWN PLANNER REPORT**

### **Housing Choices Briefing by the Baker-Polito Administration**

Mr. Lehrer reported on a webinar he attended regarding the economic development bill and the housing choice provisions contained in the bill. He has not yet put anything in writing but wanted to share some highlights. He emailed a link to the webinar earlier in the day to the Board should they want to watch the webinar. Ms. Waygan stated that she was curious to know if the ADU Bylaw would need to be updated. Mr. Lehrer said this would not be necessary. He stated that if we had not updated our ADU Bylaw so recently and had waited until this town meeting, a simple majority vote would only be needed. He further stated that from this point forward that

for any zoning proposals that would have an impact on the density of housing units, the town meeting threshold would move from a super majority to a simple majority vote. He offered his notes on this subject which he indicated would include who and how the threshold is determined. He also provided an example that was used to achieve consistency. He stated that the zoning act through this update no longer uses the term “cluster subdivision or cluster development.” Mr. Lehrer said he believed the new term that is referred to is now called “open space development.” He noted that it would not be necessary to update our terminology to be consistent with this language. He indicated through the updates it was made clear that the housing choice provisions are in place to stimulate production of a diverse housing stock throughout the Commonwealth. He elaborated that the importance of any zoning or rezoning amendments still remains a local decision. Despite any changes in thresholds, there are no mandates in place for the town to take action. He reported that if the Town was in a position and wanted to explore zoning changes to produce housing this would now be an easier process to do so.

A few additional notable points made by Mr. Lehrer included:

- There now exists an opportunity for revenue sharing for high-density housing and multi-family housing projects that may have a regional impact. He provided an example for housing that may be in a split zone between two towns or if a project might have an impact on another nearby community, there is now a way for these communities to share in the revenue generated from the development.
- There is also a new bonding requirement relative to appeals. This new development is meant to discourage or frivolous appeals. The state has now required any appeal on a housing project subject to the Housing Choice Provisions to post a \$50,000 bond to begin the appeal process
- The thresholds for special permits for projects that produce housing has also been reduced to a simple majority so instead of a 4-5 vote, a 3-4 vote would only be needed. Any future potential zoning changes that may have an impact on housing supply would be subject to the same threshold. Mr. Lehrer reported next on who determines the threshold. Upon submission of an application, the project proponent would include a written narrative describing the project and would specify to the special permit granting authority the threshold that they believe they are subject to. He further explained for zoning changes, either the petitioner or the Planning Board if it is a Planning Board initiative, would after conferring with Town Counsel include in its report to Town Meeting a determination of the threshold that they feel should be applicable to the Town Meeting Vote. An affirmative vote on the article would affirm the threshold.

He closed by saying these were the major changes relative directly to the Town of Mashpee. He will provide this information in writing to the Board.

### **Community One Stop for Growth**

Mr. Lehrer reported that the Commonwealth is offering a program to make funding available to municipalities referred to as Community One Stop for Growth. This new streamlined program allows a municipality to file a single grant application but to be eligible for all funding opportunities that it may qualify for. Mr. Lehrer noted that previously a discussion had taken place regarding seeking additional funding opportunities under the DLTA for the housing production plan. Mr. Lehrer reported that there is a new grant program called the Community

Planning Grant which awards up to \$75,000. Applications are due in June 2021. He stated that housing production plans are specifically listed as a fundable category. He felt this could be a way to supplement the Board's efforts through the comprehensive plan and visioning workshops. He said there was adequate time to prepare an application if the Board was interested in moving forward with this. He suggested utilizing the One Stop application for a Community Planning Grant. He said that he would begin work on this internally and will report to the Board at future meetings.

### **Town Seal Committee Update**

Mr. Lehrer reported that there will be a press release about the Town Seal in which a survey will be released and the Town is in the process of procuring the services of a graphic designer. The Town Seal Committee members produced a short survey in search of symbols or images that are most important to people that they would like to see depicted on the town seal. This survey will be offered on social media as well as a fillable PDF on the town website. The library will also offer hard copies of the surveys. The survey will be conducted from March 15<sup>th</sup> – April 15<sup>th</sup>. He asked the Board members to get word out to family, friends and community to participate. Mr. Hansen asked Mr. Lehrer to provide the meaning of any images or symbols that might be suggested for the seal. Mr. Lehrer agreed to do so.

### **BOARD MEMBER COMMITTEE UPDATES**

**Cape Cod Commission**-No report

**Community Preservation Committee**-Ms. Waygan reminded the Board that Community Preservation applications are due by April 1<sup>st</sup> for consideration at the October town meeting. She reminded members that the funds can be used for open space, recreation, affordable housing and historic preservation. Applications can be obtained online or at the Town Manager's Office.

**Design Review Committee**-No meeting

**Plan Review**- No meeting

**Environmental Oversight Committee**-No meeting

**Historic District Commission**- No meeting

**Military Civilian Advisory Council**-No meeting

### **ADJOURNMENT**

**MOTION: Mr. Balzarini made a motion to adjourn the meeting. Mr. Callahan seconded the motion. All voted unanimously.**

**The meeting adjourned at 7:30 p.m.**

Respectfully submitted,

Patricia A. Maguffin  
Administrative Secretary

## **LIST OF DOCUMENTS**

*Additional documents may be available in the Planning Department.*

- *Draft Meeting Minutes from February 17, 2021 meeting*
- *Community Engagement Action Plan – RFP Draft*
- *Visioning Kick-Off Workshop Draft*
- *Comparative Evaluation Criteria for Community Engagement Action Plan-Draft*
- *Community One Stop – Notice of Funding Availability*
- *Thank you Letter from Charles L. Rowley, PE, PLS*
- *Town of Falmouth Notices*
- *Town of Sandwich Notices*



# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

## MASHPEE PLANNING BOARD PUBLIC HEARING NOTICE

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

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

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

**Residents call 508-539-1449 extension 8585 to provide comment**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 5 the Mashpee Planning Board will hold a public hearing remotely on Wednesday, March 17, 2021 at 7:10 p.m. from the Mashpee Town Hall, 16 Great Neck Road North in the Waquoit Meeting Room to review the following zoning articles proposed for action at the May 3, 2021 Town Meeting relative to the creation of a new Solar Energy Systems Overlay District. This hearing is being held remotely pursuant to Governor Baker's executive order suspending certain provisions of the Open Meeting Law in response to the COVID-19 Public Health Emergency. Members of the public may participate in the public hearing using the methods enumerated above. These articles were submitted by petition

**Warrant Article \_\_\_:**

*To amend §174-3 Terms Defined*

This article would define terms that are used in the new proposed Solar Energy Systems Overlay District. The proposed definitions are consistent with the definitions recommended by the Commonwealth of Massachusetts for solar energy systems.

**Warrant Article \_\_\_:**

*To amend §174-4, Enumeration of Districts*

This article would create a new Solar Energy Systems Overlay District. The Zoning Bylaw and Town of Mashpee Zoning must clearly delineate all zoning districts and zoning overlay districts which this article would.

**Warrant Article \_\_\_:**

*To amend §174-5, Establishment of Zoning Map by adding §174-5 (H).*

This article would establish the bounds of the proposed Solar Energy Systems Overlay District within the Zoning Bylaw. Only the parcels identified in this proposed new section would permit medium and large scale solar energy systems.

**Warrant Article \_\_\_:**

*To amend §174-25 (H)(12) of the Mashpee Zoning By Law.*

MASHPEE TOWN CLERK

FEB 25 2021

RECEIVED BY: SM



# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

Currently Medium and Large Scale solar energy systems are allowed within the Industrial Zoning Districts by Plan Review. This article would enable the development of medium and large scale solar energy systems within the area defined as the Solar Energy Systems Overlay District proposed in another warrant article by amending the table of uses in the Zoning bylaw accordingly.

**Warrant Article \_\_\_:**

*To add new section 174-45.7: Solar Energy Systems to the Mashpee Zoning Bylaws*

This section promotes the creation of new small, medium and large-scale, ground-mounted solar energy systems within a new proposed Solar Energy Systems Overlay District on parcels in the R5 and C2 Zoning Districts by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and for providing adequate financial assurance for the eventual decommissioning of such installations. This new section would provide the standards of review that the Planning Board as Special Permit Granting Authority would utilize to scrutinize any applications submitted for the development of medium and large scale solar energy systems within the proposed Solar Energy Systems Overlay District.

Submitted by:

John Phelan, Chair

**Mashpee Planning Board**

Publication dates:   Friday, February 26, 2021  
                                  Friday, March 5, 2021

MASHPEE TOWN CLERK

FEB 25 2021

RECEIVED BY: SA





Eliza Cox  
Direct Line: 508-790-5431  
Fax: 617-310-9191  
E-mail: [ecox@nutter.com](mailto:ecox@nutter.com)

March 5, 2021  
0120390-00001

**By Hand Delivery and Email**

Jon Idman, Esq., Chief Regulatory Officer  
Cape Cod Commission  
3225 Main Street  
Barnstable, MA 02630

Re: Mashpee Commons - Proposed Development Agreement

Dear Jon:

This firm represents Mashpee Commons Limited Partnership, Mashpee Commons, II, LLC, Arnold B. Chace, Jr., and GNRS-MA LLC (collectively, the "Applicants"). The Applicants own approximately 187 contiguous acres in the Town of Mashpee (the "Property") designated by the Cape Cod Commission as a Community Activity Center, which includes the mixed-use, smart-growth development known as Mashpee Commons. In 2019, the Applicants filed a Notice of Intent Application to enter into a Development Agreement to further expand Mashpee Commons together with supporting amenities and infrastructure (the "NOI"). By decision dated March 5, 2020, the Cape Cod Commission confirmed the proposal was eligible and suitable for a Development Agreement.

On behalf of the Applicants, I am pleased to file the following enclosed Development Agreement application to formally commence the process, recognizing that additional materials will be forthcoming:

1. Cape Cod Commission Application Cover Sheet. As indicated on the Cover Sheet, the Applicants are seeking to enter into a 25-year, three-party, development agreement with both the Cape Cod Commission and the Town of Mashpee as a "Participating Parties." As you will recall, we had previously submitted communication as part of the NOI filing from both the Mashpee Board of Selectmen and Planning Board in support of a three-party process, and are now working with the Town to formally request its agreement to be a "Participating Party."
2. Correspondence dated March 2, 2021, from the Applicants authorizing the filing and their agreement to participate in this process.



Jon Idman, Esq, Chief Regulatory Officer

March 5, 2021

Page 2

3. Two-page table entitled “Proposed Development Agreement Parcels” describing the land that collectively comprises the Property.
4. Abutters’ list for the Property, as certified by the Town of Mashpee.
5. Mashpee Commons Neighborhoods Illustrative Site Plan depicting the Property<sup>1</sup>, existing buildings and parking areas. This Illustrative Site Plan also labels the various neighborhoods and shows the creation of proposed new roadways and lots lines.
6. Mashpee Commons Community Activity Center Overlay District zoning map. As part of the Development Agreement, the Applicants propose creation of a zoning overlay with three different subzones – the “Core,” “Transition” and “Edge” – which will allow different uses and densities. The Core area (shown in purple) is characterized by denser development, a variety of mixed-uses, and taller buildings. The Transition area (depicted in yellow) is proposed to comprise of neighborhoods that connect the Core and Edge areas and is the middle and more variable portion of the overall zone. The proposed Edge (blue shading) generally includes the perimeter of the Property and is lowest, less variable portion, with dominantly residential uses. As part of the Development Agreement process, the Applicants look forward to working with the Town and Commission to finalize the language of the proposed zoning overlay. It is envisioned that the zoning amendment would become an exhibit to, and incorporated by reference, into the development agreement.

As this proposal is likely to be the Commission’s first three-party development agreement and the first Community Activity Center development agreement, and represents a tremendous opportunity to make significant strides toward addressing the region’s housing crisis, providing environmental sustainability and further economic opportunities, we believe it is important, as an initial step and prior to the submittal of more detailed information, to formulate an agreed-upon process and timeline for the review and submittal of the supplementary materials. Accordingly, we request the opportunity to meet with you at your earliest convenience to discuss these next steps.

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<sup>1</sup> To give a sense as to nearby context, please note that this plan also shows – in a lighter green to distinguish them from the Property – the Town Library, Christ the King Church, the Town complex across Route 151, and Homeyer Village.



Jon Idman, Esq, Chief Regulatory Officer  
March 5, 2021  
Page 3

We very much look forward to working together Town on this important project.

Very truly yours,

A handwritten signature in black ink that reads "Eliza Cox". The signature is written in a cursive, flowing style.

Eliza Cox

EZC:  
Enclosures

cc: Mashpee Commons Limited Partnership  
Rodney Collins, Town Manager, Town of Mashpee  
Evan Lehrer, Town Planner, Town of Mashpee

5089537.1



# Application Cover Sheet

CAPE COD  
COMMISSION

**Cape Cod Commission**  
3225 Main Street, PO Box 226  
Barnstable, MA 02630  
Tel: (508) 362-3828 • Fax: (508) 362-3136

**For Commission Use Only**

Date Received:  
Fee (\$):  
Check No:  
File No:

## A Type of Application (check all that apply)

- Development Agreement       Two-Party Agreement       Three-Party Agreement  
 Notice of Intent       Modification

## B Project Information

Project Name: Mashpee Commons Development Agreement  
 Requested Participating Parties: Town of Mashpee & Cape Cod Commission  
 Project/Property Location: Area surrounding Mashpee Commons described in application materials

Total Land Area Subject to  
 Development Agreement: Approximately 187 acres

### Brief Project Description:

Include total square footage of proposed and existing development, gross floor area, number of lots existing or to be created, specific uses, description of existing and conditions, as applicable (attach additional sheets if necessary).  
SEE ATTACHED ADDENDUM FOR PROJECT DESCRIPTION

Existing zoning of the site and any proposed zoning amendments required by the Development Agreement: Existing zoning is C-1, R-3 & R-5 and a portion is within Groundwater Protection Overlay; zoning changes are proposed as part of Development Agreement process.

List the local, state, or federal agencies from which permits or other actions have been/will be filed: Recognizing that the proposed development will be phased over multiple years and the need to develop specific building plans, the following preliminary list is subject to change: MEPA (TBD - Notice of Project Change), MassDEP (Groundwater Discharge Permit), MassDOT (curbcut/access permit), Mashpee Planning Board (Subdivision Control Law, though approval requested as part of Development Agreement), Mashpee Conservation Commission (TBD), and building/occupancy permits.

Proposed duration of the Development Agreement: 25 years

## C Owner(s) of Record

List the following information for all involved parcels. Provide copies of each Deed and Purchase and Sale Agreement and/or evidence of leasehold interest, if applicable, for all involved parcels. Proof of ownership/legal rights for Applicant(s) to proceed with the proposed development must be documented prior to the Commission deeming any application complete (attach additional sheets if necessary).

Map/Parcel	Owner's Name	Lot & Plan	Land Court Certificate of Title #	Registry of Deeds Book/Page #
<u>Please see attached materials</u>				

There **ARE (ARE NOT)** (circle one) court claims, pending or completed, involving this property (if yes, please attach relevant information).

Is there an existing CCC Decision for the Property?  yes  no (if so, recording information for decision, please attach relevant information).

## D Certification

I hereby certify that all information provided on this application form and in the required attachments is true and accurate to the best of my knowledge. I agree to notify the Cape Cod Commission of any changes on the information provided in this application, in writing, as soon as is practicable.

QUALIFIED APPLICANT

Name: Mashpee Commons Limited Partnership, Mashpee Commons II, LLC, Arnold B. Chace, Jr. & GNRS-MA LLC Tel: 508-790-5431 Fax: 617-310-9191

Address: c/o Eliza Cox, Esq., Nutter, McClennen & Fish, LLP, P.O. Box 1630, Hyannis, MA 02601

Signature: [Handwritten Signature] Date: 3/5/2021

Name: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **ADDENDUM**

### **PROJECT DESCRIPTION**

The Applicants propose to expand the existing mixed-use development known as Mashpee Commons through the development and subdivision of approximately 187 contiguous acres of land. The proposed smart-growth community, which is within a designated Community Activity Center, is supported by infrastructure and will provide a range of housing types, diverse commercial uses, civic spaces, and open space. Zoning changes are also proposed as part of the development, which will create three distinct sub-areas of development: the "Core," "Transition," and "Edge" Areas. Anticipated commercial densities range from 330,000 sf in the Transition Area (which includes approximately 10,000 existing sf) to 890,000 sf in the Core Area (which includes approximately 350,000 existing sf), with the Edge Area reserved for residential use only. Anticipated residential densities range from approximately 185 dwelling units in the Edge Area to approximately 1,075 dwelling units in the Transition area (which includes 32 existing units), with the Core Area containing approximately 450 dwelling units (which includes 45 existing units).

5092290.1

## Mashpee Commons Proposed Development Agreement Parcels

Map & Block	Location	Acres	Owner	Title Ref.
73/10	150 Nathan Ellis Highway	39.44	Mashpee Commons Limited Partnership	Book 21913, Pg. 75
74/20	38 Nathan Ellis Highway	29.43	Mashpee Commons II, LLC	Ctf. 193761
74/20A	0 Jobs Fishing Road	8.72	Mashpee Commons II, LLC	Ctf. 193761
74/20B	0 Jobs Fishing Road	2.92	Mashpee Commons II, LLC	Ctf. 193761
74/24	14 Bank Street	1.00	Mashpee Commons II, LLC	Ctf. 193761
74/34	15 Jobs Fishing Road	9.32	Mashpee Commons II, LLC	Ctf. 193761
<b>Sub-Total Acreage</b>		<b>90.83</b>		
68/5	0 River Road	5.70	Arnold B. Chace, Jr.	Book 2969, Pg. 20
68/6	476 Falmouth Road	8.20	Arnold B. Chace, Jr.	Book 2969, Pg. 20
73/6	189 Nathan Ellis Highway	1.10	Mashpee Commons Limited Partnership	Book 7782, Pg. 279
73/12	188 Nathan Ellis Highway	1.80	Mashpee Commons Limited Partnership	Book 7782, Pg. 279
73/34	137 Nathan Ellis Highway	1.09	Mashpee Commons Limited Partnership	Book 22052, Pg. 258
74/6	620 Falmouth Road	0.87	Mashpee Commons Limited Partnership	Ctf. 170363
74/7	31 Donnas Lane	2.68	Mashpee Commons Limited Partnership	Ctf. 119725
74/12	610 Falmouth Road	2.70	Mashpee Commons Limited Partnership	Ctf. 119725
74/16	518-538 Falmouth Road	13.20	Mashpee Commons Limited Partnership	Ctf. 111302
74/17	30 Great Neck Road South	1.19	GNNRS-MA LLC	Book 27029, Pg. 15
74/18	38 Great Neck Road South	1.61	GNNRS-MA LLC	Book 27029, Pg. 15
74/22	39 Nathan Ellis Highway	15.10	Mashpee Commons, LLC	Ctf. 172447
74/28	80 Great Neck Road South	1.77	GNNRS-MA LLC	Book 27029, Pg. 15
74/29	127 Nathan Ellis Highway	1.37	Mashpee Commons Limited Partnership	Book 22052, Pg. 258
74/32	4 Jobs Fishing Road	1.40	Mashpee Commons II, LLC	Ctf. 193761
74/35	51 Nathan Ellis Highway	4.80	Mashpee Commons Limited Partnership	Book 7782, Pg. 279
74/37	584 Falmouth Road	1.00	Mashpee Commons Limited Partnership	Ctf. 111501
74/38	47 Great Neck Road South	9.00	Mashpee Commons Limited Partnership	Ctf. 111501
74/39	560 Falmouth Road	1.00	Mashpee Commons Limited Partnership	Ctf. 111501
74/40	566 Falmouth Road	1.50	Mashpee Commons Limited Partnership	Ctf. 111501
74/41	570 Falmouth Road	1.00	Mashpee Commons Limited Partnership	Ctf. 111501

**Mashpee Commons**

**Proposed Development Agreement Parcels**

75/01	0-Off Great Neck Road South	5.00	Arnold B. Chace, Jr.	Book 2969, Pg. 20
75/10	68 Great Neck Road South	12.76	Mashpee Commons Limited Partnership	Book 9021, Pg. 275

**Sub-Total Acreage** 95.84

**Total Acreage** 186.67

**Mashpee Commons Request for Certified Abutter List – List of Parcels**

<b><u>No.</u></b>	<b><u>Map/Parcel Number</u></b>	<b><u>Address</u></b>
1.	73/10	150 Nathan Ellis Highway
2.	74/20	38 Nathan Ellis Highway
3.	74/20A	0 Jobs Fishing Road
4.	74/20B	0 Jobs Fishing Road
5.	74/24	14 Bank Street
6.	74/34	15 Jobs Fishing Road
7.	68/5	0 River Road
8.	68/6	476 Falmouth Road
9.	73/6	189 Nathan Ellis Highway
10.	73/12	188 Nathan Ellis Highway
11.	73/34	137 Nathan Ellis Highway
12.	74/6	620 Falmouth Road
13.	74/7	31 Donnas Lane
14.	74/12	610 Falmouth Road
15.	74/16	518-538 Falmouth Road
16.	74/17	30 Great Neck Road South
17.	74/18	38 Great Neck Road South
18.	74/22	39 Nathan Ellis Highway
19.	74/28	80 Great Neck Road South
20.	74/29	127 Nathan Ellis Highway
21.	74/32	4 Jobs Fishing Road
22.	74/35	51 Nathan Ellis Highway
23.	74/37	584 Falmouth Road
24.	74/38	47 Great Neck Road South
25.	74/39	560 Falmouth Road
26.	74/40	566 Falmouth Road
27.	74/41	570 Falmouth Road
28.	75/01	0-Off Great Neck Road South
29.	75/10	68 Great Neck Road South



March 2, 2021

Cape Cod Commission  
3225 Main Street  
Barnstable, MA 02630

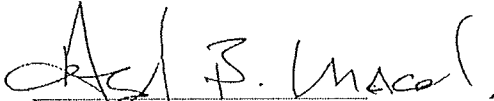
RE: Mashpee Commons Development Agreement

Dear Commissioners:

As the owners of the land described in the Mashpee Commons Development Agreement application, it is the purpose of this correspondence to confirm our authorization to file and proceed to enter into a three-party Development Agreement together with the Town of Mashpee and the Cape Cod Commission as, collectively, the "Qualified Applicants" (as defined in Chapter D of your regulations).

Please do not hesitate to contact us with any questions.

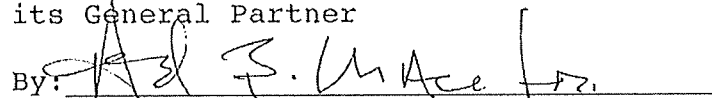
Sincerely yours,

  
Arnold B. Chace, Jr.

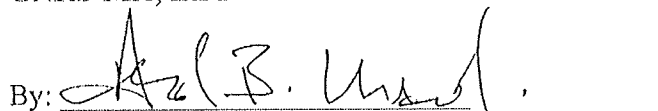
**MASHPEE COMMONS II, LLC**

By: MASHPEE COMMONS LIMITED  
PARTNERSHIP

By: NMS ASSOCIATES, INC.,  
its General Partner

By:   
Arnold B. Chace, Jr., President and Treasurer

**GNRS-MA, LLC**

By:   
Arnold B. Chace, Jr., Manager, Duly Authorized

MASHPEE COMMONS LIMITED  
PARTNERSHIP

By: NMS ASSOCIATES, INC.,  
its General Partner

By: Arnold B. Chace, Jr.  
Arnold B. Chace, Jr., President and Treasurer

5087800.1



# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

Hours: Mon. - Fri., 8:30am - 4:30pm

Assessing Department

February 24, 2021

Jeannie Kampas, Esq.  
Nutter, McClennen & Fish, LLP  
PO Box 1630  
Hyannis, MA 02601

To Whom It May Concern:

This letter certifies the attached abutter's list you requested for the following properties in Mashpee:

- |     |        |                             |
|-----|--------|-----------------------------|
| 1.  | 73/10  | 150 Nathan Ellis Highway    |
| 2.  | 74/20  | 38 Nathan Ellis Highway     |
| 3.  | 74/20A | 0 Jobs Fishing Road         |
| 4.  | 74/20B | 0 Jobs Fishing Road         |
| 5.  | 74/24  | 14 Bank Street              |
| 6.  | 74/34  | 15 Jobs Fishing Road        |
| 7.  | 68/5   | 0 River Road                |
| 8.  | 68/6   | 476 Falmouth Road           |
| 9.  | 73/6   | 189 Nathan Ellis Highway    |
| 10. | 73/12  | 188 Nathan Ellis Highway    |
| 11. | 73/34  | 137 Nathan Ellis Highway    |
| 12. | 74/6   | 620 Falmouth Road           |
| 13. | 74/7   | 31 Donnas Lane              |
| 14. | 74/12  | 610 Falmouth Road           |
| 15. | 74/16  | 518-538 Falmouth Road       |
| 16. | 74/17  | 30 Great Neck Road South    |
| 17. | 74/18  | 38 Great Neck Road South    |
| 18. | 74/22  | 39 Nathan Ellis Highway     |
| 19. | 74/28  | 80 Great Neck Road South    |
| 20. | 74/29  | 127 Nathan Ellis Highway    |
| 21. | 74/32  | 4 Jobs Fishing Road         |
| 22. | 74/35  | 51 Nathan Ellis Highway     |
| 23. | 74/37  | 584 Falmouth Road           |
| 24. | 74/38  | 47 Great Neck Road South    |
| 25. | 74/39  | 560 Falmouth Road           |
| 26. | 74/40  | 566 Falmouth Road           |
| 27. | 74/41  | 570 Falmouth Road           |
| 28. | 75/01  | 0-Off Great Neck Road South |
| 29. | 75/10  | 68 Great Neck Road South    |



# *Town of Mashpee*

---

*16 Great Neck Road North  
Mashpee, Massachusetts 02649*

The Abutters list included herein lists all property owners within 300' of the property lines as established by the most recent tax list.

If you need any further information, please do not hesitate to contact our office.

Regards,

*Susan L. Derome*

Susan L. Derome  
Administrative Secretary  
Town of Mashpee  
Assessing Department  
16 Great Neck Rd. North  
Mashpee, MA 02649  
[sderome@mashpeema.gov](mailto:sderome@mashpeema.gov)  
(508)539-1400 Ext. 8531

Cc: Gail Hanley, Cape Cod Commission

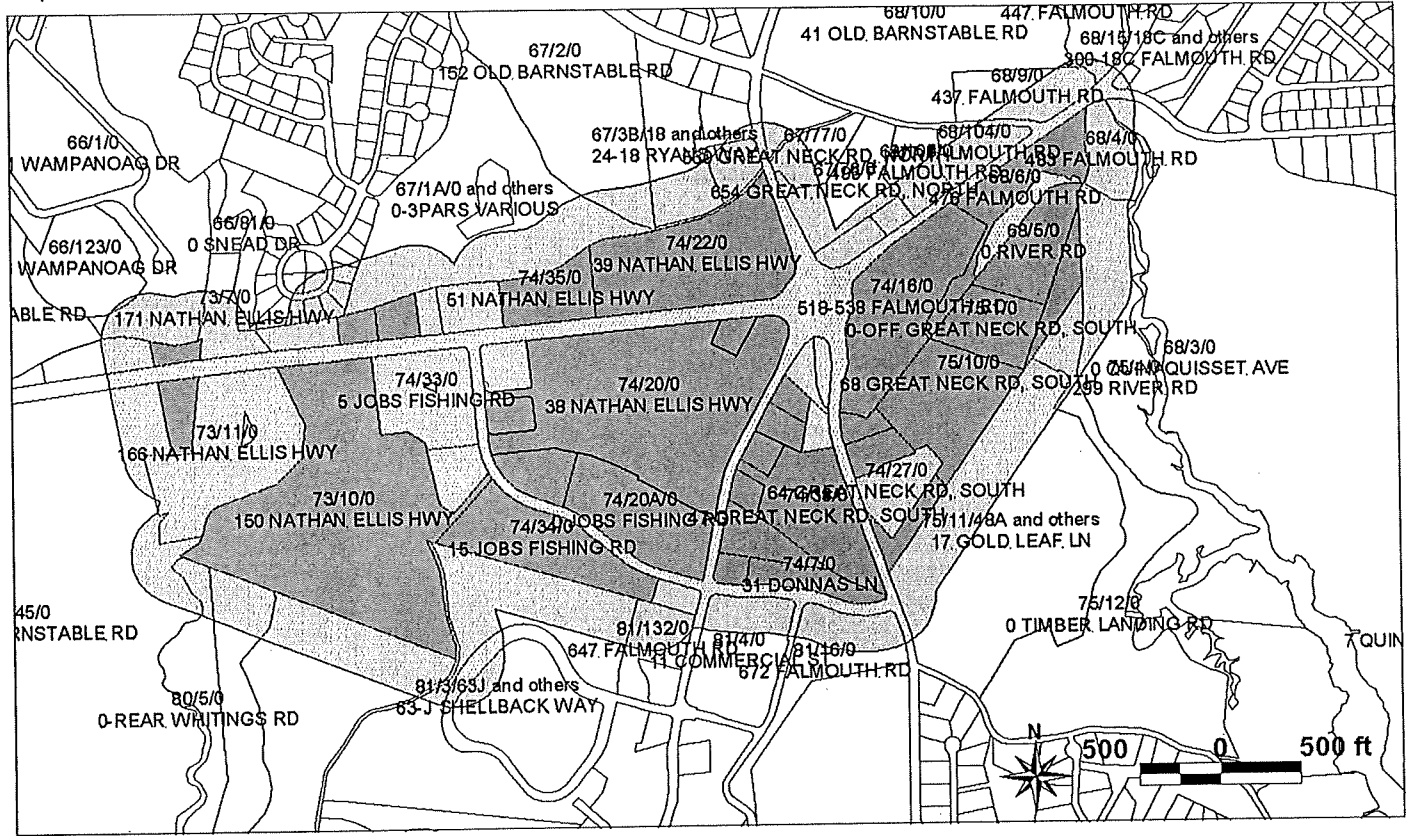
Abutters to: See attached list  
 Certified by: *Susan J. Courne*  
 Date: February 23, 2021  
 Number of Abutters: 444

TOWN OF MASHPEE, MA  
 BOARD OF ASSESSORS  
 16 Great Neck Rd., North, Mashpee, MA 02649

Per submitted Plan & Parcel List

Cape Cod Commission

Abutters List Within 300 feet of Abutters to Parcel 74/20/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4421	66-1-0-R	NEW MASHPEE VILLAGE LTD PNTSHP	1 WAMPANOAG DR	PO BOX 171380	BOSTON	MA	02117
4452	66-81-0-R	LACAVA, ANTHONY J JR TR A.J.L LACAVA REALTY TRUST II	0 SNEAD DR	391 TOTTEN POND RD - STE 403	WALTHAM	MA	02451
4480	66-110-0-R	BORNSTEIN, LAWRENCE & SANDRA A LIFE ESTATE	82 SNEAD DR	82 SNEAD DR	MASHPEE	MA	02649
4481	66-111-0-R	BRUCH, JEAN M TRUSTEE SNEAD DRIVE REALTY TRUST	86 SNEAD DR	86 SNEAD DR	MASHPEE	MA	02649
4482	66-112-0-R	JOHNSON, BRUCE K & MARTHA M	130 SNEAD DR	130 SNEAD DR	MASHPEE	MA	02649
15288	66-123-0-E	MASHPEE WATER DISTRICT	86 WAMPANOAG DR	79 INDUSTRIAL DR	MASHPEE	MA	02649
4493	67-1-0-E	MASHPEE TOWN OF POLICE, FIRE STATIONS	19-20-26 FRANK E HICKS DR	16 GREAT NECK RD NORTH	MASHPEE	MA	02649
4494	67-2-0-E	MASHPEE TOWN OF MIDDLE SCHOOL	152 OLD BARNSTABLE RD	16 GREAT NECK ROAD NORTH	MASHPEE	MA	02649
4495	67-4-0-R	BELL ATLANTIC/NEW ENGLAND TEL VERIZON NEW ENGLAND INC	524 GREAT NECK RD, NORTH	% DUFF & PHELPS LLC PO BOX 2749	ADDISON	TX	75001
14726	67-8-0-E	PINETREE CORNERS CONDOMINIUM OWNERS	509 FALMOUTH RD	509 FALMOUTH RD	MASHPEE	MA	02649
4496	67-8-1-R	PRIME PROPERTIES LTD PTNSHIP	509 FALMOUTH RD	PO BOX 1	MASHPEE	MA	02649
4497	67-9-0-R	RUSSELL BARBARA TRUSTEE GOLDEN POND REALTY TRUST	487 FALMOUTH RD	PO BOX 1	MASHPEE	MA	02649
22094	67-1A-0-E	CLEAN CAPITAL WE WORK	0-3PARS VARIOUS	% BROWN SMITH WALLACE 6 CITY PLACE DR STE 800	ST LOUIS	MO	63141
14732	67-3B-0-E	SANDPIPER VILLAGE CONDOMINIUM OWNERS	124 RYANS WAY	124 RYANS WAY	MASHPEE	MA	02649
4559	67-3B-1-R	WOOLF, ELEANOR J	24-1 RYANS WAY	PO BOX 1563	MASHPEE	MA	02649

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4560	67-3B-2-R	WEISS POND, SUZANNE M	24-2 RYANS WAY	23 RED CEDAR ROAD	MASHPEE	MA	02649
4561	67-3B-3-R	SAGASE, CAROLYN FARDY ROBERTA	24-3 RYANS WAY	24 3 RYANS WY	MASHPEE	MA	02649
4562	67-3B-4-R	ODONNELL, JOSHUA & LAURA	24-4 RYANS WAY	24-4 RYANS WAY	MASHPEE	MA	02649-3249
4563	67-3B-5-R	MICHAUD, LORRAINE TR LORRAINE MICHAUD REVOC TRUST	24-5 RYANS WAY	24 GOLD LEAF LANE	MASHPEE	MA	02649
4564	67-3B-6-R	OCONNELL, BRIANNA	24-6 RYANS WAY	24-6 RYANS WAY	MASHPEE	MA	02649
4565	67-3B-7-R	GALLAGHER, WILLIAM J & GALLAGHER, FLORENCE M	24-7 RYANS WAY	24 RYANS WAY UNIT #7	MASHPEE	MA	02649
4566	67-3B-8-R	BUBENICK, EILEEN F	24-8 RYANS WAY	24 8 RYANS WY	MASHPEE	MA	02649
4567	67-3B-9-R	BOEHM, BRENDA ANN TR BRENDA ANN BOEHM TRUST	24-9 RYANS WAY	7911 GRAND BAY DRIVE	NAPLES	FL	34108
4568	67-3B-10-R	MAGNUSON, GLENN I & MARYBETH G	24-10 RYANS WAY	54 JAMES CIRCLE	MASHPEE	MA	02649
4569	67-3B-11-R	MILLS, EARL H SR TRUSTEE EARL H MILLS SR FAM RLTY TRUST	24-11 RYANS WAY	272 MAIN STREET	MASHPEE	MA	02649
4570	67-3B-12-R	BROWN, MARY ELLEN TR LEWIS V BLOOM SUP NEEDS TRUST	24-12 RYANS WAY	4054 NW 88TH AVE - APT 1A	SUNRISE	FL	33351-6535
4571	67-3B-13-R	LAWRENCE, MARION E	24-13 RYANS WAY	24-13 RYANS WAY	MASHPEE	MA	02649
4572	67-3B-14-R	BECKLEY, JOHN F & AMY E	24-14 RYANS WAY	74 HAROLD STREET	MELROSE	MA	02176
4573	67-3B-15-R	DOMINELLO, GEORGE C & MARY L TR MARY L DOMINELLO REVOC TRUST	24-15 RYANS WAY	67 WATERSIDE LANE	WEST HARTFORD	CT	06107
4574	67-3B-16-R	TAMARKIN, ELIZABETH CARTER TR HOPE ELLIOT CARTER IRREV INS T	24-16 RYANS WAY	492 MARIOMI ROAD	NEW CANAAN	CT	06840
4575	67-3B-17-R	SNYDER, ANTHONY R	24-17 RYANS WAY	1815 FALMOUTH RD - UNIT D3	CENTERVILLE	MA	02632
4576	67-3B-18-R	BARBOZA, MARY ANN	24-18 RYANS WAY	24-18 RYANS WAY	MASHPEE	MA	02649
4577	67-3B-19-R	MATSAS, KAREN E	24-19 RYANS WAY	24-19 RYANS WAY	MASHPEE	MA	02649
4578	67-3B-20-R	BOWEN, DUNCAN W & BOWEN, DERRICK & SHEILA A	24-20 RYANS WAY	28 PIERRE VERNIER DR	SANDWICH	MA	02663
4579	67-3B-21-R	DOWGIALLO, WALTER T	24-21 RYANS WAY	175 GREAT POND ROAD	NORTH ANDOVER	MA	01845
4580	67-3B-22-R	HOWES, SUZANNE	24-22 RYANS WAY	24-22 RYANS WAY	MASHPEE	MA	02649
4581	67-3B-23-R	PICCO, ROBERT	24-23 RYANS WAY	24-23 RYANS WAY	MASHPEE	MA	02649
4582	67-3B-24-R	SCHNEYER, BERNARD M	24-24 RYANS WAY	24-24 RYANS WAY	MASHPEE	MA	02649
4583	67-3B-25-R	GRADY, TIMOTHY	24-25 RYANS WAY	24-25 RYANS WAY	MASHPEE	MA	02649
4584	67-3B-26-R	MAURO, HILAURIE C & MICHAEL J	24-26 RYANS WAY	24-26 RYANS WAY	MASHPEE	MA	02649
4554	67-74-0-R	GOLD VILLAGE REALTY LLC	7 RYANS WAY	681 ROUTE 28	WEST YARMOUTH	MA	02673
4555	67-75-0-R	DOE, CHARLES JR ET AL TRS DOE FAMILY TRUST II	8 RYANS WAY	14A GILL STREET	WOBURN	MA	01801
4556	67-76-0-E	MASHPEE TOWN OF	654 GREAT NECK RD, NORTH	16 GREAT NECK ROAD NORTH	MASHPEE	MA	02649
4557	67-77-0-E	MASHPEE TOWN OF	550 GREAT NECK RD, NORTH	16 GREAT NECK ROAD NORTH	MASHPEE	MA	02649
4588	68-2-0-E	MASHPEE TOWN OF CONSERVATION COMMISSION	7 QUINAQUISSET AVE	16 GREAT NECK ROAD NORTH	MASHPEE	MA	02649
4589	68-3-0-E	TRUSTEES OF RESERVATIONS	0 QUINAQUISSET AVE	200 HIGH STREET, 4TH FL	BOSTON	MA	02110
4590	68-4-0-E	TRUSTEES OF RESERVATIONS	483 FALMOUTH RD	200 HIGH STREET, 4TH FL	BOSTON	MA	02110
4591	68-5-0-R	CHACE, ARNOLD B JR % MASHPEE COMMONS LP	0 RIVER RD	46 ABORN STREET -4th FL	PROVIDENCE	RI	02903-3206
4592	68-6-0-R	CHACE, ARNOLD B JR % MASHPEE COMMONS LP	476 FALMOUTH RD	46 ABORN STREET -4th FL	PROVIDENCE	RI	02903-3206
4594	68-9-0-E	TRUSTEES OF RESERVATIONS	437 FALMOUTH RD	200 HIGH STREET, 4TH FL	BOSTON	MA	02110
4595	68-10-0-E	TRUSTEES OF RESERVATIONS	41 OLD BARNSTABLE RD	200 HIGH STREET, 4TH FL	BOSTON	MA	02110
4596	68-11-0-E	TRUSTEES OF RESERVATIONS	447 FALMOUTH RD	200 HIGH STREET, 4TH FL	BOSTON	MA	02110
4600	68-15-18A-R	VOLK, MARY L	300-18A FALMOUTH RD	300 FALMOUTH RD - UNIT 18A	MASHPEE	MA	02649
4601	68-15-18B-R	MCINTOSH, DEBORAH A	300-18B FALMOUTH RD	300-18B FALMOUTH RD	MASHPEE	MA	02649
4602	68-15-18C-R	CORONA, LINDSAY	300-18C FALMOUTH RD	300-18C FALMOUTH RD	MASHPEE	MA	02649
4603	68-15-18D-R	FISH, SHARI A	300-18D FALMOUTH RD	300-18D FALMOUTH RD	MASHPEE	MA	02649

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4604	68-15-18E-R	MAGOON, DENNIS & ELLEN D	300-18E FALMOUTH RD	37 OLD BARN PATH	MARSHFIELD	MA	02050-3028
4605	68-15-18F-R	NYAMEKE, ANDREW M	300-18F FALMOUTH RD	33 GOFF TERRACE	CENTERVILLE	MA	02632
4744	68-103-0-E	MASSACHUSETTS COMMONWEALTH OF DEPARTMENT OF PUBLIC WORKS	0 FALMOUTH RD	DISTRICT #7 BOX 111	MIDDLEBORO	MA	02346
4745	68-104-0-E	MASHPEE TOWN OF	477 FALMOUTH RD	16 GREAT NECK ROAD NORTH	MASHPEE	MA	02649
4746	68-105-0-E	MASHPEE TOWN OF	495 FALMOUTH RD	16 GREAT NECK ROAD NORTH	MASHPEE	MA	02649
5499	73-5-0-R	TURCHIN LLC	211 NATHAN ELLIS HWY	PO BOX 960696	BOSTON	MA	02196
5500	73-6-0-R	MASHPEE COMMONS L P	189 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5501	73-7-0-E	ORENDA WILDLIFE LAND TRUST INC	171 NATHAN ELLIS HWY	PO BOX 669	WEST BARNSTABLE	MA	02668
5502	73-10-0-R	MASHPEE, COMMONS LTD PART	150 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5503	73-11-0-E	MASHPEE TOWN OF CONSERVATION IN PART P WI MA	166 NATHAN ELLIS HWY	DEP OF FISHERIES, WILDLIFE ETC 16 GREAT NECK RD NORTH	MASHPEE	MA	02649
5504	73-12-0-R	MASHPEE COMMONS L P	188 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5507	73-33-0-E	MASHPEE TOWN OF	153 NATHAN ELLIS HWY	16 GREAT NECK ROAD SOUTH	MASHPEE	MA	02649
5508	73-34-0-R	MASHPEE COMMONS LP	137 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5509	73-35-0-R	WALDMAN, RICHARD W & ELIZABETH	133 SNEAD DR	133 SNEAD DR	MASHPEE	MA	02649
5510	73-38-0-R	KEENE, JAMES C & LAUREN J	129 SNEAD DR	129 SNEAD DR	MASHPEE	MA	02649
5511	73-37-0-R	PARSONS, GARY W & LOIS S	125 SNEAD DR	125 SNEAD DR	MASHPEE	MA	02649
5512	73-38-0-R	GALVIN, JOSEPH G III & CANNISTRARO, ALEEZA A	121 SNEAD DR	20 FOREST DRIVE	MASHPEE	MA	02649
5513	73-39-0-R	MCMANUS, JANET M TR JANET M MCMANUS 2015 REV LIV T	117 SNEAD DR	117 SNEAD DR	MASHPEE	MA	02649
5514	73-40-0-R	SHEMKOVITZ, BERNARD D & ROBY-SHEMKOVITZ, ALISON J	113 SNEAD DR	35 WINDY WAY	MERIDEN	CT	06450
5517	73-43-0-R	MANNING, VICTORIA M & STEPHEN	108 SNEAD DR	108 SNEAD DR	MASHPEE	MA	02649
5518	73-44-0-R	RAKUTIS, MICHAEL A & RAKUTIS, KAREN ANN DRISCOLL	122 SNEAD DR	122 SNEAD DR	MASHPEE	MA	02649
5519	73-45-0-E	MASHPEE TOWN OF HIGH SCHOOL	500 OLD BARNSTABLE RD	GREAT NECK RD NORTH	MASHPEE	MA	02649
5520	73-46-0-R	MASHPEE SENIOR HOUSING LLC % ND EPOCH MASHPEE LLC MGR	462 OLD BARNSTABLE RD	462 OLD BARNSTABLE RD	MASHPEE	MA	02649
5522	74-6-0-R	MASHPEE COMMONS L P	620 FALMOUTH RD	PO 1530	MASHPEE	MA	02649
5523	74-7-0-R	MASHPEE COMMONS L P	31 DONNAS LN	PO BOX 1530	MASHPEE	MA	02649
5524	74-12-0-R	MASHPEE COMMONS L P	610 FALMOUTH RD	PO BOX 1530	MASHPEE	MA	02649
5525	74-15-0-R	BURDEN, CHRISTOPHER TR N S OPERATIONS NOMINEE TRUST	540 FALMOUTH RD	12 MALL WAY	MASHPEE	MA	02649
5526	74-16-0-R	MASHPEE COMMONS L P	518-538 FALMOUTH RD	PO BOX 1530	MASHPEE	MA	02649
5527	74-17-0-R	GNRS-MA LLC	30 GREAT NECK RD, SOUTH	46 ABORN STREET 4TH FLOOR	PROVIDENCE	RI	02903
22841	74-18-0-R	GNRS-MA LLC	38 GREAT NECK RD, SOUTH	46 ABORN STREET 4TH FLOOR	PROVIDENCE	RI	02903
5528	74-20-0-R	MASHPEE COMMONS II LLC	38 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5529	74-22-0-R	MASHPEE COMMONS LLC	39 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5530	74-24-0-R	MASHPEE COMMONS II LLC	14 BANK ST	PO BOX 1530	MASHPEE	MA	02649
5531	74-26-0-E	MASHPEE TOWN OF	107 NATHAN ELLIS HWY	16 GREAT NECK ROAD NORTH	MASHPEE	MA	02649
5532	74-27-0-R	NORTHBRIDGE LAURENTIDE II LLC % NORTHBRIDGE SENIOR HOUSING	64 GREAT NECK RD, SOUTH	HOLDINGS II LLC 71 THIRD AVENUE	BURLINGTON	MA	01803
22842	74-28-0-R	GNRS-MA LLC	80 GREAT NECK RD, SOUTH	46 ABORN STREET 4TH FLOOR	PROVIDENCE	RI	02903
5533	74-29-0-R	MASHPEE COMMONS LP	127 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5534	74-30-0-E	MASHPEE TOWN OF	117 NATHAN ELLIS HWY	16 GREAT NECK ROAD SOUTH	MASHPEE	MA	02649
5535	74-31-0-E	MASHPEE TOWN OF LIBRARY	64 STEEPLE ST	GREAT NECK RD NO	MASHPEE	MA	02649
5536	74-32-0-R	MASHPEE COMMONS II LLC	4 JOBS FISHING RD	PO BOX 1530	MASHPEE	MA	02649
5537	74-33-0-E	THE ROMAN CATHOLIC BISHOP OF FALL RIVER	5 JOBS FISHING RD	450 HIGHLAND AVENUE	FALL RIVER	MA	02720-3701

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5538	74-34-0-R	MASHPEE COMMONS II LLC	15 JOBS FISHING RD	PO BOX 1530	MASHPEE	MA	02649
5539	74-35-0-R	MASHPEE COMMONS L P	51 NATHAN ELLIS HWY	PO BOX 1530	MASHPEE	MA	02649
5540	74-36-0-E	MASHPEE HOUSING AUTHORITY	7 JOBS FISHING RD	766 FALMOUTH RD, UNIT A4	MASHPEE	MA	02649
5541	74-37-0-R	MASHPEE COMMONS L P	584 FALMOUTH RD	PO BOX 1530	MASHPEE	MA	02649
5542	74-38-0-R	MASHPEE COMMONS L P	47 GREAT NECK RD, SOUTH	PO BOX 1530	MASHPEE	MA	02649
5543	74-39-0-R	MASHPEE COMMONS L P	560 FALMOUTH RD	PO BOX 1530	MASHPEE	MA	02649
5544	74-40-0-R	MASHPEE COMMONS L P	566 FALMOUTH RD	PO BOX 1530	MASHPEE	MA	02649
5545	74-41-0-R	MASHPEE COMMONS L P	570 FALMOUTH RD	PO BOX 1530	MASHPEE	MA	02649
5546	74-14A-0-R	GLOBAL COMPANIES LLC % ALLIANCE ENERGY LLC TAX DP	548 FALMOUTH RD	15 NORTHEAST INDUSTRIAL RD	BRANFORD	CT	06405
5547	74-14B-0-R	GILDEA, CHARLOTTE M TRUSTEE CB & G REALTY TRUST II	33 GREAT NECK RD, SOUTH	282 SHORE DR	MASHPEE	MA	02649
5548	74-19B-0-R	FIRST CITIZENS FEDERAL CU 200 MILL ROAD	71 JOBS FISHING RD	SUITE 100	FAIRHAVEN	MA	02719
21958	74-20A-0-R	MASHPEE COMMONS II LLC	0 JOBS FISHING RD	PO BOX 1530	MASHPEE	MA	02649
21960	74-20B-0-R	MASHPEE COMMONS II LLC	0 JOBS FISHING RD	PO BOX 1530	MASHPEE	MA	02649
5549	75-1-0-R	CHACE, ARNOLD B JR % MASHPEE COMMONS LP	0-OFF GREAT NECK RD, SOUTH	46 ABORN STREET -4th FL	PROVIDENCE	RI	02903-3206
5550	75-4-0-E	TRUSTEES OF RESERVATIONS	299 RIVER RD	200 HIGH STREET, 4TH FL	BOSTON	MA	02110
5552	75-10-0-R	MASHPEE COMMONS L P	68 GREAT NECK RD, SOUTH	P O BOX 1530	MASHPEE	MA	02649
5553	75-11-0-E	WINDCHIME POINT DEV GROUP LP	90 GREAT NECK RD, SOUTH	397 NORTH STREET	HYANNIS	MA	02601
5554	75-11-1-R	FITZGERALD, ARLENE J	1 BOBWHITE CRESCENT	1 BOBWHITE CRESCENT	MASHPEE	MA	02649
5555	75-11-2-R	DUFFEE, DENISE T	2 BOBWHITE CRESCENT	2 BOBWHITE CRESCENT	MASHPEE	MA	02649
5556	75-11-3-R	STASJOWSKI, THEODORE P JR & GRAY, ALAN S	3 BOBWHITE CRESCENT	STASJOWSKI & GRAY TRUSTS 3 BOBWHITE CRESCENT	MASHPEE	MA	02649
5557	75-11-4-R	CONNELLY, CAROL A	4 BOBWHITE CRESCENT	4 BOBWHITE CRESCENT	MASHPEE	MA	02649-3401
5558	75-11-5-R	FORDE, JOAN MARGARET	5 BOBWHITE CRESCENT	5 BOBWHITE CRESCENT	MASHPEE	MA	02649
5559	75-11-6-R	VERNOVSKY, ILYA & TATYANA	6 BOBWHITE CRESCENT	6 BOBWHITE CRESCENT	MASHPEE	MA	02649
5560	75-11-7-R	BAGGETT, WALTER O TR & SHORTRIDGE BAGGETT, LILLIE M TR	7 BOBWHITE CRESCENT	BAGGETT FAMILY REALTY TRUST 7 BOBWHITE CRESCENT	MASHPEE	MA	02649
5561	75-11-8-R	DREA, NANCY A TR DREA FAMILY REALTY TRUST	8 BOBWHITE CRESCENT	8 BOBWHITE CRESCENT	MASHPEE	MA	02649
5562	75-11-9-R	CHRISTMAN, KATHERINE	9 BOBWHITE CRESCENT	PO BOX 471	FALMOUTH	MA	02541
5563	75-11-10-R	BERTRAND, ROBERT T & LEONA H	10 BOBWHITE CRESCENT	10 BOBWHITE CRESCENT	MASHPEE	MA	02649
5564	75-11-11-R	TRACZYK, ARTHUR P TR APT REALTY TRUST	11 BOBWHITE CRESCENT	11 BOBWHITE CRESCENT	MASHPEE	MA	02649
5565	75-11-12-R	JONAH, MICHAEL H & SHERYL J	12 BOBWHITE CRESCENT	229 MILLBROOK DRIVE	EAST LONGMEADOW	MA	01028
5566	75-11-13-R	LAGRIFFE, ANNE M	13 BOBWHITE CRESCENT	13 BOBWHITE CRESCENT	MASHPEE	MA	02649
5567	75-11-14-R	DEBARROS, DOMINGO K & DIOSA A	14 BOBWHITE CRESCENT	14 BOBWHITE CRESCENT	MASHPEE	MA	02649
16405	75-11-15-R	HARTNETT, GAIL C ET AL TRS REV INDENT TR OF GAIL HARTNETT	84 BLUE SPRUCE WAY	84 BLUE SPRUCE WAY	MASHPEE	MA	02649
16406	75-11-16-R	ELD, ALICE R LIFE ESTATE	82 BLUE SPRUCE WAY	82 BLUE SPRUCE WAY	MASHPEE	MA	02649
16407	75-11-17-R	IDELS, JEFFREY L BERNIER, SUSAN M	80 BLUE SPRUCE WAY	22 COLE ROAD	WAYLAND	MA	01778
16408	75-11-18-R	CONNOLLY, FRANK R & SHEILA C LIFE ESTATE	78 BLUE SPRUCE WAY	78 BLUE SPRUCE WAY	MASHPEE	MA	02649
16409	75-11-19-R	FEBEO, KAREN L	76 BLUE SPRUCE WAY	53 GLENHAM STREET	WEST ROXBURY	MA	02132
16410	75-11-20-R	SHULTZ, DIANE M ET AL	74 BLUE SPRUCE WAY	322 LOCUST LANE	MOUNT JOY	PA	17552
16411	75-11-21-R	HOPKINS, CALOGERA L TR JOHN E HOPKINS REVOCABLE TRUST	72 BLUE SPRUCE WAY	72 BLUE SPRUCE WAY	MASHPEE	MA	02649
16412	75-11-22-R	APFEL, PAUL & BEATRICE	70 BLUE SPRUCE WAY	70 BLUE SPRUCE WAY	MASHPEE	MA	02649
16413	75-11-23-R	LYON, JANET L LIFE ESTATE	68 BLUE SPRUCE WAY	68 BLUE SPRUCE WAY	MASHPEE	MA	02649
16437	75-11-24-R	BOLAND, MICHAEL & PATRICIA	66 BLUE SPRUCE WAY	66 BLUE SPRUCE WAY	MASHPEE	MA	02649



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16438	75-11-25-R	CONWAY, JUDITH TR JUDITH CONWAY TRUST	64 BLUE SPRUCE WAY	64 BLUE SPRUCE WAY	MASHPEE	MA	02649
17102	75-11-26-R	SPEROUL, CHALAT T	89 BLUE SPRUCE WAY	57 BRIDLE PATH	SUDBURY	MA	02271
17107	75-11-27-R	DICK, JOHN W & NANCY J TRS THE 87 BLUE SPRUCE WAY TRUST	87 BLUE SPRUCE WAY	2330 E MONTROSE CANYON DR	ORO VALLEY	AZ	85755
17112	75-11-28-R	CAMPBELL, ISABEL M TRUSTEE LIFE ESTATE	85 BLUE SPRUCE WAY	85 BLUE SPRUCE WAY	MASHPEE	MA	02649
16414	75-11-30-R	BERENSON, JOHN	2 GOLD LEAF LN	170 TREMONT STREET - APT 1103	BOSTON	MA	02111
16415	75-11-31-R	BAKER, MARION & KILGROW MARY ANN	4 GOLD LEAF LN	4 GOLD LEAF LN	MASHPEE	MA	02649
16416	75-11-32-R	YATES, SHEILA M	6 GOLD LEAF LN	6 GOLD LEAF LN	MASHPEE	MA	02649
16417	75-11-33-R	BROWN, J LORRAINE & BROWN, VINCENT G (EST OF)	8 GOLD LEAF LN	8 GOLD LEAF LN	MASHPEE	MA	02649
16418	75-11-34-R	HARDWICK, JEANNE L LIFE ESTATE	10 GOLD LEAF LN	10 GOLD LEAF LN	MASHPEE	MA	02649
16419	75-11-35-R	HAVALOTTI, JUANITA M TR JUANITA M HAVALOTTI TRUST	12 GOLD LEAF LN	PO BOX 801	MASHPEE	MA	02649
17101	75-11-36-R	EGAN, KATHLEEN M TR & YAFFE, ELLEN TR	14 GOLD LEAF LN	14 GOLD LEAF LN	MASHPEE	MA	02649
17106	75-11-37-R	PAIMBLANC, JEAN JACQUES & PIAMBLANC, ARLETTE D	16 GOLD LEAF LN	16 GOLD LEAF LN	MASHPEE	MA	02649
17111	75-11-38-R	DYER, ARNOLD W JR	18 GOLD LEAF LN	18 GOLD LEAF LN	MASHPEE	MA	02649
17103	75-11-39-R	WILCOX, ELLEN S	20 GOLD LEAF LN	320 VENICE GOLD CLUB DRIVE	VENICE	FL	34444
17108	75-11-40-R	MCCANN, JAMES W & ANN MARIE TR MCCAN TRUSTS	22 GOLD LEAF LN	22 GOLD LEAF LN	MASHPEE	MA	02649
17113	75-11-41-R	BARNICOAT, LORRAINE TRUSTEE LORRAINE BARNICOAT REVOC TRUST	24 GOLD LEAF LN	24 GOLD LEAF LN	MASHPEE	MA	02649
17104	75-11-42-R	HOLTEEN, LARUE S	29 GOLD LEAF LN	29 GOLD LEAF LN	MASHPEE	MA	02649
17109	75-11-43-R	CAUGER, JAMES W & JANE B TRS CAUGER FAMILY NOMINEE TRUST	27 GOLD LEAF LN	27 GOLD LEAF LN	MASHPEE	MA	02649
17114	75-11-44-R	STOGEL, SUSAN D	25 GOLD LEAF LN	25 GOLD LEAF LN	MASHPEE	MA	02649
17105	75-11-45-R	HAWKINS, STEPHEN & MARTHA TRS HAWKINS LIVING TRUST	23 GOLD LEAF LN	4322 HOPE PLANTATION DR	JOHNS ISLAND	SC	29455
17110	75-11-46-R	MCLAUGHLIN, WILLIAM & ANN	21 GOLD LEAF LN	21 GOLD LEAF LN	MASHPEE	MA	02649
17115	75-11-47-R	VERROS, ZACHARY & JEANNINE A T VERROS REVOCABLE TRUST	19 GOLD LEAF LN	19 GOLD LEAF LN	MASHPEE	MA	02649-3483
17121	75-11-49-R	MONARCH, MARY K TR KAIPAINEN DAUGHTERS RLTY TRUST	11 GOLD LEAF LN	11 GOLD LEAF LN	MASHPEE	MA	02649
16420	75-11-50-R	ALLEN, KEITH H & CLAIRE H	9 GOLD LEAF LN	9 GOLD LEAF LN	MASHPEE	MA	02649
16421	75-11-51-R	CONWAY, FREDERICK & KATHLEEN	7 GOLD LEAF LN	7 GOLD LEAF LN	MASHPEE	MA	02649
16422	75-11-52-R	HUFNAGEL KNAPP, VIRGINIA A TR VIRGINIA HUFNAGEL KNAPP REV TR	5 GOLD LEAF LN	94 BAYSHORE DRIVE	MASHPEE	MA	02649
16423	75-11-53-R	DICRISTINA, DORIS L & DYNAN SHEILA J	1 GOLD LEAF LN	1 A YACENDA DR	MORRIS PLAINS	NJ	07950-1259
16424	75-11-54-R	MASSARD, GREGG R	83 BLUE SPRUCE WAY	83 BLUE SPRUCE WAY	MASHPEE	MA	02649
16425	75-11-55-R	MERRILL, KATHERINE	81 BLUE SPRUCE WAY	81 BLUE SPRUCE WAY	MASHPEE	MA	02649
16426	75-11-56-R	NEWELL, LEWIS & JOSEPHINE TRS THE 79 BLUE SPRUCE RLTY TRUST	79 BLUE SPRUCE WAY	79 BLUE SPRUCE WAY	MASHPEE	MA	02649
16427	75-11-57-R	LAWRENCE, RICHARD & LEACH, LAURA	77 BLUE SPRUCE WAY	5 ALTON TERRACE	RYE	NY	10580
16428	75-11-58-R	MCMULLEN, CATHERINE	75 BLUE SPRUCE WAY	75 BLUE SPRUCE WAY	MASHPEE	MA	02649
16429	75-11-59-R	SPIVACK, MICHAEL S & SLESINSKI, CAROLYN A	73 BLUE SPRUCE WAY	73 BLUE SPRUCE WAY	MASHPEE	MA	02649
16430	75-11-60-R	MORRISON, MICHAEL & CARLA TRS MORRISON REVOCABLE TRUSTS	4 GREEN IVY LN	6 BASKIN ROAD	LEXINGTON	MA	02421
16431	75-11-61-R	WADLEIGH, RALPH JR & JUDITH TR WADLEIGH 2008 REALTY TRUST	6 GREEN IVY LN	6 GREEN IVY LN	MASHPEE	MA	02649
17275	75-11-62-R	LENK, CONSTANCE R TRUSTEE CONSTANCE R LENK 2005 TRUST	8 GREEN IVY LN	PO BOX 2036	MASHPEE	MA	02649
17293	75-11-63-R	FERONI, CARLA L	10 GREEN IVY LN	10 GREEN IVY LN	MASHPEE	MA	02649
17309	75-11-64-R	DUNCAN, JOHN T & PAMELA A	12 GREEN IVY LN	295 GRANDE WAY #502	NAPLES	FL	34110
17274	75-11-65-R	NORINSKY, MICHAEL S & MARSHA K	14 GREEN IVY LN	2871 FARM WALK ROAD	YORKTOWN HEIGHTS	NY	10598
17294	75-11-66-R	ULRICH, ELDON L & JEAN P TRS ELDON L & JEAN P ULRICH TRUST	16 GREEN IVY LN	1602 RED TAIL DRIVE	VERONA	WI	53593
17310	75-11-67-R	CUMMINGS, JOSEPH P & TRUSTEES JCC REALTY TRUST	49 GOLD LEAF LN	49 GOLD LEAF LN	MASHPEE	MA	02649

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17273	75-11-68-R	KRASNOW, NADINE C TR NADINE C KRASNOW 2019 LIV TR	47 GOLD LEAF LN	PO BOX 664	FALMOUTH	MA	02541
17295	75-11-69-R	WOLFE, ALICE	45 GOLD LEAF LN	45 GOLD LEAF LN	MASHPEE	MA	02649
17311	75-11-70-R	LIGON, MATILDA	43 GOLD LEAF LN	43 GOLD LEAF LN	MASHPEE	MA	02649
17272	75-11-71-R	MICCICHE, MARGUERITE TR MICCICHE FAMILY IRREVOCABLE TR	35 GOLD LEAF LN	250 HAMMOND POND PKWY - 1006 S	NEWTON	MA	32275
17296	75-11-72-R	GOLDBERG, JEANNE L & JOEL L TR GOLDBERG TRUST	33 GOLD LEAF LN	33 GOLD LEAF LN	MASHPEE	MA	02649
17312	75-11-73-R	CASSIDY, MARY K TRUSTEE CASSIDY FAMILY TRUST	31 GOLD LEAF LN	31 GOLD LEAF LN	MASHPEE	MA	02649
17263	75-11-74-R	BULLOCK, JAYNE L TR JAYNE L BULLOCK REVOC TRUST	26 GOLD LEAF LN	26 GOLD LEAF LN	MASHPEE	MA	02649
17280	75-11-75-R	TURO, ROSEMARY	28 GOLD LEAF LN	32 WILDER ROAD	SHREWSBURY	MA	01545
17297	75-11-76-R	CARTER, JOHN M & KATHLEEN M	30 GOLD LEAF LN	30 GOLD LEAF LN	MASHPEE	MA	02649
17264	75-11-77-R	HARRISON, CHERYL A TR THE 34 GOLD LEAF LN REALTY TR	34 GOLD LEAF LN	34 GOLD LEAF LN	MASHPEE	MA	02649
17281	75-11-78-R	EARLE, FRED M & MICHELLE	36 GOLD LEAF LN	36 GOLD LEAF LN	MASHPEE	MA	02649
17299	75-11-79-R	QUINN, JUDITH E TR JUDITH E QUINN REVOCABLE TRUST	38 GOLD LEAF LN	38 GOLD LEAF LN	MASHPEE	MA	02649
17265	75-11-80-R	DRAPER, JOHN P & LORALEE L	40 GOLD LEAF LN	40 GOLD LEAF LN	MASHPEE	MA	02649
17282	75-11-81-R	GENEST, LINDA J TRUSTEE LINDA J GENEST TRUST	42 GOLD LEAF LN	42 GOLD LEAF LN	MASHPEE	MA	02649
17307	75-11-82-R	WESTWOOD, ROLLIN & HELEN TRS THE H & R TRUST	44 GOLD LEAF LN	44 GOLD LEAF LN	MASHPEE	MA	02649
17266	75-11-83-R	POLLASTRI, LOUIS & T SYLVIA TR POLLASTRI 2014 REVOC TRUSTS	46 GOLD LEAF LN	PO BOX 586	LUNENBURG	MA	01462
17283	75-11-84-R	ANTONACCI, JANET MARY	48 GOLD LEAF LN	48 GOLD LEAF LN	MASHPEE	MA	02649
17298	75-11-85-R	GIENANDT, IRMGARD H	50 GOLD LEAF LN	50 GOLD LEAF LN	MASHPEE	MA	02649-2445
17267	75-11-86-R	WHEATLEY, SUSAN M TR SUSAN M WHEATLEY TRUST	52 GOLD LEAF LN	52 GOLD LEAF LN	MASHPEE	MA	02649
17284	75-11-87-R	SCANNELL, D JEAN	54 GOLD LEAF LN	54 GOLD LEAF LN	MASHPEE	MA	02649
17300	75-11-88-R	LEDWITH, EDWARD F JR ET AL TRS LEDWITH REVOCABLE TRUST	56 GOLD LEAF LN	56 GOLD LEAF LN	MASHPEE	MA	02649
17268	75-11-89-R	LIEBMAN, ARNOLD & STONE JUDITH	58 GOLD LEAF LN	11 RIVERSIDE DR - APT 3EW	NEW YORK	NY	10023
17285	75-11-90-R	MOONEY, JOSEPH J JR & MARION G	60 GOLD LEAF LN	60 GOLD LEAF LN	MASHPEE	MA	02649
17301	75-11-91-R	THOMPSON, DAVID P & CAROL F	62 GOLD LEAF LN	62 GOLD LEAF LN	MASHPEE	MA	02649
17269	75-11-92-R	ARSENAULT, STEPHEN NEIL & ARSENAULT, JANE MARIE	64 GOLD LEAF LN	847 FOX ROAD	LINO LAKES	MN	55014
17286	75-11-93-R	WILLIAMS, WILLIAM P & KELLY WILLIAMS DONNA	66 GOLD LEAF LN	110 MARY STREET	ARLINGTON	MA	02474
17316	75-11-94-R	JAFFEE, PAUL & DANENE TRS PAUL & DANENE REVOCABLE TRUST	68 GOLD LEAF LN	590 BOWSPRIT LANE	LONG BOAT KEY	FL	34228
17270	75-11-95-R	BERNIER, RITA J	70 GOLD LEAF LN	70 GOLD LEAF LN	MASHPEE	MA	02649
17287	75-11-96-R	HASKIN, BRUCE & CAROL	72 GOLD LEAF LN	72 GOLD LEAF LN	MASHPEE	MA	02649
17303	75-11-97-R	RAELIN, JOSEPH A & ABBY P TRS ABBY P RAE LIN TRUST 2008	74 GOLD LEAF LN	294 NEHOIDEN STREET	NEEDHAM	MA	02492
17271	75-11-98-R	FITZPATRICK, EDWIN R & DONNA M	76 GOLD LEAF LN	76 GOLD LEAF LN	MASHPEE	MA	02649
17288	75-11-99-R	WELLS, DIANE	78 GOLD LEAF LN	5 FOXTAIL ROAD	FERNANDINA BEACH	FL	32034
17304	75-11-100-R	GOLDMAN, FRED & TRACEY	80 GOLD LEAF LN	80 GOLD LEAF LN	MASHPEE	MA	02649
17277	75-11-101-R	GINNS, DANIEL P & HEATHER R	73 GOLD LEAF LN	925 HIALEAH STREET	ROCKLEDGE	FL	32955
17291	75-11-102-R	HABERLIN, THOMAS & KATHERINE	71 GOLD LEAF LN	71 GOLD LEAF LN	MASHPEE	MA	02649
17308	75-11-103-R	STONE, JOHN W JR & EILEEN	69 GOLD LEAF LN	69 GOLD LEAF LN	MASHPEE	MA	02649
17314	75-11-104-R	MCBURNEY, ROBERT NICHOLAS ETAL MCBURNEY FAMILY INVEST TRUST	77 GOLD LEAF LN	77 GOLD LEAF LN	MASHPEE	MA	02649
17315	75-11-105-R	MARTIN, WILLIAM C JR & JOANNA	75 GOLD LEAF LN	6 N 372 SPLITRAIL LANE	SAINT CHARLES	IL	60175-6966
17278	75-11-106-R	HOOP, LESLIE D TR LESLIE D HOOP REVOCABLE TRUST	35 RED CEDAR RD	4 LASDEN BROTHERS WAY	FRANKLIN	MA	02038
17289	75-11-107-R	MURPHY, MICHAEL A & KATHLEEN K	33 RED CEDAR RD	33 RED CEDAR RD	MASHPEE	MA	02649
17305	75-11-108-R	WEEKS, C WALLACE	31 RED CEDAR RD	31 RED CEDAR RD	MASHPEE	MA	02649

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17279	75-11-109-R	HAYES, GERALD WILLIAM & HAYES, MAUREEN CARNEY	71 BLUE SPRUCE WAY	71 BLUE SPRUCE WAY	MASHPEE	MA	02649
17290	75-11-110-R	SKINNER, LEWIS H & CYNTHIA P T SKINNER CAPE COD NOMINEE TRUST	39 RED CEDAR RD	39 RED CEDAR RD	MASHPEE	MA	02649
17306	75-11-111-R	BROWN, FRANK A III & DONNA D	37 RED CEDAR RD	37 RED CEDAR RD	MASHPEE	MA	02649
17276	75-11-112-R	TROOP, ANDREW M & SUSSMAN, ANDREA L	65 GOLD LEAF LN	12 DEER POND ROAD	SUDBURY	MA	01776
17292	75-11-113-R	BILIA, LINDA A	67 GOLD LEAF LN	16210 MARSILEA PLACE	NAPLES	FL	34110
17313	75-11-114-R	GOUDREAU, GEORGE V & GOUDREAU CATHERINE M	9 GREEN IVY LN	7951 KILKENNY WAY	NAPLES	FL	34112
14336	75-11-122-R	HOOVER, ROBERT J & ANN BRITT TR ROBERT J HOOVER LIVING TRUST	69 BLUE SPRUCE WAY	2 CROWNRIDGE ROAD	WESTBOROUGH	MA	01581
14337	75-11-123-R	COFFEY, ARTHUR J & JOANNE M	40 RED CEDAR RD	40 RED CEDAR RD	MASHPEE	MA	02649
14338	75-11-124-R	WORTH, JANET M	38 RED CEDAR RD	38 RED CEDAR RD	MASHPEE	MA	02649
14339	75-11-125-R	JOSEPH, LAURENCE	36 RED CEDAR RD	36 RED CEDAR RD	MASHPEE	MA	02649
14340	75-11-126-R	SCHAIER, VINCENT E & MONIQUE	34 RED CEDAR RD	34 RED CEDAR RD	MASHPEE	MA	02649-3553
14341	75-11-127-R	GAGE, JANET N TR JANET GAGE TRUST	32 RED CEDAR RD	32 RED CEDAR RD	MASHPEE	MA	02649
14342	75-11-128-R	RICE, RONALD TR HAMPSTEAD NOMINEE RLTY TRUST	30 RED CEDAR RD	297 NORTH ST	HYANNIS	MA	02601
14328	75-11-130-R	GRAHAME, ROSE & TROPEANO, CONNIE	2 RED CEDAR RD	2 RED CEDAR RD	MASHPEE	MA	02649
14329	75-11-131-R	TOMASETTI, RAYMOND & KATHLEEN	4 RED CEDAR RD	38 FERN CROSSING	ASHLAND	MA	01721
14330	75-11-132-R	KOTLYAR, EUGENE & ALLA	6 RED CEDAR RD	210 174TH ST - APT 302	SUNNY ISLES BEACH	FL	33160
14331	75-11-133-R	SLESINSKI, ROBERT F TR REV ROBERT F SLESINSKI PH D TR	8 RED CEDAR RD	8 RED CEDAR RD	MASHPEE	MA	02649
14332	75-11-134-R	KASTNER, WARREN F & ELLIOTT, TAHIA	10 RED CEDAR RD	10 RED CEDAR RD	MASHPEE	MA	02649
14333	75-11-135-R	TUTTLE, ALICE M & JOHN E	12 RED CEDAR RD	12 RED CEDAR RD	MASHPEE	MA	02649
14334	75-11-136-R	MALONE, ANNE	14 RED CEDAR RD	14 RED CEDAR RD	MASHPEE	MA	02649
14335	75-11-137-R	GLENER, ELINOR	16 RED CEDAR RD	16 RED CEDAR RD	MASHPEE	MA	02649
14344	75-11-138-R	CLARK, JEAN F & LAWRENCE, DEBORAH L	61 BLUE SPRUCE WAY	61 BLUE SPRUCE WAY	MASHPEE	MA	02649
14345	75-11-139-R	SHLYAKHTER, DINA	63 BLUE SPRUCE WAY	55 BROADLAWN PARK APT 20B	CHESTNUT HILL	MA	02467-3514
14346	75-11-140-R	ARSENAULT, STEPHEN NEIL & ARSENAULT, JANE MARIE	65 BLUE SPRUCE WAY	847 FOX ROAD	LINO LAKES	MN	55014
14347	75-11-141-R	SOUSA, MANUEL & BEVERLY A	67 BLUE SPRUCE WAY	67 BLUE SPRUCE WAY	MASHPEE	MA	02649
14348	75-11-142-R	HANSBERGER, JUDITH A	22 RED CEDAR RD	22 RED CEDAR RD	MASHPEE	MA	02649
14349	75-11-143-R	COLOCINO, BARBARA	20 RED CEDAR RD	20 RED CEDAR RD	MASHPEE	MA	02649
14350	75-11-144-R	PORCARO, ANIELLO JR & SHARON L	18 RED CEDAR RD	18 RED CEDAR RD	MASHPEE	MA	02649
14351	75-11-145-R	WEIBEL, FRANK E & ARLENE C	24 RED CEDAR RD	24 RED CEDAR RD	MASHPEE	MA	02649
14352	75-11-146-R	GOODALE, RAYMOND B	26 RED CEDAR RD	26 RED CEDAR RD	MASHPEE	MA	02649
14353	75-11-147-R	ELIAS, HOWARD D	28 RED CEDAR RD	300 BOYLSTON STREET UNIT 806	BOSTON	MA	02116
14354	75-11-148-R	FOLEY, CHARLES D JR & NANCY A	29 RED CEDAR RD	29 RED CEDAR RD	MASHPEE	MA	02649
14355	75-11-149-R	MCHUGH, JUDITH A TR JUDITH A MCHUGH TRUST	27 RED CEDAR RD	27 RED CEDAR RD	MASHPEE	MA	02649
14356	75-11-150-R	MORRIS, ALLAN D	25 RED CEDAR RD	PO BOX 460	FORESTDALE	MA	02644-0460
14357	75-11-151-R	POND, ROBERT K	23 RED CEDAR RD	23 RED CEDAR RD	MASHPEE	MA	02649
14358	75-11-152-R	HART, NORMAN L & CATHERINE M	21 RED CEDAR RD	21 RED CEDAR RD	MASHPEE	MA	02649
14359	75-11-153-R	DOWNEY, SANDRA C & DOWNEY, PAUL F	19 RED CEDAR RD	19 RED CEDAR RD	MASHPEE	MA	02649
14360	75-11-154-R	ODONNELL, CLAIRE L TR JF & CL O'DONNELL REVOC TRUST	17 RED CEDAR RD	17 RED CEDAR RD	MASHPEE	MA	02649
14318	75-11-155-R	CASTELLI, STEPHEN F TR CASTELLI REALTY TRUST	15 RED CEDAR RD	15 RED CEDAR RD	MASHPEE	MA	02649
14319	75-11-156-R	DEBITETTO, JAMES & DONNA MARIE	11 RED CEDAR RD	452 POUND RIDGE ROAD	BEDFORD	NY	10506
14320	75-11-157-R	EASTERBROOKS, MARION I TR MARION I ESTERBROOKS TRUST	9 RED CEDAR RD	9 RED CEDAR RD	MASHPEE	MA	02649

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
14321	75-11-158-R	DOWLING, JAMES E & JOANN M	7 RED CEDAR RD	7 RED CEDAR RD	MASHPEE	MA	02649
14322	75-11-159-R	FONTAINE, GEORGE C ET AL TR RED CEDAR REALTY TRUST	5 RED CEDAR RD	2650 LAKE SHORE DR # 202	RIVIERA BEACH	FL	33404 4605
14323	75-11-160-R	CHEEVER, JAHLRLING & CARR TRS KENNETH S NICKERSON FAMILY TR	3 RED CEDAR RD	%CHOATE HALL&STEWART ATTN CARR TWO INTERLANTIONAL PLACE	BOSTON	MA	02110
14324	75-11-161-R	LAWRENCE, RICHARD & LEACH, LAURA	51 BLUE SPRUCE WAY	5 ALTON TERRACE	RYE	NY	10580
14325	75-11-162-R	DEL SESTO, DEBORAH E TR SUSAN L HOWARD MASTER TR 2010	49 BLUE SPRUCE WAY	97 PLEASANT STREET	WICKFORD	RI	01730
14327	75-11-163-R	STEFANI, PAULA	47 BLUE SPRUCE WAY	47 BLUE SPRUCE WAY	MASHPEE	MA	02649
14326	75-11-164-R	JENSEN, CAROLYN E TRUSTEE JENSEN FAMILY NOMINEE TR 2010	45 BLUE SPRUCE WAY	45 BLUE SPRUCE WAY	MASHPEE	MA	02649
17119	75-11-48A-R	FEEKS, JOSEPH B & SUSANNE J	17 GOLD LEAF LN	17 GOLD LEAF LN	MASHPEE	MA	02649
17120	75-11-48B-R	TERRY, MICHAEL S & MARTHA B	15 GOLD LEAF LN	PO 118	WEST FALMOUTH	MA	02574
16933	75-12-0-E	MASHPEE TOWN OF CONSERVATION COMMISSION	0 TIMBER LANDING RD	16 GREAT NECK RD NORTH	MASHPEE	MA	02649
5987	80-5-0-E	MASSACHUSETTS COMMONWEALTH OF DEPT OF ENVIRONMENTAL MGMT	0-REAR WHITINGS RD	251 CAUSEWAY ST - STE 600	BOSTON	MA	02114-2104
5999	81-3-1A-R	ARCHER, SUSAN C	1-A SHELLBACK WAY	PO BOX 586	MASHPEE	MA	02649
6010	81-3-2A-R	CIRRINCIONE, VERA & PETERS, SUZANNE	2-A SHELLBACK WAY	2-A SHELLBACK WAY	MASHPEE	MA	02649
6021	81-3-3A-R	GOLDBERG, KAREN L TR MARVIN & SHIRLEY GOLDBERG	3-A SHELLBACK WAY	IRREVOCABLE TRUST 201 EAST 79th ST - APT 9H	NEW YORK	NY	10075
6032	81-3-4A-R	ZIEGENBEIN, MARTINA	4-A SHELLBACK WAY	4-A SHELLBACK WAY	MASHPEE	MA	02649
6043	81-3-5A-R	LOUGHMAN, JOHN V & JUTTA	5-A SHELLBACK WAY	5-A SHELLBACK WAY	MASHPEE	MA	02649
6054	81-3-6A-R	MATTINGLY, GERALD F & ELLA L T MATTINGLY FAMILY LIVING TRUST	6-A SHELLBACK WAY	508 HEATHERWOOD COURT	OXFORD	CT	06478
6065	81-3-7A-R	MANN, ROSLYN	7-A SHELLBACK WAY	7-A SHELLBACK WAY	MASHPEE	MA	02649
6071	81-3-8B-R	YOUT, KIMBERLEY	8-B SHELLBACK WAY	8-B SHELLBACK WAY	MASHPEE	MA	02649
6072	81-3-9B-R	MUCZKO, JOHN P & CAROL A	9-B SHELLBACK WAY	89 SHELLBACK WAY	MASHPEE	MA	02649
5989	81-3-10B-R	CAMBAL, SAMANTHA	10-B SHELLBACK WAY	10-B SHELLBACK WAY	MASHPEE	MA	02649
5990	81-3-11B-R	BLUM, MERRILL H	11-B SHELLBACK WAY	11-B SHELLBACK WAY	MASHPEE	MA	02649
5991	81-3-12B-R	MCEVOY, MARK F	12-B SHELLBACK WAY	6 EEL RIVER RD	E FALMOUTH	MA	02536
5992	81-3-13B-R	DOERFLER, PAULA J	13-B SHELLBACK WAY	13-B SHELLBACK WAY	MASHPEE	MA	02649
5993	81-3-14B-R	LAVIANA, KARLEEN A TR LAVIANA NOMINEE TRUST	14-B SHELLBACK WAY	28 FOREST GATE	YARMOUTH PORT	MA	01887
5994	81-3-15C-R	DAVINIS, EDYTHE M	15-C SHELLBACK WAY	15-C SHELLBACK WAY	MASHPEE	MA	02649
5995	81-3-16C-R	QUINN, IV WILLIAM J& LISA L TR QUINN FAMILY TRUST	16-C SHELLBACK WAY	6 LOUISE STREET	CANTON	MA	02021
5996	81-3-17C-R	SLAVEN, CLARE V LIFE ESTATE	17-C SHELLBACK WAY	17-C SHELLBACK WAY	MASHPEE	MA	02649
5997	81-3-18C-R	CASEY, JAMES S & PATRICIA M	18-C SHELLBACK WAY	18-C SHELLBACK WAY	MASHPEE	MA	02649
5998	81-3-19C-R	LEONARD, PATRICIA A	19-C SHELLBACK WAY	PO BOX 1161	MASHPEE	MA	02649-1161
6000	81-3-20C-R	LIBERMAN, BONNIE E	20-C SHELLBACK WAY	67 WITHINGTON ROAD	NEWTON	MA	02484
6001	81-3-21C-R	BOIROS, GEORGE J & MARCIA S LIFE ESTATES	21-C SHELLBACK WAY	21-C SHELLBACK WAY	MASHPEE	MA	02649
6002	81-3-22D-R	SCIUTO, DIANE L & REED ALISON GARDNER, CARL ERIC	22-D SHELLBACK WAY	22-D SHELLBACK WAY	MASHPEE	MA	02649
6003	81-3-23D-R	MARY JO CAPPUCILLI REV TRUST C/O LAWRENCE S FRIEDMAN	23-D SHELLBACK WAY	5 HALCYON ROAD	NEWTON CENTRE	MA	02459
6004	81-3-24D-R	LINSKY, LEONA	24-D SHELLBACK WAY	24 SHELLBACK WAY UNIT 24D	MASHPEE	MA	02649
6005	81-3-25D-R	STOUT, JOSEPH A & MARY ELLEN	25-D SHELLBACK WAY	62 WEBSTER AVE	HARRISON	NY	10528
6006	81-3-26D-R	WOOD, PAMELA M & JAMES F TRS PAMELA M WOOD REVOCABLE TRUST	26-D SHELLBACK WAY	26-D SHELLBACK WAY	MASHPEE	MA	02649
6007	81-3-27D-R	BISHOP, GEORGE & BARBARA	27-D SHELLBACK WAY	577 WHISTLEBERRY DR	MARSTONS MILLS	MA	02648
6008	81-3-28D-R	CRONIN, GLORIA R	28-D SHELLBACK WAY	28-D SHELLBACK WAY	MASHPEE	MA	02649
6009	81-3-29E-R	GORMLEY, PHILIP L & MARGARET F	29-E SHELLBACK WAY	20 ACKERS TERRACE	BROOKLINE	MA	02445
6011	81-3-30E-R	CARROLL, BRIAN O	30-E SHELLBACK WAY	E30 SHELLBACK WAY	MASHPEE	MA	02649

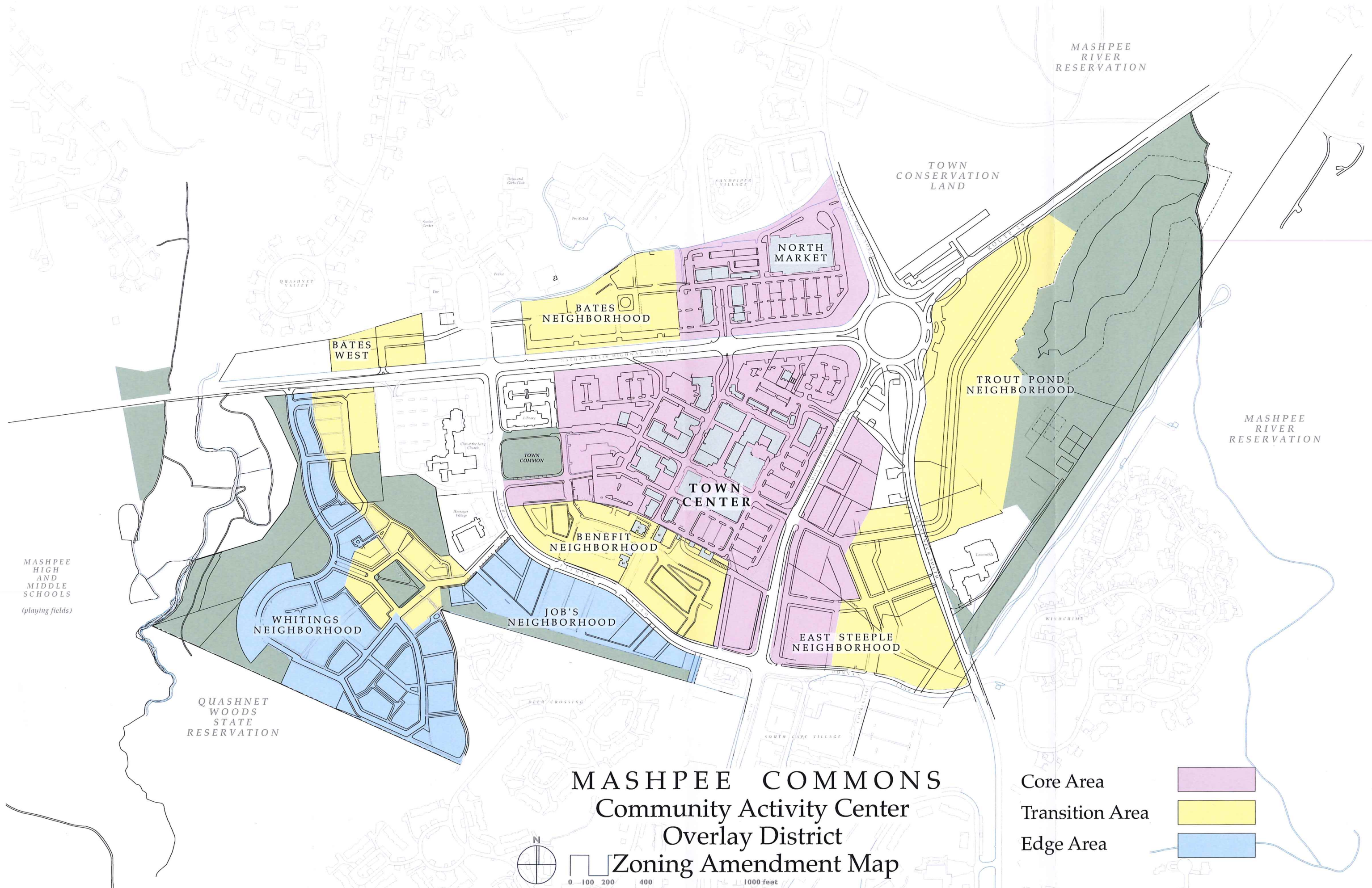
Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6012	81-3-31E-R	CAPE SUNSETS LLC	31-E SHELLBACK WAY	32 BAY HEAD ROAD	MARSTONS MILLS	MA	02648
6013	81-3-32E-R	EMANATION, KATHLEEN F TR KATHLEEN F EMANATION TRUST	32-E SHELLBACK WAY	32-E SHELLBACK WAY	MASHPEE	MA	02649
6014	81-3-33E-R	DOUCETTE, ANNE	33-E SHELLBACK WAY	33-E SHELLBACK WAY	MASHPEE	MA	02649
6015	81-3-34E-R	KRASKER, JULIE E	34-E SHELLBACK WAY	34-E SHELLBACK WAY	MASHPEE	MA	02649
6016	81-3-35E-R	SURIANO, VALERIE	35-E SHELLBACK WAY	35-E SHELLBACK WAY	MASHPEE	MA	02649
6017	81-3-36F-R	FEE, JAMES C JR & BLESSINGTON FEE, EILEEN	36-F SHELLBACK WAY	411 VALLEY ROAD	HAVERTOWN	PA	19083
6018	81-3-37F-R	COLLINS, JOHN J JR TR COLLINS FAMILY IRREVOC TRUST	37-F SHELLBACK WAY	238 WILLOW AVE	SOMERVILLE	MA	02144
6019	81-3-38F-R	COLLINS, JOHN J TRUSTEE CAROLE M. COLLINS REVOCABLE TR	38-F SHELLBACK WAY	238 WILLOW AVE	SOMERVILLE	MA	02144
6020	81-3-39F-R	STANGER, KENNETH P & RUTHANN TR KENNETH & RUTHANN STANGER REV	39-F SHELLBACK WAY	418 EAGLETON COVE WAY	PALM BEACH GARDENS	FL	33418
6022	81-3-40F-R	WALDEN, JOHN W & JOYCE M	40-F SHELLBACK WAY	100 OYSTER SHELL RD -APT# A4	SAVANNAH	GA	31410-1564
6023	81-3-41F-R	LONG, DIANE M	41-F SHELLBACK WAY	41-F SHELLBACK WAY	MASHPEE	MA	02649
6024	81-3-42F-R	HARRIS, JOHN O & ETHEL F	42-F SHELLBACK WAY	107 JAMES CIRCLE	MASHPEE	MA	02649
6025	81-3-43G-R	WEISS, SUSAN K	43-G SHELLBACK WAY	G43 SHELLBACK WAY	MASHPEE	MA	02649
6026	81-3-44G-R	ORSI, CRAIG	44-G SHELLBACK WAY	44-G SHELLBACK WAY	MASHPEE	MA	02649
6027	81-3-45G-R	RUSSELL, CAROL A & STEVEN A	45-G SHELLBACK WAY	45-G SHELLBACK WAY	MASHPEE	MA	02649
6028	81-3-46G-R	MCHUGH, PATRICIA A TR MCHUGH FAMILY TRUST	46-G SHELLBACK WAY	605 MIDDLE STREET #6	BRAINTREE	MA	02184
6029	81-3-47G-R	HERLIHY, CYNTHIA JEAN ET AL TR HERLIHY FAMILY REVOCABLE TRUST	47-G SHELLBACK WAY	47-G SHELLBACK WAY	MASHPEE	MA	02649
6030	81-3-48G-R	TOMASE, GUY A SR & ROSE M	48-G SHELLBACK WAY	48-G SHELLBACK WAY	MASHPEE	MA	02649
6031	81-3-49G-R	MADDOCK, JOAN C TR & VARGA, TARA MADDOCK TR	49-G SHELLBACK WAY	JOAN C MADDOCK REVOCABLE TRUST 49-G SHELLBACK WAY	MASHPEE	MA	02649
6033	81-3-50H-R	MURPHY, BARBARA	50-H SHELLBACK WAY	50-H SHELLBACK WAY	MASHPEE	MA	02649
6034	81-3-51H-R	FREI, CHELSEA BRIANA & FREI, CARLY JORDAN	51-H SHELLBACK WAY	43 WESTLAND AVE APT # 511	BOSTON	MA	02115
6035	81-3-52H-R	MURPHY, JENNIFER L	52-H SHELLBACK WAY	H 52 SHELLBACK WAY	MASHPEE	MA	02649
6036	81-3-53H-R	BERUBE, DOUGLAS & KATHRYN TRS DT & KE BERUBE LIVING TRUST	53-H SHELLBACK WAY	51 BISCAYNE DRIVE	MARSTONS MILLS	MA	02648
6037	81-3-54H-R	PALMEIRI, JOHN F JR	54-H SHELLBACK WAY	54-H SHELLBACK WAY	MASHPEE	MA	02649
6038	81-3-55H-R	HASENFUS, JANE E	55-H SHELLBACK WAY	48 KIAHS WAY	EAST SANDWICH	MA	02537
6039	81-3-56H-R	BOUDREAU, ANNE M	56-H SHELLBACK WAY	56-H SHELLBACK WAY	MASHPEE	MA	02649
6040	81-3-57J-R	VAN KINSBERGEN, AUDREY TR THE 57J SHELLBACK WAY RLTY TR	57-J SHELLBACK WAY	% RUTH NICKERSON 57-J SHELLBACK WAY	MASHPEE	MA	02649
6041	81-3-58J-R	WEINROBE, REBECCA A	58-J SHELLBACK WAY	58-J SHELLBACK WAY	MASHPEE	MA	02649
6042	81-3-59J-R	GROSSMAN, STANLEY & CELESTE	59-J SHELLBACK WAY	108 WEST WAY	MASHPEE	MA	02649
6044	81-3-60J-R	CATANIA, JORDAN D	60-J SHELLBACK WAY	60-J SHELLBACK WAY	MASHPEE	MA	02649
6045	81-3-61J-R	BERUBE, DOUGLAS & KATHRYN TRS DT & KE BERUBE LIVING TRUST	61-J SHELLBACK WAY	51 BISCAYNE DRIVE	MARSTONS MILLS	MA	02648
6046	81-3-62J-R	MONIZ, BARBARA J TR MONIZ FAMILY REVOC LIVING TR	62-J SHELLBACK WAY	PO BOX 998	EAST FALMOUTH	MA	02536
6047	81-3-63J-R	MCGRATH, GILES A	63-J SHELLBACK WAY	J63 SHELLBACK WAY	MASHPEE	MA	02649
6048	81-3-64K-R	RODRIGUES, WILLIAM M TR MARY E RODRIGUES IRREVOC TRUST	64-K SHELLBACK WAY	64-K SHELLBACK WAY	MASHPEE	MA	02649
6049	81-3-65K-R	SHEPARD, CHRISTINE S	65-K SHELLBACK WAY	65-K SHELLBACK WAY	MASHPEE	MA	02649
6050	81-3-66K-R	ORTOLINO, KAREN L	66-K SHELLBACK WAY	66-K SHELLBACK WAY	MASHPEE	MA	02649
6051	81-3-67K-R	SPILLANE, JOHN F JR TR THE 67-K SHELLBACK WAY RLTY TR	67-K SHELLBACK WAY	122 JACOBS LANE	NORWELL	MA	02170
6052	81-3-68K-R	TOPALSKI, GENCHO & ANTOANETA	68-K SHELLBACK WAY	68-K SHELLBACK WAY	MASHPEE	MA	02649
6053	81-3-69K-R	SAUNDERS, JAMES C & ELIZABETH A	69-K SHELLBACK WAY	69-K SHELLBACK WAY	MASHPEE	MA	02649
6055	81-3-70K-R	WALSH, PETER A & LINDA TRS PETER & LINDA WALSH FAMILY TR	70-K SHELLBACK WAY	7743 EAST CLEARY WAY	TUCSON	AZ	85715
6056	81-3-71L-R	LONG, PAULA A	71-L SHELLBACK WAY	32 HARBOR HILL DRIVE	BOURNE	MA	02532

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6057	81-3-72L-R	GUERRA, MARINO J & MARIE C TRS MARINO J GUERRA REVOC TRUST	72-L SHELLBACK WAY	297 ANN ROSE DRIVE	ORANGE	CT	06477
6058	81-3-73L-R	BAUMHAUER, JOHANNES H	73-L SHELLBACK WAY	73-L SHELLBACK WAY	MASHPEE	MA	02649
6059	81-3-74L-R	PETERS, PAMELA L TR PETERS COVE FAMILY TRUST	74-L SHELLBACK WAY	PO BOX 63	WEST FALMOUTH	MA	02574
6060	81-3-75L-R	MILLS, NIKI	75-L SHELLBACK WAY	75-L SHELLBACK WAY	MASHPEE	MA	02649
6061	81-3-76L-R	MURPHY, RITA	76-L SHELLBACK WAY	76-L SHELLBACK WAY	MASHPEE	MA	02649
6062	81-3-77L-R	PAXTON, DONALD G & RITA I TRS THE 77L SHELLBACK WAY RLTY TR	77-L SHELLBACK WAY	77-L SHELLBACK WAY	MASHPEE	MA	02649
6063	81-3-78M-R	SMITH BROWN, KATHLEEN TR KATHLEEN SMITH BROWN TRUST	78-M SHELLBACK WAY	78-M SHELLBACK WAY	MASHPEE	MA	02649
6064	81-3-79M-R	ALTY, KATIE L	79-M SHELLBACK WAY	35 COVE ROAD	FORESTDALE	MA	02644
6066	81-3-80M-R	MCMAHAN, JUDY	80-M SHELLBACK WAY	80-M SHELLBACK WAY	MASHPEE	MA	02649
6067	81-3-81M-R	SULLIVAN, MARY J	81-M SHELLBACK WAY	81-M SHELLBACK WAY	MASHPEE	MA	02649
6068	81-3-82M-R	GAMACHE, ROGER H & DONOGHUE MARGUERITE	82-M SHELLBACK WAY	82-M SHELLBACK WAY	MASHPEE	MA	02649
6069	81-3-83M-R	CUMMINGS, LAWRENCE & GRETCHEN	83-M SHELLBACK WAY	8 COLES ROCK ROAD	MERRIMACK	NH	03054
6070	81-3-84M-R	AGNES, FRANK C	84-M SHELLBACK WAY	84-M SHELLBACK WAY	MASHPEE	MA	02649
6073	81-4-0-R	DPF MASHPEE LLC % MARVIN F POER AND COMPANY	11 COMMERCIAL ST	3520 PIEDMONT RD NE -STE 410	ATLANTA	GA	30305
6075	81-16-0-R	DPF MASHPEE LLC % MARVIN F POER AND COMPANY	672 FALMOUTH RD	3520 PIEDMONT RD NE - STE 410	ATLANTA	GA	30305
6136	81-68-85N-R	MACDONALD DAILEY, ANN M TR MAC REALTY TRUST	85-N SHELLBACK WAY	42 TWIN OAKS DRIVE	MASHPEE	MA	02649
6137	81-68-86N-R	VATERS, JANET M LIFE ESTATE	86-N SHELLBACK WAY	86-N SHELLBACK WAY	MASHPEE	MA	02649
6138	81-68-87N-R	DECOSTE, FRANCIS X & MARILYN	87-N SHELLBACK WAY	87-N SHELLBACK WAY	MASHPEE	MA	02649
6139	81-68-88N-R	BOLD, SALLY M ET AL	88-N SHELLBACK WAY	88-N SHELLBACK WAY	MASHPEE	MA	02649
6140	81-68-89N-R	GRANT, RAMONA A TR GRANT BRAND REVOCABLE TRUST	89-N SHELLBACK WAY	89-N SHELLBACK WAY	MASHPEE	MA	02649
6141	81-68-90N-R	SANGSTER, DEBRA L LIFE ESTATE	90-N SHELLBACK WAY	90-N SHELLBACK WAY	MASHPEE	MA	02649
6142	81-68-91N-R	ZIBELLI, NICHOLAS & PATRICIA	91-N SHELLBACK WAY	91-N SHELLBACK WAY	MASHPEE	MA	02649
6115	81-68-146W-R	DAVIS, SIDNEY L & MARLENE C	146-W SHELLBACK WAY	146-W SHELLBACK WAY	MASHPEE	MA	02649
6116	81-68-147W-R	CAPE SUNSETS LLC	147-W SHELLBACK WAY	32 BAY HEAD ROAD	MARSTONS MILLS	MA	02648
6117	81-68-148W-R	FORD, ELLEN B C/O FORD, ELLEN B	148-W SHELLBACK WAY	148-W SHELLBACK WAY	MASHPEE	MA	02649
6118	81-68-149W-R	ALLEN, ANDREW ABBOT TR ANDREW ABBOT ALLEN 2014 TRUST	149-W SHELLBACK WAY	149-W SHELLBACK WAY	MASHPEE	MA	02649
6119	81-68-150W-R	STEEVES, LAWRENCE D & ANDREA S	150-W SHELLBACK WAY	150-W SHELLBACK WAY	MASHPEE	MA	02649
6120	81-68-151W-R	MITCHELL, BRETT D TR BRETT D MITCHELL TRUST	151-W SHELLBACK WAY	151-W SHELLBACK WAY	MASHPEE	MA	02649
6121	81-68-152W-R	RYAN, DENISE H TR REVOC INDENT TR DENISE H RYAN	152-W SHELLBACK WAY	19G MANSION WOODS	AGAWAM	MA	01001
6122	81-68-153X-R	BAXTER, PAULA L	153-X SHELLBACK WAY	153-X SHELLBACK WAY	MASHPEE	MA	02649
6123	81-68-154X-R	IRONFIELD, ELAINE B	154-X SHELLBACK WAY	99A COLLEGE ST	SO HADLEY	MA	01075
6124	81-68-155X-R	KHUTORYANSKY, OSCAR & TAMARA & EUGENE	155-X SHELLBACK WAY	73 SNEAD DR	MASHPEE	MA	02649
6125	81-68-156X-R	CASEY, SUSAN	156-X SHELLBACK WAY	12 WOODRISE ROAD	FALMOUTH	MA	02540
6126	81-68-157X-R	NOEL, EUGENE M III ET AL TRS DEKIBU IRREVOCABLE TRUST	157-X SHELLBACK WAY	% NANCY SHEER 157-X SHELLBACK WAY	MASHPEE	MA	02649
6127	81-68-158X-R	DIMECO, FREDY A & ELLEN M	158-X SHELLBACK WAY	804 CYPRESS BLVD #310	POMPANO BEACH	FL	33069
6128	81-68-159X-R	POCKWINSE, CARL A & JANET L	159-X SHELLBACK WAY	159-X SHELLBACK WAY	MASHPEE	MA	02649
6129	81-68-160Y-R	CANNISTRARO, DIANE	160-Y SHELLBACK WAY	160-Y SHELLBACK WAY	MASHPEE	MA	02649
6130	81-68-161Y-R	PENNELL, JOAN H TR JOAN H PENNELL LIVING TRUST	161-Y SHELLBACK WAY	161-Y SHELLBACK WAY	MASHPEE	MA	02649
6131	81-68-162Y-R	SHILLINGLAW, JAMES A & RIDGWAY JILL M	162-Y SHELLBACK WAY	162-Y SHELLBACK WAY	MASHPEE	MA	02649
6132	81-68-163Y-R	FRESIA, JEFFREY G & MARY T	163-Y SHELLBACK WAY	626 DORBE STREET	EAU CLAIRE	WI	54701
6133	81-68-164Y-R	ENCORE TRUST CO NA TRUSTEE CHANDELLE D CERNOCK TRUST	164-Y SHELLBACK WAY	c/o HARDING & CARBONE, INC 1235 NORTH LOOP WEST #205	HOUSTON	TX	77008

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6134	81-68-165Y-R	LUDWIG, DONALD J & SANDRA L LIFE ESTATES	165-Y SHELLBACK WAY	165-Y SHELLBACK WAY	MASHPEE	MA	02649
6135	81-68-166Y-R	HELGESON, CATHERINE M	166-Y SHELLBACK WAY	6564 COSTA CIR	NAPLES	FL	34113
14705	81-69-0-E	DEER CROSSING RESIDENTIAL CONDOMINIUM OWNERS	661 FALMOUTH RD	661 FALMOUTH RD	MASHPEE	MA	02649
6189	81-69-92O-R	GLASER, HARRIET	92-O SHELLBACK WAY	2687 NO OCEAN BLVD - UNIT G103	BOCA RATON	FL	33431
6190	81-69-93O-R	SALVUCCI, MARY C	93-O SHELLBACK WAY	93-O SHELLBACK WAY	MASHPEE	MA	02649
6191	81-69-94O-R	FODEN, JANICE	94-O SHELLBACK WAY	94-O SHELLBACK WAY	MASHPEE	MA	02649
6192	81-69-95O-R	BROWNE, LARRY W	95-O SHELLBACK WAY	95-O SHELLBACK WAY	MASHPEE	MA	02649
6193	81-69-96O-R	YOHANNAN, JONATHAN & KIMBERLY	96-O SHELLBACK WAY	304 RED BROOK ROAD	MASHPEE	MA	02649
6194	81-69-97O-R	MOTTLA, PETER & LORRAINE	97-O SHELLBACK WAY	176 CIRCUIT AVENUE	POCASSET	MA	02559
6195	81-69-98O-R	BELLO, BEATRICE S & IRVING TR BEATRICE S BELLO 2005 RES TR	98-O SHELLBACK WAY	1311 GREAT MEADOW RD	DEDHAM	MA	02026
6196	81-69-99P-R	STERN, PHYLLIS	99-P SHELLBACK WAY	99-P SHELLBACK WAY	MASHPEE	MA	02649
6143	81-69-100P-R	GENTILE, PAUL R & DEBORAH A TR	100-P SHELLBACK WAY	100-P SHELLBACK WAY	MASHPEE	MA	02649
6144	81-69-101P-R	MOSES, JAMES D	101-P SHELLBACK WAY	101-P SHELLBACK WAY	MASHPEE	MA	02649
6145	81-69-102P-R	BENT, MARGARET A	102-P SHELLBACK WAY	102-P SHELLBACK WAY	MASHPEE	MA	02649
6146	81-69-103P-R	MOORE, LYNNE M TR JULARIGIO FAMILY INVEST TRUST	103-P SHELLBACK WAY	174 LOWELL RD - # 082	MASHPEE	MA	02649
6147	81-69-104P-R	MATTOS, REBECCA	104-P SHELLBACK WAY	104-P SHELLBACK WAY	MASHPEE	MA	02649
6148	81-69-105P-R	ZALIS, LAWRENCE A & ANNELLEN S	105-P SHELLBACK WAY	105-P SHELLBACK WAY	MASHPEE	MA	02649
6149	81-69-106Q-R	BOWEN, SHEILA A ET AL TRS SHEILA A BOWEN LIVING TRUST	106-Q SHELLBACK WAY	106-Q SHELLBACK WAY	MASHPEE	MA	02649
6150	81-69-107Q-R	AITKEN, LINDA	107-Q SHELLBACK WAY	Q107 SHELLBACK WAY	MASHPEE	MA	02649
6151	81-69-108Q-R	WARBURTON, MARIE A c/o MARIE A DEMASSINI	108-Q SHELLBACK WAY	108-Q SHELLBACK WAY	MASHPEE	MA	02649
6152	81-69-109Q-R	QUESNEL, MICHAEL J & GAYLE A	109-Q SHELLBACK WAY	9 LYN DRIVE	GRANBY	MA	01033
6153	81-69-110Q-R	MANZI, PAULA	110-Q SHELLBACK WAY	PO BOX 1572	MASHPEE	MA	02649
6154	81-69-111Q-R	EGEL, DAVID J & HILDA J	111-Q SHELLBACK WAY	111-Q SHELLBACK WAY	MASHPEE	MA	02649
6155	81-69-112Q-R	LAUNDRY, SUSANNE C	112-Q SHELLBACK WAY	112-Q SHELLBACK WAY	MASHPEE	MA	02649
6156	81-69-113R-R	YOURKEWICZ, LISA M	113-R SHELLBACK WAY	113-R SHELLBACK WAY	MASHPEE	MA	02649
6157	81-69-114R-R	PADUANO, JOAN E TR JOAN E PADUANO REVOCABLE TRUST	114-R SHELLBACK WAY	114-R SHELLBACK WAY	MASHPEE	MA	02649
6158	81-69-115R-R	LAMB, ZACHARY H	115-R SHELLBACK WAY	115-R SHELLBACK WAY	MASHPEE	MA	02649
6159	81-69-116R-R	PAOLINI, TERESA C & DANIEL J	116-R SHELLBACK WAY	116-R SHELLBACK WAY	MASHPEE	MA	02649
6160	81-69-117R-R	MORTON, BARBARA	117-R SHELLBACK WAY	R 117 SHELLBACK WAY	MASHPEE	MA	02649
6161	81-69-118R-R	MCQUISTON, MICHAEL & BETTY	118-R SHELLBACK WAY	118-R SHELLBACK WAY	MASHPEE	MA	02649
6162	81-69-119S-R	WILLIAMS, DONNA M	119-S SHELLBACK WAY	119-S SHELLBACK WAY	MASHPEE	MA	02649
6163	81-69-120S-R	SAHL, JAMES D	120-S SHELLBACK WAY	PO BOX 2530	MASHPEE	MA	02649
6164	81-69-121S-R	MARAGGIO, MARY	121-S SHELLBACK WAY	S 121 SHELLBACK WAY	MASHPEE	MA	02649
6165	81-69-122S-R	THE 4RK LLC	122-S SHELLBACK WAY	9 CHERRYWOOD DRIVE	NASHUA	NH	03062
6166	81-69-123S-R	LHEUREUX, ALFRED J & GALINA M	123-S SHELLBACK WAY	123-S SHELLBACK WAY	MASHPEE	MA	02649
6167	81-69-124S-R	SULLIVAN WYCO, JACQUELINE J ET SULLIVAN FAMILY TRUSTS	124-S SHELLBACK WAY	% JOYCE J DWYER SULLIVAN 124-S SHELLBACK WAY	MASHPEE	MA	02649
6168	81-69-125T-R	PATCH, FRANK H	125-T SHELLBACK WAY	125-T SHELLBACK WAY	MASHPEE	MA	02649
6169	81-69-126T-R	CARLOWICZ, FLORENCE	126-T SHELLBACK WAY	126-T SHELLBACK WAY	MASHPEE	MA	02649
6170	81-69-127T-R	CZARNIAK, JENNIFER	127-T SHELLBACK WAY	127-T SHELLBACK WAY	MASHPEE	MA	02649
6171	81-69-128T-R	ANTONELLIS, FRANCIS E & ANTONEILLIS, ROSEMARIE A	128-T SHELLBACK WAY	128-T SHELLBACK WAY	MASHPEE	MA	02649
6172	81-69-129T-R	DIRLAM, CATHERINE M	129-T SHELLBACK WAY	316 CHESTNUT ST	ASHLAND	MA	01721-1870

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
6173	81-69-130T-R	ROTHENBERG, PHILIP TR JACOB ROTHENBERG TRUST	130-T SHELLBACK WAY	89 N BROADWAY - UNIT 119	WHITE PLAINS	NY	10603
6174	81-69-131T-R	ROUNTREE, GERALDINE T	131-T SHELLBACK WAY	131-T SHELLBACK WAY	MASHPEE	MA	02649
6175	81-69-132U-R	NARISHKIN, MARINA N	132-U SHELLBACK WAY	70 ROUTE DE SAINTE GEMME	78860 ST NOM LA BRETE	.	. FRANCE
6176	81-69-133U-R	VAN WALDRON, WENDY A	133-U SHELLBACK WAY	133-U SHELLBACK WAY	MASHPEE	MA	02649
6177	81-69-134U-R	GEOFFRION, DENISE	134-U SHELLBACK WAY	134-U SHELLBACK WAY	MASHPEE	MA	02649
6178	81-69-135U-R	PERRAULT, CHRISTINE LIFE ESTATE	135-U SHELLBACK WAY	135-U SHELLBACK WAY	MASHPEE	MA	02649
6179	81-69-136U-R	LARSSON, GLENN A TR MARGARET ANN LAWSON IRREVOC TR	136-U SHELLBACK WAY	136-U SHELLBACK WAY	MASHPEE	MA	02649
6180	81-69-137U-R	BALLARD, MARJORIE C	137-U SHELLBACK WAY	137-U SHELLBACK WAY	MASHPEE	MA	02649
6181	81-69-138U-R	BELCHER, DOROTHY & WALTER K TR WALTER T BELCHER TRUST	138-U SHELLBACK WAY	1001 ISLAMORADA BLVD #11-C	PUNTA GORDA	FL	33955
6182	81-69-139V-R	SEIGLE, JEAN	139-V SHELLBACK WAY	139-V SHELLBACK WAY	MASHPEE	MA	02649
6183	81-69-140V-R	MARKGREN, HELEN	140-V SHELLBACK WAY	140-V SHELLBACK WAY	MASHPEE	MA	02649
6184	81-69-141V-R	THOMPSON, ALLISON	141-V SHELLBACK WAY	141-V SHELLBACK WAY	MASHPEE	MA	02649
6185	81-69-142V-R	LEVY, DAVID & BARBARA	142-V SHELLBACK WAY	142-V SHELLBACK WAY	MASHPEE	MA	02649
6186	81-69-143V-R	SCULOS, MURIEL L	143-V SHELLBACK WAY	143-V SHELLBACK WAY	MASHPEE	MA	02649
6187	81-69-144V-R	PARKINS, SHARON S	144-V SHELLBACK WAY	144-V SHELLBACK WAY	MASHPEE	MA	02649
6188	81-69-145V-R	LATIMER, JEFFREY G & DANIA H TR LATIMER FAMILY INVEST TRUST	145-V SHELLBACK WAY	115 LOOMIS LANE	CENTERVILLE	MA	02632
17791	81-132-0-R	BAPTISTE, FAITH J TRS CUSHMAN BROWNIE TRUST	647 FALMOUTH RD	224 MASHPEE NECK RD	MASHPEE	MA	02649
6579	87-11-0-E	MASSACHUSETTS COMMONWEALTH OF DEPT OF ENVIRONMENTAL MGMT	0 FALMOUTH RD	251 CAUSEWAY ST - STE 600	BOSTON	MA	02114-2104
6988	93-38-0-E	MASSACHUSETTS COMMONWEALTH OF DEPT OF ENVIRONMENTAL MGMT	0 FALMOUTH RD	251 CAUSEWAY ST - STE 600	BOSTON	MA	02114-2104





**MASHPEE COMMONS**  
**Community Activity Center**  
**Overlay District**

**Zoning Amendment Map**



- Core Area
- Transition Area
- Edge Area

MASHPEE HIGH AND MIDDLE SCHOOLS (playing fields)

QUASHNET WOODS STATE RESERVATION

MASHPEE RIVER RESERVATION

TOWN CONSERVATION LAND

MASHPEE RIVER RESERVATION

DEER CROSSING

SOUTH CAPE VILLAGE

WINDCHIME

NORTH MARKET

BATES NEIGHBORHOOD

BATES WEST

TROUT POND NEIGHBORHOOD

TOWN CENTER

BENEFIT NEIGHBORHOOD

JOB'S NEIGHBORHOOD

EAST STEEPLE NEIGHBORHOOD

WHITINGS NEIGHBORHOOD

TOWN COMMON

QUASHNET VALLEY

SANDPIPER VILLAGE

WINDY HILLS

WINDY HILLS

CLUB OF THE ARTS

ELMWOOD VILLAGE

LAUREL HILLS

POLICE

POST OFFICE

POST OFFICE

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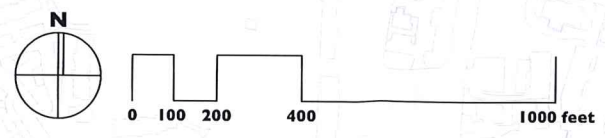
POST OFFICE

POST OFFICE

POST OFFICE



# MASHPEE COMMONS NEIGHBORHOODS ILLUSTRATIVE SITE PLAN





# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, Massachusetts 02649

**March 10, 2021**

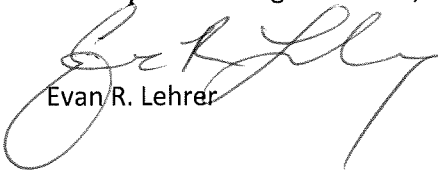
Evan R. Lehrer  
*Town Planner*  
Town of Mashpee  
16 Great Neck Road North  
Mashpee, MA 02649

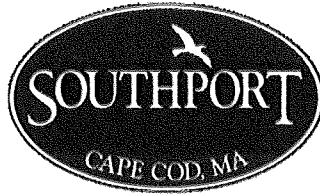
Ed Pesce, P.E., LEED AP  
*Ed Pesce Engineering and Associates, Inc.*  
43 Porter Lane  
West Dennis, MA 02670

Dear Mr. Pesce,

I'm writing to notify you that the Mashpee Planning Board, at its meeting of March 3, 2021, voted to award your firm a contract to serve the Board as consulting engineer. Pursuant to the terms of the advertised Request for Proposals, please respond to this correspondence as soon as possible in writing to indicate your acceptance of this award. Upon receipt, the Town will have drafted a standard agreement for your review and signature prior to commencement of work.

Thank you and congratulations,

  
Evan R. Lehrer



**Government Relations Committee**

---

23 Southport Drive  
Mashpee, MA 02649  
Govrelations@southportmashpee.com

March 5, 2021

Mr. John Phelan, Chairman  
Planning Board  
Town of Mashpee  
16 Great Neck Road North  
Mashpee, MA 02649

Dear Mr. Phelan:

We are pleased to advise you that Southport has developed a Government Relations Committee intended specifically to interface with the various boards, committees, commissions and agencies of the Town of Mashpee and to assure that Southport and Mashpee continue to maintain their mutually beneficial relationship.

Some of the tasks of this committee:

- *Keep the approximately 1,200 Southport residents informed on initiatives, warrants, services and Town Meeting topics which may affect Southport residents.*
- *Advise Southport residents of services available from the town.*
- *Provide information on town issues and ballot questions.*
- *Encourage Southport residents to attend Town Meetings and other municipal functions.*
- *Where practical, advise the town of a "Southport position" on various subjects which may affect Southport residents.*
- *Help explain the meaning and/or ramifications of subjects to be taken up at Town Meeting or other forums.*
- *Keep Southport residents informed on available openings on town boards, committees and commissions.*

The above are just a few of the functions we hope this new committee will be able to perform. We are writing this letter in the hope that this committee will be welcomed by town officials and the various entities therein. I am pleased to co-chair this committee along with Dr. Bob Golden and look forward to meeting you in the near future.

Sincerely,

A handwritten signature in cursive script that reads "James Zingarelli".

James Zingarelli, Co-Chair



## Falmouth Planning Board

59 Town Hall Square, Falmouth, MA 02540

Telephone: 508-495-7440 Fax: 508.495.7443 email: [planning@falmouthma.gov](mailto:planning@falmouthma.gov)

RECEIVED  
FEB 25, 2021 AM 8:32

TOWN CLERK

February 24, 2021

MAR 1 2021

Mr. Michael C. Palmer, Town Clerk  
Falmouth Town Hall  
59 Town Hall Square  
Falmouth, Massachusetts 02540

**Re: Special Permit Extension Decision – Sun Elite LLC  
Lots 9 and 10, Pam’s Way  
Map 33 16 03 009, 010**

Dear Mr. Palmer,

At its meeting on February 9, 2021, The Planning Board was unable to modify or apply the repealed provision of the zoning bylaw Section 240-138 requested in the Application of Falmouth Housing Trust to modify a Special Permit Decision issued December 8, 2004 to Albert Shamsi, Trustee. However, the Planning Board is granting a two year extension on a two year extension filed January 23, 2019, from the filing of the original decision, for an extension of Condition #1 of the December 2004 Special Permit for a density bonus under the conditions described in the original decision

### FINDINGS:

- (1) By its terms condition #1 expired 3 years from the date of endorsement of the plan and the previous extension expired two years from the date of endorsement. The lots were never developed and the condition expired in 2007 or 2008.
- (2) The zoning bylaw that contained s. 240-138 which allowed the payment of a fee for greater density and bonus lots was repealed in 2010 and no longer exists.
- (3) Since Section 240-138 has been repealed and deleted from the bylaw, it is no longer within the authority of the Planning Board to apply it to new subdivision plans or to modify conditions of previously approved subdivision plans.

MOTION by R.Leary/P. Harting-Barrat to extend the Special Permit Condition #1 for two years.

**NOTE: Any appeal from this decision of the Planning Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed within twenty (20) days after the date of filing of this decision with the Town Clerk.**

VOTE: 7-0-0

Sincerely,

Thomas Bott  
Town Planner  
cc: Applicant



MAR 8 2021

**TOWN OF FALMOUTH  
MASSACHUSETTS**

## **BOARD OF APPEALS**

### **Notice of Decision**

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by **Michael and Lisa Hansbauer**, 3 Handy Lane, Falmouth, Ma.

(Map 47B, Lot 003) **under** 240-3 C. of the Zoning By-Law, as amended to **grant** the special permit to remove the existing garage and breezeway and construct an addition with attached garage.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **March 3, 2021**, which is the date the Decision was filed in the office of the Town Clerk.

Please contact Noreen Stockman at 508-495-7460  
or [Noreen.stockman@falmouthma.gov](mailto:Noreen.stockman@falmouthma.gov) if you have any questions or comments  
full text of decision available at <http://www.falmouthmass.us>



MAR 18 2021

**TOWN OF FALMOUTH  
MASSACHUSETTS**

## **BOARD OF APPEALS**

### **Notice of Decision**

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by **Michael J. McGourty and Lucille A. McGourty**, 10 Cypress Street, Teaticket, Ma. (Map 39A, Lot 117) **under** 240-3 C. and 240-69 E. the Zoning By-Law, as amended to **grant** the modification of special permit #066-19 to modify the design of the replacement dwelling.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **March 3, 2021** which is the date the Decision was filed in the office of the Town Clerk.

Please contact Noreen Stockman at 508-495-7460  
or [Noreen.stockman@falmouthma.gov](mailto:Noreen.stockman@falmouthma.gov) if you have any questions or comments  
full text of decision available at <http://www.falmouthmass.us>

Town of Sandwich  
THE OLDEST TOWN ON CAPE COD



## Board of Appeals

16 Jan Sebastian Drive  
Sandwich, MA 02563  
Phone: 508-833-8001  
Fax: 508-833-8006  
E-mail: [planning@sandwichmass.org](mailto:planning@sandwichmass.org)

MAR 12 2021

### TOWN OF SANDWICH PUBLIC HEARING NOTICE BOARD OF APPEALS

In accordance with M.G.L. Ch. 138, and Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus" and the Board of Appeals Open Meeting Law Declaration providing explanatory language on the use of Virtual Meetings, the Sandwich Board of Appeals will hold a public hearing on Tuesday, March 23, 2021 at 6:00 p.m. which shall be convened remotely via a ZOOM videoconference and broadcast live on SCTV to consider the Comprehensive Permit application with Waivers of Habitat for Humanity of Cape Cod, Inc., Applicant, and Ann Degraw 2005 Living Trust, Ann Swaim, Trustee, Property Owner, under MGL Chapter 40B for property located at 1 Nauset Street, Sandwich, MA Assessor's Map #13 Parcel #10, for the purpose of constructing one three-bedroom house (home ownership.) The public record information can be viewed at the Planning & Development office, 16 Jan Sebastian Drive, Sandwich, MA, Monday-Friday 8:30 a.m. to 4:30 p.m.

Anyone wishing to be heard on the subject will be afforded an opportunity to comment by email to [planning@sandwichmass.org](mailto:planning@sandwichmass.org). This comment line will be monitored during the meeting.

Erik Van Buskirk, Chair  
Sandwich Board of Appeals  
Publication: Sandwich Enterprise  
Publication Dates: March 5 and March 12, 2021





MAR 12 2021

**TOWN OF SANDWICH  
PUBLIC HEARING NOTICE  
BOARD OF APPEALS**

**In accordance with M.G.L. Ch. 138, and Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus" and the Board of Appeals Open Meeting Law Declaration providing explanatory language on the use of Virtual Meetings, the Sandwich Board of Appeals will hold a public hearing on Tuesday, March 23, 2021 at 6:00 p.m. which shall be convened remotely via a ZOOM videoconference and broadcast live on SCTV to consider the application of Christopher Wilson, Applicant, and Wilsinn, LLC, Property Owner, for a Special Permit under Sections 2210 & 3100 of the Sandwich Protective Zoning By-Law for property located at 2 Jarves Street, Sandwich, MA Assessor's Map #73 Parcel #30, for the purpose of operating a full service bar and restaurant. The public record information can be viewed at the Planning & Development office, 16 Jan Sebastian Drive, Sandwich, MA, Monday-Friday 8:30 a.m. to 4:30 p.m.**

Anyone wishing to be heard on the subject will be afforded an opportunity to comment by email to [planning@sandwichmass.org](mailto:planning@sandwichmass.org). This comment line will be monitored during the meeting.

Erik Van Buskirk, Chair  
Sandwich Board of Appeals  
Publication: Sandwich Enterprise  
Publication Dates: March 5 and March 12, 2021

Town of Sandwich  
THE OLDEST TOWN ON CAPE COD



## Board of Appeals

16 Jan Sebastian Drive  
Sandwich, MA 02563  
Phone: 508-833-8001  
Fax: 508-833-8006  
E-mail: [planning@sandwichmass.org](mailto:planning@sandwichmass.org)

MAR 12 2021

### TOWN OF SANDWICH PUBLIC HEARING NOTICE BOARD OF APPEALS

In accordance with M.G.L. Ch. 138, and Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus" and the Board of Appeals Open Meeting Law Declaration providing explanatory language on the use of Virtual Meetings, the Sandwich Board of Appeals will hold a public hearing on Tuesday, March 23, 2021 at 6:00 p.m. which shall be convened remotely via a ZOOM videoconference and broadcast live on SCTV to consider the Comprehensive Permit application with Waivers of Habitat for Humanity of Cape Cod, Inc., Applicant, and Cotuit Road Realty Trust, Ann Swaim, Trustee, Property Owner, under MGL Chapter 40B for property located at 167 Cotuit Road, Sandwich, MA Assessor's Map #13 Parcel #7, for the purpose of constructing two two-bedroom houses (home ownership.) The public record information can be viewed at the Planning & Development office, 16 Jan Sebastian Drive, Sandwich, MA, Monday-Friday 8:30 a.m. to 4:30 p.m.

Anyone wishing to be heard on the subject will be afforded an opportunity to comment by email to [planning@sandwichmass.org](mailto:planning@sandwichmass.org). This comment line will be monitored during the meeting.

Erik Van Buskirk, Chair  
Sandwich Board of Appeals  
Publication: Sandwich Enterprise  
Publication Dates: March 5 and March 12, 2021



MAR 12 2021

TOWN OF FALMOUTH  
MASSACHUSETTS

## BOARD OF APPEALS

### Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by **William J. and Maura Goodwin**, 6 Handy Lane, Falmouth, Ma.

(Map 47B, Lot 006) **under** 240-3 C. of the Zoning By-Law, as amended to **grant** the special permit to expand the first floor and construct a second floor.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **March 5, 2021** which is the date the Decision was filed in the office of the Town Clerk.

Please contact Noreen Stockman at 508-495-7460  
or [Noreen.stockman@falmouthma.gov](mailto:Noreen.stockman@falmouthma.gov) if you have any questions or comments  
full text of decision available at <http://www.falmouthmass.us>



MAR 19 2021

**TOWN OF FALMOUTH  
MASSACHUSETTS**

**BOARD OF APPEALS**

**Notice of Decision**

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by **Claire F. Norton, Trustee**, 87 Childs River Road, East Falmouth, Ma.

(Map 32, Lot 120) **under** 240-3 C. of the Zoning By-Law, as amended to **grant** the special permit to raze and rebuild the dwelling.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **March 5, 2021** which is the date the Decision was filed in the office of the Town Clerk.

Please contact Noreen Stockman at 508-495-7460  
or [Noreen.stockman@falmouthma.gov](mailto:Noreen.stockman@falmouthma.gov) if you have any questions or comments  
full text of decision available at <http://www.falmouthmass.us>



# TOWN OF FALMOUTH

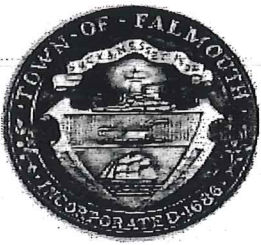
## ZONING BOARD OF APPEALS

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

MAR 8 2021

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency, public meetings of the Falmouth Zoning Board of Appeals shall be physically closed to the public to avoid group congregation. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Falmouth Community Television.
2. Real-time public comment can be addressed to the Zoning Board of Appeals utilizing the Zoom virtual meeting software for remote access. This application will allow users to view the meeting and send a comment or question to the Chair via the Chat function. Submitted text comments will be read into the record at the appropriate points in the meeting.
  - a. Zoom Login instructions:
    - i. Browse to the following web address: <http://www.falmouthma.gov/ZBA>
    - ii. For mobile devices (tablets and phones), please go to either 'Google Play' [Android] or the iOS 'App Store' [iPhones and iPads] and download the free program 'ZOOM'. Then click the 'join a meeting' link and type in '655 502 768'. If you have not registered with Zoom you will be asked for your name and an e-mail address.
3. Applicants, their representatives and individuals required to appear before the Zoning Board of Appeals may appear remotely and are not required to be physically present. Applicants, their representatives and individuals required to appear before the Zoning Board of Appeals may contact the IT Department to arrange an alternative means of real time participation if unable to use the Zoom virtual meeting software. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to **FALZBA@FALMOUTHMA.GOV**, so that they may be displayed for remote public access viewing.
4. You may also send any comments regarding an application in advance of the meeting to **FALZBA@FALMOUTHMA.GOV**.



# **TOWN OF FALMOUTH**

## **ZONING BOARD OF APPEALS**

---

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

### **BOARD OF APPEALS**

### **NOTICE OF PUBLIC HEARING**

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

APPLICATION NO: 009-21  
Falmouth Boat Storage, LLC  
Newton, MA

applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3, 240-54, 240-55, 240-57 E. and 240-107 of the Code of Falmouth to construct a metal building for the use of boat storage on subject property known as 550 East Falmouth Highway, East Falmouth, Ma.

Map 33 Section 21 Parcel 009A Lot(s) 009B

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, March 25, 2021 at 6:30PM**  
You are invited to be present.

By Order of the Board of Appeals,  
Chairman, Terrence Hurrie

Plans are available for review prior to the hearing at the Board of Appeals office, Town Hall during the hours of 8:00 AM to 4:00 PM. \*Plans are available to review at <http://www.falmouthmass.us/1113/Applications-under-review-by-the-ZBA>\*



# TOWN OF FALMOUTH

## ZONING BOARD OF APPEALS

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

MAR 8 2021

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20, relating to the 2020 novel Coronavirus outbreak emergency, public meetings of the Falmouth Zoning Board of Appeals shall be physically closed to the public to avoid group congregation. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Falmouth Community Television.
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  - a. Zoom Login instructions:
    - i. Browse to the following web address: <http://www.falmouthma.gov/ZBA>
    - ii. For mobile devices (tablets and phones), please go to either 'Google Play' [Android] or the iOS 'App Store' [iPhones and iPads] and download the free program 'ZOOM'. Then click the 'join a meeting' link and type in '655 502 768'. If you have not registered with Zoom you will be asked for your name and an e-mail address.
3. Applicants, their representatives and individuals required to appear before the Zoning Board of Appeals may appear remotely and are not required to be physically present. Applicants, their representatives and individuals required to appear before the Zoning Board of Appeals may contact the IT Department to arrange an alternative means of real time participation if unable to use the Zoom virtual meeting software. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to **FALZBA@FALMOUTHMA.GOV**, so that they may be displayed for remote public access viewing.
4. You may also send any comments regarding an application in advance of the meeting to **FALZBA@FALMOUTHMA.GOV**.



# **TOWN OF FALMOUTH**

## **ZONING BOARD OF APPEALS**

---

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
508-495-7460 – FAX 508-495-7463

### **BOARD OF APPEALS**

### **NOTICE OF PUBLIC HEARING**

Being all persons deemed affected by the Board of Appeals under Section 11 of Chapter 40A of the Massachusetts General Laws you are hereby notified that:

**#011-21 Robert L. Graham, 601 Aldrich Street, Uxbridge, Ma:** Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. of the Code of Falmouth to construct a 2<sup>nd</sup> floor addition to the single family dwelling on subject property known as 31 Hamilton Street, Teaticket, Ma.

Map 46A Section 15 Parcel 000 Lot(s) 103

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, March 25, 2021 at 6:30PM**  
You are invited to be present.

By Order of the Board of Appeals,  
Chairman, Terrence Hurrie

Plans are available for review prior to the hearing at the Board of Appeals office, Town Hall during the hours of 8:00 AM to 4:00 PM. \*Plans are available to review at [http://www.falmouthmass.us/1113/Applications-under-review-by-the-ZBA\\*](http://www.falmouthmass.us/1113/Applications-under-review-by-the-ZBA*)





## Falmouth Planning Board

59 Town Hall Square, Falmouth, MA 02540  
Telephone: 508-495-7440 Fax: 508.495.7443 email: [planning@falmouthma.gov](mailto:planning@falmouthma.gov)

RECEIVED

FEB 25, 2021 AM 8:33

TOWN CLERK

MAR 1 2021

February 24, 2021

Mr. Michael C. Palmer, Town Clerk  
Falmouth Town Hall  
59 Town Hall Square  
Falmouth, Massachusetts 02540

**Re: Special Permit and Site Plan Review Decision – Sandwich Road Development LLC  
0 Sandwich Road  
Map 17 01 032 000**

Dear Mr. Palmer,

At its meeting on February 9, 2021, the Planning Board voted to approve the application of Sandwich Road Development, LLC, under Article XXXIX (39) – Site Plan Review and GRANT a Special Permit pursuant to section 240-38 (K) of the Zoning Bylaw to a Site Plan Review construct a one-story 50'x149'x23'8 ½" high steel building for a contractor's yard as well as a single family residence located at 0 Sandwich Road, also shown on Assessors Map 17, Section 01, Parcel 032, lot 000 as depicted on the plan entitled "Site Plan – Contractor's Yard & House and Subsurface Sewage Disposal Systems prepared for Sandwich Road Development LLC Sandwich Road Hatchville, Falmouth, Massachusetts" (sheets 1-6), prepared by BSS Designs, dated November 10, 2020 with latest revision date of February 5, 2021 with scales, as well as drainage calculations with letter submitted by BSS Design, sight distance plans and material building details for the proposed storage building with the following:

### **FINDINGS:**

The applicant, Sandwich Road LLC, is applying to the Planning Board for Site Plan Review under Section 240-191 and a Special Permit under Section 240-38(K) for the construction of one proposed steel storage building and one single family residence. The proposed building will be a 50'x149'x23'8 ½" high steel storage building with 8 overhead doors that will be used for a contractor's yard. The parcel is located in the Agricultural A (AGA) zone. The lot coverage by structure is 3.73% and 20% is allowed, coverage by structure, paving and parking is 19.98% and 40% is allowed. The applicant has divided the 7.996 acre parcel to comply with section 240-38.K.4 – Contractor's yards cannot be located within 300 feet of a Single Residence District or a dwelling existing or construction commencing as of 4/1/2000. The applicant has created Lot 1 containing 5.569 acres and Parcel A containing 2.403 acres which is not a buildable lot. The applicant will disturb 1,854 SF in the Water Resource Protection District for a 272 SF gravel driveway and vegetated shoulder. The applicant is requesting the height of the building be 23' 8 ½" which is allowed per the Falmouth Zoning Bylaws section 240-70.A. which states for

agricultural uses only, structures within Agricultural Districts may have a maximum height of 50 feet as measured from the base of the structure to the highest point.

The applicant is not being required to install an I/A system at the discretion of the Planning Board. The applicant has stated that the total proposed development on the 7.966 acres Lot 32 is to be only one-4 bedroom house and the contractor's yard building, with total Tile 5 design wastewater flow of 840GPD. The proposed wastewater flow is only 105.45 GPD per acre, less design flow than for two-4 bedroom houses.

A special permit granting authority shall grant a special permit only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site.

**FINDINGS Specific to § 240-38K of the Zoning Bylaw:**

- (1) The locus resides in an Agricultural A (AGA) zoning district having 7.966 total acres and will be 5.569 acres after dividing the property, which satisfies the three acre minimum.
- (2) The above referenced plan shows the proposed structure is 89.5' and the contractor yard building will be 283' from Sandwich Road which satisfied the minimum setbacks. The Planning Board finds these setbacks adequate to provide sufficient screening and buffer from the street or adjacent properties.
- (3) No contractor's yard shall be permitted in a Water Resource Protection District and the locus is not within said resource district. The applicant will only be disturbing 1,854 square feet of the Water Resource Protection District portion of the property for a 272 square foot gravel driveway and vegetated shoulder.
- (4) The area set aside for contractor's yard cannot be located within 300 feet of a Single Residence District nor within 300 feet of a dwelling existing or for which construction had commenced as of April 1, 2000. The above referenced plan shows compliance with these requirements.
- (5) No contractor's yard shall be permitted unless the Planning Board shall determine that operation of the contractor's yard, including traffic between the contractor's yard and arterial roadways such as Route 28 or Route 151 Thomas B. Landers Road, Sandwich Road, Old Barnstable Road or Blacksmith Shop Road, will have no adverse impact on a neighborhood predominantly residential in character, and that the construction, width and grades of the adjacent street and any other street providing access between the contractor's yard and any arterial roadway shall be sufficient for safe travel to and from the site by the vehicles to be stored. The Planning Board finds the proposed contractor's yard is located on Sandwich Road, an "arterial roadway". The proposed contractor's yard activity will be approximately 275' feet from the property line of a future house lot. Proposed Parcel A will allow buffering from houses to the East. There will be no adverse impact on a neighborhood predominantly residential in character (or otherwise). The BSS Design plan set includes a Sight Distance Exhibit showing that the sight distances from the proposed driveway substantially exceed safety design standards.

(6) The Planning Board shall specify hours of operation, the type and number or amount of vehicles, equipment or supplies to be stored, what fabrication of subassemblies shall be allowed, if any, and what accessory activities, such as ordinary maintenance and minor repairs, shall be allowed. No activity such as major repair work, painting or engine cleaning shall be allowed. The Planning Board will condition this Special Permit accordingly.

**THEREFORE**, given the above and the conditions to be imposed below, the Planning Board finds the application for Site Plan and Special Permit proposal to construct one 50'x149'x 23' 8½" prefab building will be in harmony with the general purpose and intent of this chapter and that the proposal will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town.

### **CONDITIONS**

1. The plan shall be constructed as approved. Any changes shall be reviewed by the Planning board to determine if a modification of this decision is necessary. Pursuant to 240-183.B. of the Zoning Bylaw, no permit for occupancy of the new construction shall be issued until the Planning board is satisfied that the conditions of this approval have been met.
2. The Applicant shall obtain an approved Driveway Permit and post any required bond with the Engineering Division prior to start of construction.
3. The Applicant shall complete the work as approved by the Engineering Division in the Driveway Permit and shall be required to adhere to the Soil Erosion & sediment Control Standards document which is available on the Engineering Division's webpage.
4. Upon completion of construction, the Applicant shall post the address for this residence per §99-1 Affixing of legible numbers required; time limit for compliance.
5. The regular (non-emergency) hours of operation shall be 6:00 a.m. to 7:30 p.m., Monday through Saturday for contractor's yard activities.
6. The vehicles, equipment and supplies that may be stored outside include up to dump trucks (up to 76,000 lbs. registered weight capacity), registered trailers (up to 20,000 lbs. registered weight capacity), excavators, tractors, "bob cats," and similar equipment and assorted attachments such as plows. Other contractor vehicles, such as vans, pickup and utility trucks, up to 25 such vehicles, may be stored in the contractor's yard.
7. Construction materials such as stone, blocks, bricks and steel framing will be stored on site. Other construction equipment, tools, building supplies, appliances and fixtures held for installation, and other components will be stored, generally within the main contractor's yard building. These items may include lumber, windows, roofing and installation materials, etc.

8. Sub-assembling of building components such as wall sections and cabinetry will be done within the building.
9. There will likely be within the main contractor's yard building small office area(s) for the contractor's yard operator and subcontractor tenants.
10. Ordinary maintenance and minor repairs of the vehicles and equipment would occur, such as exterior washing and oil changes.
11. Lighting and lighting glare will be kept on the property and not reflect adversely onto other properties.
12. The applicant shall add buffering to the wooded area where the trees appear to be sparse.
13. All site construction within the project shall conform fully to the above referenced and approved site plan. Any change in the location of structures or any other site features such as cutting into the buffer shall require prior written approval of the Planning Board.

Mrs. Kerfoot	Yes	Mr. Druley	Yes
Ms. Harris	Yes	Ms. Harting-Barrat	Yes
Mr. Dreyer	Yes	Mr. Fox	Yes
Mr. Leary	Yes		

**NOTE: Any appeal from this decision of the Planning Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed within twenty (20) days after the date of filing of this decision with the Town Clerk.**

Sincerely,



Thomas Bott  
 Town Planner  
 cc: Applicant



RECEIVED  
FEB 25, 2021 AM 8:32

## Falmouth Planning Board

TOWN CLERK

59 Town Hall Square, Falmouth, MA 02540  
Telephone: 508-495-7440 Fax: 508.495.7443 email: [planning@falmouthma.gov](mailto:planning@falmouthma.gov)

February 24, 2021

Mr. Michael C. Palmer, Town Clerk  
Falmouth Town Hall  
59 Town Hall Square  
Falmouth, Massachusetts 02540

MAR 1 2021

**Re: Planned Residential Development Decision – Michael and Nicole Bingaman  
Off Timothy Bourne Cartway  
Map 32 01 001 015B**

Dear Mr. Palmer,

At its meeting on January 26, 2021, the Planning Board voted to approve the application of Michael and Nicole Bingaman, under Article IV (4) – Definitive Plans – Chapter 305 Subdivision Regulations of The Town of Falmouth and GRANT a special permit pursuant to section 240-123 for a Planned Residential Development of the Zoning Bylaws to allow 6 lots to be created ranging from 18,507SF to 24,600SF with 159,900SF or (50.8%) of open space at the parcel located at 0 East Falmouth Highway as shown on Assessor's Map 32 Section 01, Parcel 001, lots 015B for a plan entitled: "Definitive Plan of Land for Lot 15B Timothy Bourne Cartway prepared for Michael & Nicole Bingaman in Falmouth", prepared by Falmouth Engineering, dated October 1, 2020 with revision date of January 4, 2021, scale of 1"=40', along with a "Plan and Profile – Dylans Way for Lot 15B Timothy Bourne Cartway prepared for Michael & Nicole Bingaman in Falmouth", (2 sheets), prepared by Falmouth Engineering, dated October 1, 2020 with revision date of January 4, 2021, scale of 1"=40', along with "Plan Showing "By Right Lots" For Lot 15B Timothy Bourne Cartway prepared for Michael & Nicole Bingaman in Falmouth", prepared by Falmouth Engineering, dated October 1, 2020 with latest revision November 30, 2020, scale of 1"=40', along with "Soil Erosion & Sediment Control Plan Erosion Control Plan prepared for Michael & Nicole Bingaman in Falmouth", prepared by Falmouth Engineering, dated January 4, 2021 scale of 1"=20' along with drainage worksheet and runoff calculations and a letter from the applicant's attorney, with the following:

### FINDINGS:

The applicants, Michael and Nicole Bingaman, are applying to the Planning Board for Definitive Subdivision under Article IV (4) and Special Permit under Section 240-123 for Planned Residential Development. The applicant is proposing to create six (6) lots that will range in size from 18,507SF to 24,600SF and will have 159,900 SF or (50.8%) of open space, 50% open space is required. The applicant is proposing a 682' foot long roadway with cul-de-sac that will provide frontage for all the proposed lots.

A special permit granting authority shall grant a special permit only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site.

**WAIVERS:**

**Section 305-24 Streets A(6) :** The intersection of center lines of streets with another street shall occur not less than 300 feet apart. The centerline of the proposed intersection will be approximately 140’.

**Section 305-30 Sidewalks, grass plots and street trees:** Sidewalks, grass plots and street trees shall be required in every subdivision. (See Standard Cross Sections, Schedules A and B.)[1]. In lieu of the applicant installing sidewalks in the subdivision the applicant will install sidewalks along Timothy Bourne Cartway as proposed on the plans.

**FINDINGS Specific to § 240-122 of the Zoning Bylaw:**

The Planning Board may, by special permit, allow the creation of lots with less than the minimum areas, setbacks, widths, coverage or frontages specified in Article XIV may be laid out and dwellings of different types may be erected on such lots and existing recreational uses or existing agricultural uses may be included within the perimeter of the parcel as a mixed-use development. Such endorsement by the Planning Board may be given only when and if the plan meets the following minimum requirements and conditions and four or more of the purposes of § 240-122.

**FINDINGS Specific to § 240-122 of the Zoning Bylaw**

- A. Agricultural or farming activity will be preserved and protected from redevelopment;
- B. The natural integrity of environmentally sensitive or wildlife habitat areas will be enhanced;
- C. Scenic vistas will be highlighted and preserved;
- D. Existing recreational activities, integral with the regional and local tourist and recreational economy, which cannot otherwise be self-supporting, will be preserved and protected from redevelopment;
- E. The excellence of the overall design and residential amenities are such as to warrant special consideration for modification of existing standards elsewhere in this chapter;
- F. The proposed development is consistent with all municipal comprehensive plans and objectives; and
- G. The proposed development site plan is designed in its space allocation, proportions, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary and integral with the site's natural features.

**THEREFORE**, given the above and the conditions to be imposed below, the Planning Board finds the application Special Permit proposal to reduce the minimum area of the lots will be in

harmony with the general purpose and intent of this chapter and that the proposal will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town.

**CONDITIONS**

1. The plan shall be constructed as approved. Any changes shall be reviewed by the Planning board to determine if a modification of this decision is necessary. Pursuant to 240-183.B. of the Zoning Bylaw, no permit for occupancy of the new construction shall be issued until the Planning board is satisfied that the conditions of this approval have been met.
2. Pursuant to section 240-221 of the Zoning Bylaw, this special permit shall lapse three years from the date it is granted if a substantial use thereof has not sooner commenced except for good cause.
3. The Applicant shall meet the attached Soil Erosion & Sediment Control Standard Conditions.
4. Review for conformance and inspections for erosion and sediment control will be performed.
5. Prior to commencing the project a preconstruction meeting be held to include representatives from the developer, the Town, and any consultants.
6. The applicant will discuss and work with the neighbor located across the street regarding plantings to provide buffer.
7. The Town Engineering comments are addressed to the satisfaction of the Town Planner.

Mrs. Kerfoot	Yes	Mr. Druley	*
Ms. Harris	Yes	Ms. Harting-Barrat	Yes
Mr. Dreyer	Yes	Mr. Fox	Yes
Mr. Leary	Yes		

(\* Member had recused themselves)

**NOTE: Any appeal from this decision of the Planning Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed within twenty (20) days after the date of filing of this decision with the Town Clerk.**

Sincerely,



Thomas Bott  
Town Planner  
cc: Applicant







MAR 1 2021

TOWN OF SANDWICH

**Special Permit  
Certificate of Approval**

FEB 24 2021

2 H 48 M AM  
RECEIVED & RECORDED

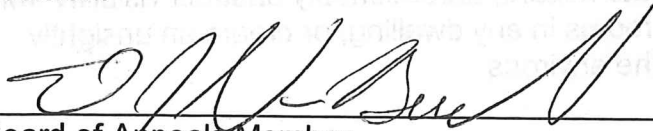
<b>Petition #</b>	21-03
<b>Current Property Owner(s):</b>	Raymond D. & Lyndi M. Howard Family Trust of 2016
<b>Applicant:</b>	Raymond D. Howard
<b>Property Address:</b>	138 Main Street
<b>Map, Parcel</b>	73-185

On February 23, 2021 the Board of Appeals voted to approve a special permit from Section 3560 of the Sandwich Zoning By-law for property located at 138 Main Street, as shown on Assessor's Map 73, Parcel 185, for the purpose of constructing a 7-foot tall fence on the subject property.

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to approve a special permit and that copies of said decision, and of all plans referred to in the decision, have been filed with the Board of Appeals and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 provides that no special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town clerk that twenty days have elapsed after the decision has been filed in the office of the town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering. A copy of that registered decision shall be returned to the Planning & Development office as proof of filing.

Any person aggrieved by this decision may appeal to the Superior Court or Land Court as in Section 17 of Chapter 40A, M.G.L. by filing a NOTICE OF ACTION AND COMPLAINT with the Town Clerk within twenty (20) days of the date of filing of this decision.

  
 Board of Appeals Member

2/24/21  
 Date

## **PROCEDURAL HISTORY**

1. Application from Section 3560 of the Zoning By-Law for property located at 138 Main Street was filed by Raymond D. Howard on January 26, 2021.
2. After proper notice was given the public hearing was opened on February 23, 2021 and closed on February 23, 2021.
3. The application was accompanied by a Site Plan entitled:  
Plan of Land Showing Proposed Addition in Sandwich MA  
138 Main Street  
Prepared for: Raymond Howard  
Dated: January 3, 2020
4. The Board reviewed the application and all other materials submitted prior to the close of the public hearing. The Board received and gave due consideration to the testimony given at the public hearing.
5. The following members attended the public hearing:

Erik Van Buskirk  
James Killion  
Robert Jensen  
Christopher Neeven  
Gerry Nye  
Jack Casali

## **FINDINGS**

The Zoning Board of Appeals finds that:

1. The Board of Appeals finds that this application meets the requirements of Section 9, M.G.L. Chapter 40A
2. Subject property is located within the R1 District.
3. Subject property is approximately 0.69 acres.
4. Subject property has approximately 169 feet of frontage on Main Street.
5. Under section 3560 a fence may exceed 6 ft. in height within a required side or rear yard if granted a special permit by the Board of Appeals.
6. Applicant wishes to construct a 7' high by 88' +/- in length fence along the southern property line.
7. The proposed fence is described as cedar. Pictures are included with the application.
8. Property on the other side of the proposed fence location is a church parking lot.
9. The increased height will not create hazard, unreasonably obstruct visibility from adjacent properties or habitable rooms in any dwelling, or create an unsightly departure from the character of the environs.
10. Section 1330 requirements:

- a) The Board of Appeals does not find that there are conditions peculiar to this case but not generally true for similar permitted uses on other sites in the same district;
- b) The Board of Appeals finds that nuisance, hazard or congestion will not be created;
- c) The Board of Appeals finds that there will not be substantial harm to the neighborhood;
- d) The Board of Appeals finds that there is no derogation from the intent of the bylaw such that the districts' objectives will be satisfied.

11. Applicant states that the fence height of 7' is required to gain privacy from adjacent property within his dwelling.

Motion: I, James Killion, move to adopt these findings as the findings of the Board of Appeals.

Second: Christopher Neeven

Vote:	Erik Van Buskirk	Yes
	Christopher Neeven	Yes
	James Killion	Yes
	Robert Jensen	Yes
	Gerry Nye	Yes
	Jack Casali	Yes

**CONDITIONS:**

At the public hearing, the Board of Appeals considered potential conditions of approval for the special permit. The Board of Appeals voted that the following conditions of approval shall be imposed upon any approval of a special permit and that these conditions are reasonable and that the applicant and its successor-in-interest shall be bound by these conditions:

1. Failure to comply with all the conditions set forth in this decision shall terminate the grant of this special permit.
2. Pursuant to the requirements of Sandwich Protective Zoning By-law Section 1330, the grant of special permit shall expire upon:
  - a) Transfer of ownership, prior to initiation of substantial construction on or occupancy of the site unless such transfer is authorized in this permit, or
  - b) If no substantial construction or occupancy takes place within (12) twelve months of special permit approval, excluding such time required to pursue

or await the determination of an appeal referred to in MGL C 40A, Section 17.

3. The special permit shall not take effect until it is recorded at the Barnstable County Registry of Deeds and a copy of the recorded special permit is provided to the Board of Appeals.

Motion: I, James Killion, move to impose the above conditions of approval upon any approval of the special permit.

Second: Jack Casali

Vote:	Erik Van Buskirk	Yes
	Christopher Neeven	Yes
	James Killion	Yes
	Robert Jensen	Yes
	Gerry Nye	Yes
	Jack Casali	Yes

**DECISION:**

After reviewing the application, the plan and other materials submitted and a due consideration to testimony given at the public hearing, the Board hereby approves the special permit application for property located at 138 Main Street, as shown Assessor's Map 73, Parcel 185, for the purpose of constructing a 7-foot tall fence southern boundary of the subject property.

Motion: I, James Killion, move to approve the special permit application.

Second: Jack Casali

Vote:	Erik Van Buskirk	Yes
	Christopher Neeven	Yes
	James Killion	Yes
	Robert Jensen	Yes
	Gerry Nye	Yes
	Jack Casali	Yes

PUBLIC NOTICE

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERWAYS REGULATION PROGRAM

Notice of Simplified License Application pursuant to M.G.L. Chapter 91  
21-WW-PRE-0033-APP

**NOTIFICATION DATE: March 5, 2021**

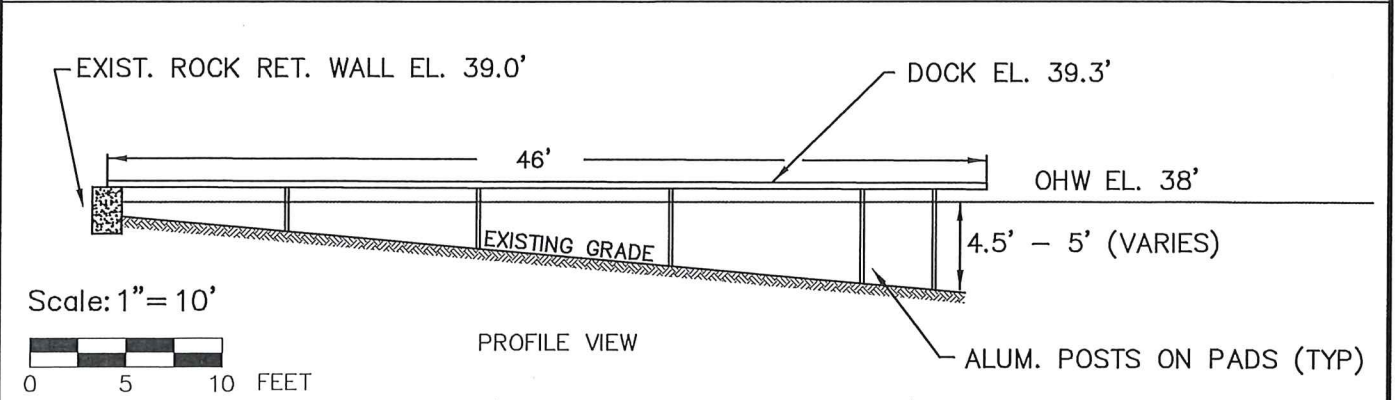
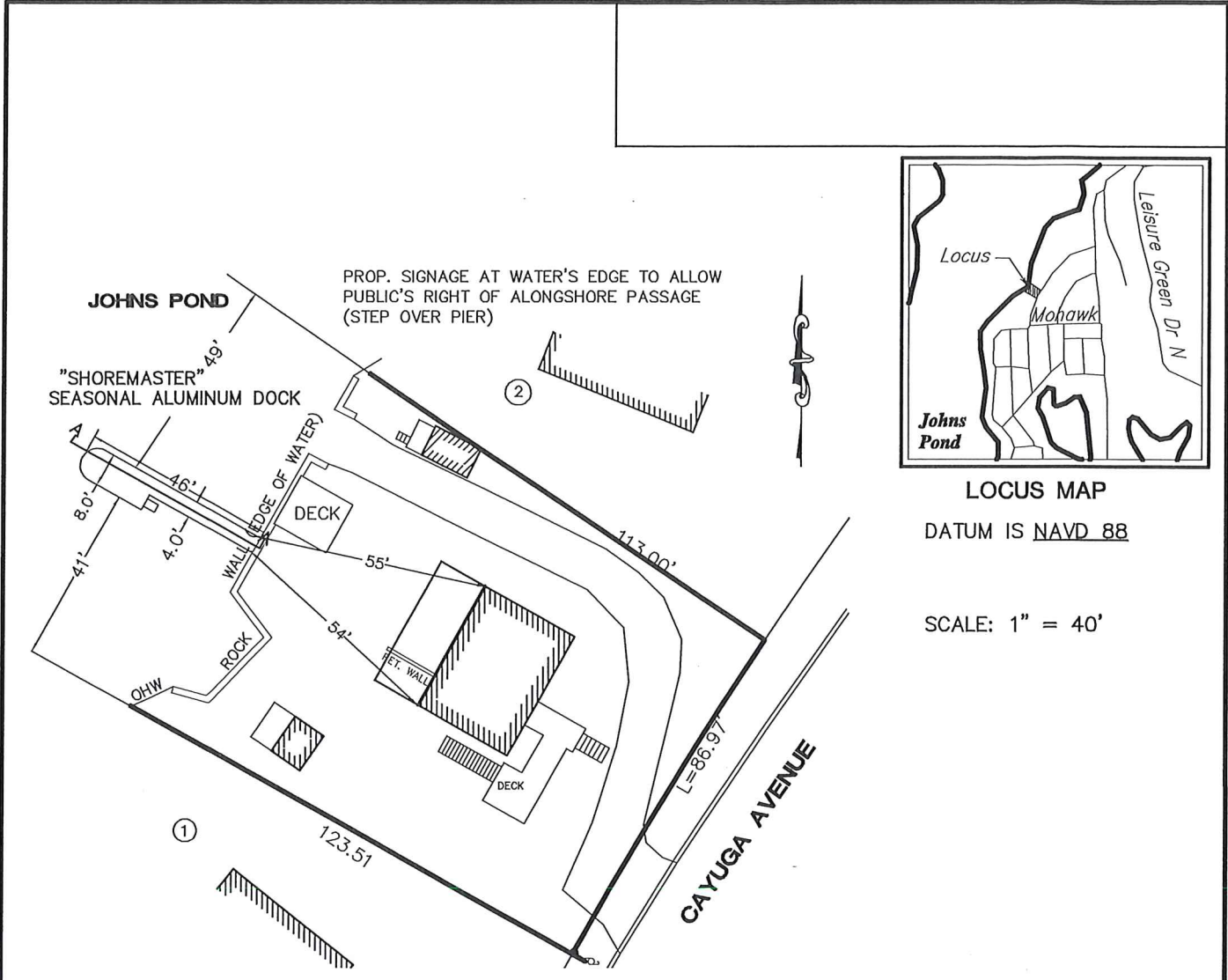
**PERMITTEE: James and Nancy Morahan**

**PROJECT SITE ADDRESS: 62 Cuyuga Avenue, Mashpee**

Public notice is hereby given of the application for a Chapter 91 Simplified License by James and Nancy Morahan to construct/maintain a seasonal dock and maintain existing concrete/rock wall in the waters of Johns Pond at 62 Cuyuga Avenue, Mashpee, Barnstable County. ***The Department will consider all written comments on this Waterways application received by within 30 days of the "Notification Date"***. Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five citizens who are residents of the municipality in which the proposed project is located.

Project plans for this Waterways application are on file for public viewing electronically, by request to [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov). If you do not have access to email, please leave a voicemail at (617) 292-5929 and you will be contacted with information on alternative options.

It is recommended that public comments be filed electronically with [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov) when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at: 1 Winter Street, 5<sup>th</sup> Floor, Boston, MA 02108.



Purpose: Simplified License  
 Datum: NAVD '88  
 Adjacent property owners:  
 1. Charles & Ellen Horne  
 2. James E Regan, Trustee,  
 Cuyuga One Realty Trust

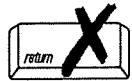
Plan Accompanying Petition of:  
 James T. & Nancy Morahan  
 14 Caton Road  
 Foxboro, MA 02035

Project Description: Permit Seasonal Dock and Rock Wall in Johns Pond  
 at: 62 Cayuga Avenue, Mashpee, MA  
 County of Barnstable  
 Sheet 1 of 1 Date: 2/22/2021

**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Waterways Regulation Program  
**Chapter 91 Waterways License Application - 310 CMR 9.00**  
 Water-Dependent, Nonwater-Dependent, Amendment

X287432  
 Transmittal No.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



For assistance in completing this application, please see the "Instructions".

**A. Application Information (Check one)**

**NOTE: For Chapter 91 Simplified License application form and information see the Self Licensing Package for BRP WW06.**

Name (Complete Application Sections)	Check One	Fee	Application #
<b>WATER-DEPENDENT -</b>			
<b>General (A-H)</b>	<input checked="" type="checkbox"/> Residential with $\leq$ 4 units	\$215.00	BRP WW01a
	<input type="checkbox"/> Other	\$330.00	BRP WW01b
	<input type="checkbox"/> Extended Term	\$3,350.00	BRP WW01c
<b>Amendment (A-H)</b>	<input type="checkbox"/> Residential with $\leq$ 4 units	\$100.00	BRP WW03a
	<input type="checkbox"/> Other	\$125.00	BRP WW03b
<b>NONWATER-DEPENDENT -</b>			
<b>Full (A-H)</b>	<input type="checkbox"/> Residential with $\leq$ 4 units	\$665.00	BRP WW15a
	<input type="checkbox"/> Other	\$2,005.00	BRP WW15b
	<input type="checkbox"/> Extended Term	\$3,350.00	BRP WW15c
<b>Partial (A-H)</b>	<input type="checkbox"/> Residential with $\leq$ 4 units	\$665.00	BRP WW14a
	<input type="checkbox"/> Other	\$2,005.00	BRP WW14b
	<input type="checkbox"/> Extended Term	\$3,350.00	BRP WW14c
<b>Municipal Harbor Plan (A-H)</b>	<input type="checkbox"/> Residential with $\leq$ 4 units	\$665.00	BRP WW16a
	<input type="checkbox"/> Other	\$2,005.00	BRP WW16b
	<input type="checkbox"/> Extended Term	\$3,350.00	BRP WW16c
<b>Joint MEPA/EIR (A-H)</b>	<input type="checkbox"/> Residential with $\leq$ 4 units	\$665.00	BRP WW17a
	<input type="checkbox"/> Other	\$2,005.00	BRP WW17b
	<input type="checkbox"/> Extended Term	\$3,350.00	BRP WW17c
<b>Amendment (A-H)</b>	<input type="checkbox"/> Residential with $\leq$ 4 units	\$530.00	BRP WW03c
	<input type="checkbox"/> Other	\$1,000.00	BRP WW03d
	<input type="checkbox"/> Extended Term	\$1,335.00	BRP WW03e

**B. Applicant Information Proposed Project/Use Information**

1. Applicant:

Lisa Jacobs & Christopher Conti \_\_\_\_\_  
 Name E-mail Address

14 Exeter Street \_\_\_\_\_  
 Mailing Address

West Newton \_\_\_\_\_ MA \_\_\_\_\_ 02465 \_\_\_\_\_  
 City/Town State Zip Code

\_\_\_\_\_  
 Telephone Number Fax Number

Note: Please refer to the "Instructions"

2. Authorized Agent (if any):

Donald K. Munroe \_\_\_\_\_  
 Name E-mail Address

dmunroe@coastalengineeringcompany.com \_\_\_\_\_

Coastal Engineering Co. Inc. 260 Cranberry Highway \_\_\_\_\_  
 Mailing Address

Orleans \_\_\_\_\_ MA \_\_\_\_\_ 02658 \_\_\_\_\_  
 City/Town State Zip Code

508-255-6511 \_\_\_\_\_ 508-255-6700 \_\_\_\_\_  
 Telephone Number Fax Number

**C. Proposed Project/Use Information**

1. Property Information (all information must be provided):

Owner Name (if different from applicant)  
06-4 \_\_\_\_\_ 041 35' 03.7417" N \_\_\_\_\_ 070 27' \_\_\_\_\_  
 Tax Assessor's Map and Parcel Numbers Latitude 40.4458 \_\_\_\_\_

15 Popponesset Island Road \_\_\_\_\_ MA \_\_\_\_\_ 02649 \_\_\_\_\_  
 Street Address and City/Town State Zip Code

2. Registered Land  Yes  No

3. Name of the water body where the project site is located:

Popponesset Creek \_\_\_\_\_

4. Description of the water body in which the project site is located (check all that apply):

<u>Type</u>	<u>Nature</u>	<u>Designation</u>
<input type="checkbox"/> Nontidal river/stream	<input checked="" type="checkbox"/> Natural	<input type="checkbox"/> Area of Critical Environmental Concern
<input checked="" type="checkbox"/> Flowed tidelands	<input type="checkbox"/> Enlarged/dammed	<input type="checkbox"/> Designated Port Area
<input type="checkbox"/> Filled tidelands	<input type="checkbox"/> Uncertain	<input type="checkbox"/> Ocean Sanctuary
<input type="checkbox"/> Great Pond		<input type="checkbox"/> Uncertain
<input type="checkbox"/> Uncertain		



**C. Proposed Project/Use Information (cont.)**

Select use(s) from  
 Project Type Table  
 on pg. 2 of the  
 "Instructions"

5. Proposed Use/Activity description  
Proposed Existing Dock Extension & Float

6. What is the estimated total cost of proposed work (including materials & labor)?  
 \$ \_\_\_\_\_

7. List the name & complete mailing address of each abutter (attach additional sheets, if necessary). An abutter is defined as the owner of land that shares a common boundary with the project site, as well as the owner of land that lies within 50' across a waterbody from the project.

<u>David Gershaw</u> Name	<u>428 Medford St, Unit 4, Charlestown, MA 02129</u> Address
<u>Chart Way Nominee Trust</u> Name	<u>Sarah T. Connolly, TR, c/o Nixon Peabody LLP, 52 State St.- Exchange Place, Boston, MA 02109</u>
_____ Name	_____ Address

**D. Project Plans**

1. I have attached plans for my project in accordance with the instructions contained in (check one):  
 Appendix A (License plan)                       Appendix B (Permit plan)

2. Other State and Local Approvals/Certifications

<input type="checkbox"/> 401 Water Quality Certificate	_____ Date of Issuance
<input checked="" type="checkbox"/> Wetlands	<u>SE 43-1992</u> File Number
<input type="checkbox"/> Jurisdictional Determination	<u>JD-</u> File Number
<input type="checkbox"/> MEPA	_____ File Number
<input type="checkbox"/> EOEA Secretary Certificate	_____ Date
<input type="checkbox"/> 21E Waste Site Cleanup	_____ RTN Number

---

## E. Certification

All applicants, property owners and authorized agents must sign this page. All future application correspondence may be signed by the authorized agent alone.

"I hereby make application for a permit or license to authorize the activities I have described herein. Upon my signature, I agree to allow the duly authorized representatives of the Massachusetts Department of Environmental Protection and the Massachusetts Coastal Zone Management Program to enter upon the premises of the project site at reasonable times for the purpose of inspection."

"I hereby certify that the information submitted in this application is true and accurate to the best of my knowledge."

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's signature (if different than applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent's signature (if applicable)

\_\_\_\_\_  
Date

---

## F. Waterways Dredging Addendum

1. Provide a description of the dredging project

Maintenance Dredging (include last dredge date & permit no.)  Improvement Dredging

---

Purpose of Dredging

2. What is the volume (cubic yards) of material to be dredged?

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3. What method will be used to dredge?

Hydraulic  Mechanical  Other

4. Describe disposal method and provide disposal location (include separate disposal site location map)

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5. Provide copy of grain size analysis. If grain size is compatible for beach nourishment purposes, the Department recommends that the dredged material be used as beach nourishment for public beaches. **Note:** In the event beach nourishment is proposed for private property, pursuant to 310 CMR 9.40(4)(a)1, public access easements below the existing high water mark shall be secured by applicant and submitted to the Department.

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**G. Municipal Zoning Certificate**

Lisa Jacobs & Christopher Conti

Name of Applicant

45 Popponeset Island Rd

Project street address

Popponeset Creek

Waterway

Mashpee

City/Town

Description of use or change in use:

To license and maintain an existing dock and float.

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**To be completed by municipal clerk or appropriate municipal official:**

"I hereby certify that the project described above and more fully detailed in the applicant's waterways license application and plans is not in violation of local zoning ordinances and bylaws."

Printed Name of Municipal Official

Date

Signature of Municipal Official

Title

City/Town

**H. Municipal Planning Board Notification**

Notice to Applicant:

Section H should be completed and submitted along with the original application material.

Lisa Jacobs & Christopher Conti  
Name of Applicant

45 Popponesset Island Rd                      Popponesset Creek  
Project street address                      Waterway                      City/Town

Description of use or change in use:  
To license and maintain an existing dock and float.

---

---

---

**To be completed by municipal clerk or appropriate municipal official:**

"I hereby certify that the project described above and more fully detailed in the applicant's waterways license application and plans have been submitted by the applicant to the municipal planning board."

Evan R Lehrer                      3/10/2021  
Printed Name of Municipal Official                      Date

[Signature]                      Town Planner                      Mashpee  
Signature of Municipal Official                      Title                      City/Town

**Note:** Any comments, including but not limited to written comments, by the general public, applicant, municipality, and/or an interested party submitted after the close of the public comment period pertaining to this Application shall not be considered, and shall not constitute a basis for standing in any further appeal pursuant to 310 CMR 9.13(4) and/or 310 CMR 9.17.

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## Appendix A: License Plan Checklist

### General View

- PE or RLS, as deemed appropriate by the Department, stamped and signed, in ink, each sheet within 8 1/2 inch by 11 inch border
- Format and dimensions conform to "Sample Plan" (attached)
- Minimum letter size is 1/8 of an inch if freehand lettering, 1/10 of an inch if letter guides are used
- Sheet number with total number in set on each sheet
- Title sheet contains the following in lower left: Plans accompanying Petition of [Applicant's name, structures and/or fill or change in use, waterway and municipality]
- North arrow
- Scale is suitable to clearly show proposed structures and enough of shoreline, existing structures and roadways to define its exact location
- Scale is stated & shown by graphic bar scale on each sheet
- Initial plans may be printed on bond; final plans due before License issuance must be on 3mil Mylar.

### Structures and Fill

- All Structures and Fill shown in full BLACK lines, clearly labeling which portions are existing, which are Proposed and indicating Existing Waterways Licenses
- Cross Section Views* show MHW\* and MLW\* and structure finish elevations
- Dredge or Fill*, actual cubic yardage must be stated and typical cross sections shown
- All Structures and Fill shown in full BLACK lines, clearly labeling which portions are existing, which are Proposed and indicating Existing Waterways Licenses
- Cross Section Views* show MHW\* and MLW\* and structure finish elevations
- Dredge or Fill*, actual cubic yardage must be stated and typical cross sections shown
- Actual dimensions of structures(s) and or fill and the distance which they extend beyond MHW\* or OHW\*
- Change in Use of any structures on site must be stated

\* See 310 CMR 9.02, Waterways Regulations definitions of High Water Mark, Historic High Water Mark, Historic Low Water Mark, and Low Water Mark. *Note:* DEP may, at its discretion, accept appropriately scaled preliminary plans in lieu of the plans described above. In general, DEP will accept preliminary plans only for non-water dependent projects and projects covered by MEPA to address site design components such as visual access, landscaping & site coverage. *Anyone wishing to submit preliminary plans must obtain prior approval of the DEP Waterways Program before submitting them with their application.*

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## Appendix A: License Plan Checklist (cont.)

### Boundaries

- Property lines, full black lines, \_\_\_\_\_, along with abutters' names and addresses
- Mean High Water (MHW)\* or Ordinary High Water (OHW)\*, full black line \_\_\_\_\_
- Mean Low Water (MLW)\*, black dotted line, (.....)
- Historic MHW\* or OHW\* (— — — —)
- Historic MLW\* (...\_...\_...\_)
- State Harbor Lines, black dot-dash line (- . - . - . -) with indication of Chapter & Act establishing them (Ch. , Acts of)
- Reference datum is National Geodetic Vertical Datum (NGVD) or (NAVD).
- Floodplain Boundaries according to most recent FEMA maps
- Proposed & Existing Easements described in metes & bounds

### Water-Dependent Structures

- Distance from adjacent piers, ramps or floats (minimum distance of 25' from property line, where feasible)
- Distance from nearest opposite shoreline
- Distance from outside edge of any Navigable Channel
- Access stairs at MHW for lateral public passage, or 5 feet of clearance under structure at MHW.

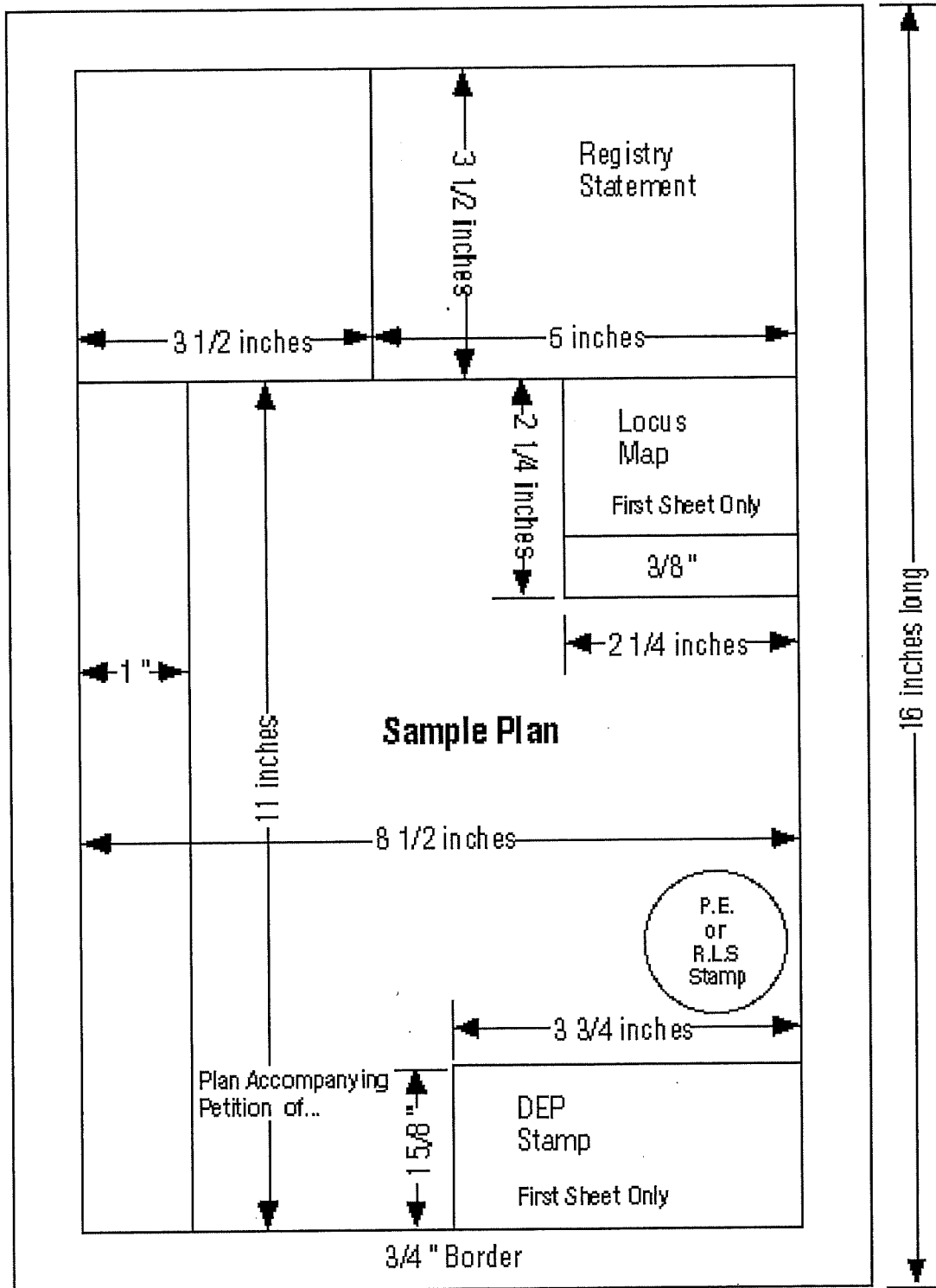
### Non Water-Dependent Structures

- Depict extent of "Water-dependent Use Zone".

*See Waterways Regulations at 310 CMR 9.51-9.53 for additional standards for non water-dependent use projects.*

**Note:** Final Mylar project site plans will be required upon notice from the Department, prior to issuance of the Chapter 91 Waterways License.

**Appendix A: License Plan Checklist Cont.**





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## Appendix B: Dredging Permit Plan Checklist

*For projects applying for dredging permits only, enclose drawings with the General Waterways Application that include the following information:*

### General View

- Submit one original of all drawings. Submit the fewest number of sheets necessary to adequately illustrate the project on 8-1/2 inch X 11 inch paper.
- A 1-inch margin should be left at the top edge of each drawing for purposes of reproduction and binding. A 1/2 inch margin is required in the three other edges.
- A complete title block on each drawing submitted should identify the project and contain: the name of the waterway; name of the applicant; number of the sheet and total number of sheets in the set; and the date the drawing was prepared.
- Use only dot shading, hatching, and dashed or dotted line to show or indicate particular features of the site on the drawings.
- If deemed appropriate by the Department, certification by the Registered Professional Engineer or Land Surveyor is included.

### Plan View

- North Arrow
- Locus Map
- Standard engineering scale.
- Distances from channel lines and structures if appropriate.
- Mean high water and mean low water shorelines (see definitions of "High Water Mark" and "Low Water Mark" at 310 CMR 9.02, C. 91 Regulations).
- Dimensions of area proposed to be dredged or excavated.
- Notation or indication of disposal site.
- Volume of proposed dredging or excavation.
- Ordinary high water, proposed drawdown level, and natural (historic) high water (for projects lowering waters of Great Ponds).

### Section Views

- Existing bottom and bank profiles.
- Vertical and/or horizontal scales.
- Proposed and existing depths relative to an indicated datum.
- Elevation and details of control structure (for projects lowering waters of Great Ponds).

## Appendix C: Application Completeness Checklist

Please answer all questions in the General Waterways Application form. If a question does not apply to your project write "not applicable" (n/a) in that block. Please print or type all information provided on the form. Use black ink (blue ink or pencil are not easily reproducible, therefore, neither will be accepted). If additional space is needed, attach extra 8-1/2" x 11" sheets of paper.

- Proper Public Purpose:** For nonwater-dependent projects, a statement must be included that explains how the project serves a proper public purpose that provides greater benefit than detriment to public rights in tidelands or great ponds and the manner in which the project meets the applicable standards. If the project is a nonwater-dependent project located in the coastal zone, the statement should explain how the project complies with the standard governing consistency of the policies of the Massachusetts Coastal Zone Management Program, according to 310 CMR 9.54. If the project is located in an area covered by a Municipal Harbor Plan, the statement should describe how the project conforms to any applicable provisions of such plan pursuant to 310 CMR 9.34(2).
- Plans:** Prepared in accordance with the applicable instructions contained in Appendix A-B of this application. For initial filing, meet the requirements of 310 CMR 9.11(2)(b)(3).
- Applicant Certification:** All applications must be signed by "the landowner if other than the applicant. In lieu of the landowner's signature, the applicant may provide other evidence of legal authority to submit an application for the project site." If the project is entirely on land owned by the Commonwealth (e.g. most areas below the current low water mark in tidelands and below the historic high water mark of Great Ponds), you may simply state this in lieu of the "landowner's signature".
- Municipal Zoning Certification:** If required, applicants must submit a completed and signed Section E of this application by the municipal clerk or appropriate municipal official or, for the initial filing, an explanation of why the form is not included with the initial application. If the project is a public service project subject to zoning but will not require any municipal approvals, submit a certification to that effect pursuant to 310 CMR 9.34(1).
- Municipal Planning Board Notification:** Applicants must submit a copy of this application to the municipal planning board for the municipality where the project is located. Submittal of the complete application to DEP must include Section H signed by the municipal clerk, or appropriate municipal official for the town where the work is to be performed, except in the case of a proposed bridge, dam, or similar structure across a river, cove, or inlet, in which case it must be certified by every municipality into which the tidewater of said river, cove, or inlet extends.
- Final Order of Conditions:** A copy of one of the following three documents is required with the filing of a General Waterways Application: (1) the Final Order of Conditions (with accompanying plan) under the Wetlands Protection Act; (2) a final Determination of Applicability under that Act stating that an Order of Conditions is not required for the project; or (3) the Notice of Intent for the initial filing (if the project does not trigger review under MEPA).
- Massachusetts Environmental Protection Act (MEPA):** MGL 30, subsections 61-61A and 301 CMR 11.00, submit as appropriate: a copy of the Environmental Notification Form (ENF) and a Certificate of the Secretary of Environmental Affairs thereon, or a copy of the final Environmental Impact Report (EIR) and Certificate of the Secretary stating that it adequately and properly complies with MEPA; and any subsequent Notice of Project change and any determination issued thereon in accordance with MEPA. For the initial filing, only a copy of the ENF and the Certificate of the Secretary thereon must be submitted.

**Note:** If the project is subject to MEPA, the Chapter 91 Public Notice must also be submitted to MEPA for publication in the "Environmental Monitor". MEPA filing deadlines are the 15<sup>th</sup> and 30<sup>th</sup> of each month.

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## Appendix C: Application Completeness Checklist (cont.)

- Water Quality Certificate:** if applicable, pursuant to 310 CMR 9.33, is included.
- Other Approvals:** as applicable pursuant to 310 CMR 9.33 or, for the initial filing, a list of such approvals which must be obtained.

### Projects involving dredging:

- The term "dredging" means the removal of materials including, but not limited to, rocks, bottom sediments, debris, sand, refuse, plant or animal matter, in any excavating, clearing, deepening, widening or lengthening, either permanently or temporarily, of any flowed tidelands, rivers, streams, ponds or other waters of the Commonwealth. Dredging includes improvement dredging, maintenance dredging, excavating and backfilling or other dredging and subsequent refilling. Included is a completed and signed copy of Part F of the application.

### Filing your Completed General Waterways Application:

- For all Water-Dependent applications** – submit a completed General Waterways Application and all required documentation with a *photocopy* of both payment check and DEP's *Transmittal Form for Permit Application & Payment* to the appropriate DEP Boston or regional office (please refer to Pg. 10 of the "Instructions" for the addresses of DEP Regional Offices).
- For all Non Water-Dependent applications** – submit a completed General Waterways Application and all required documentation with a *photocopy* of both payment check and DEP's *Transmittal Form for Permit Application & Payment* to DEP's Boston office.

Department of Environmental Protection  
Waterways Regulation Program  
One Winter Street  
Boston, MA 02108

- Application Fee Payment for ALL Waterways Applications:** Send the appropriate Application fee\* (please refer to Page 1 of the "Application"), in the form of a check or money order, along with DEP's *Transmittal Form for Permit Application & Payment*.

Department of Environmental Protection  
P.O. Box 4062  
Boston, MA 02211

\* Under extreme circumstances, DEP grants extended time periods for payment of license and permit application fees. If you qualify, check the box entitled "Hardship Request" on the *Transmittal Form for Permit Application & Payment*. See 310 CMR 4.04(3)(c) to identify procedures for making a hardship request. Send hardship request and supporting documentation to the above address.

**NOTE:** You may be subject to a **double application fee** if your application for Chapter 91 authorization results from an enforcement action by the Department or another agency of the Commonwealth or its subdivisions, or if your application seeks authorization for an existing unauthorized structure or use.

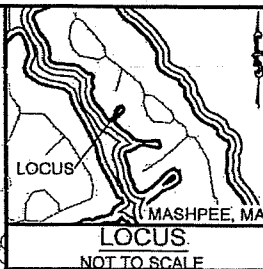
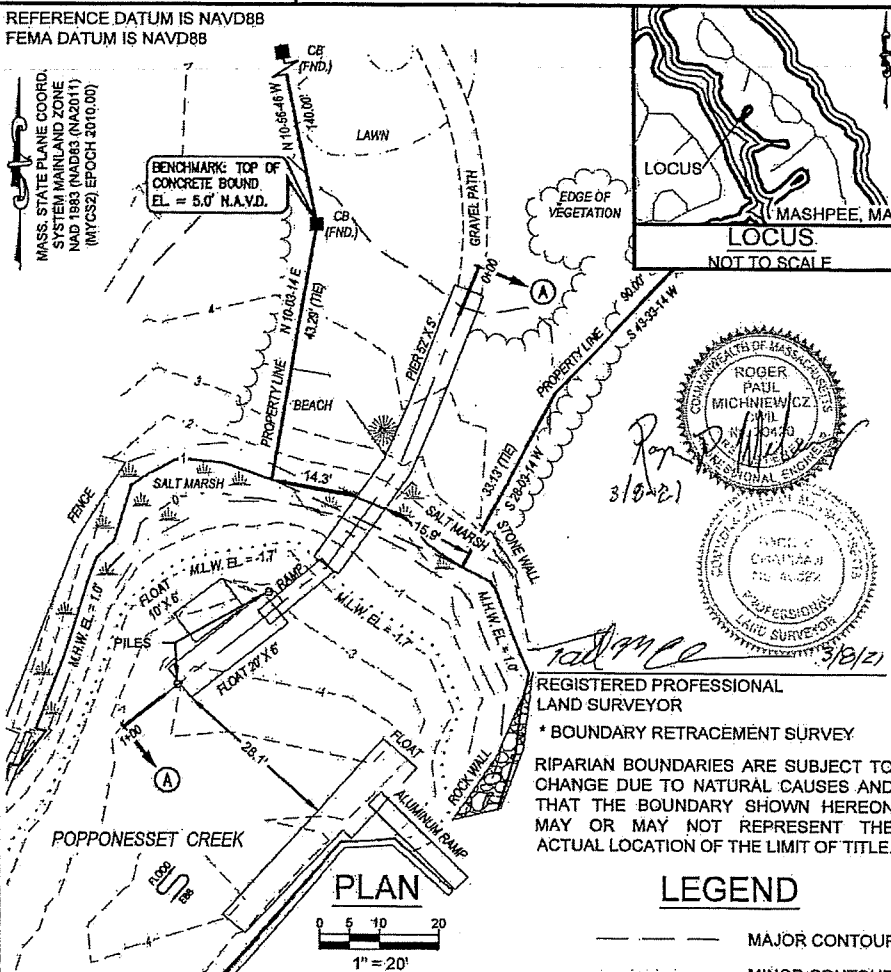


I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

*Roger P. Michniewicz* 3/8/21  
 PROFESSIONAL ENGINEER

REFERENCE DATUM IS NAVD88  
 FEMA DATUM IS NAVD88

MASS. STATE PLANE COORD.  
 SYSTEM MAINLAND ZONE  
 NAD 1983 (NAD83 (NA2011)  
 (NAD83) EPOCH 2010.00)



ROGER PAUL MICHNIEWICZ  
 REG. NO. 04733  
 PROFESSIONAL ENGINEER  
 3/8/21

ROGER PAUL MICHNIEWICZ  
 REG. NO. 04733  
 PROFESSIONAL LAND SURVEYOR  
 3/8/21

REGISTERED PROFESSIONAL LAND SURVEYOR  
 \* BOUNDARY RETRACEMENT SURVEY  
 RIPARIAN BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT THE BOUNDARY SHOWN HEREON MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

**LEGEND**

- MAJOR CONTOUR
- - - MINOR CONTOUR
- COASTAL BANK
- - - EDGE OF MARSH

**EXISTING CONDITIONS PLAN**

PLAN TO ACCOMPANY PETITION OF  
**LISA AND CHRISTOPHER CONTI**  
 TO LICENSE AN EXISTING DOCK  
 IN POPPONESSET CREEK,  
 MASHPEE, BARNSTABLE COUNTY, MA

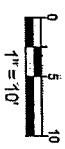
REF: ASSESSOR'S MAP 106 PARCEL 14  
 ADDRESS: 45 POPPONESSET ISLAND RD, MASHPEE, MA

PREPARED BY  
 COASTAL ENGINEERING CO., INC.  
 280 CRANBERRY HIGHWAY  
 ORLEANS, MA 02653  
 DRAWN BY: CMP/ ELN  
 DRAWING: C19517-C.dwg  
 MARCH 5, 2021

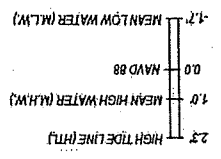
PLAN TO ACCOMPANY PETITION OF  
 LISA AND CHRISTOPHER  
 CONTI  
 TO LICENSE AN EXISTING DOCK  
 IN POPPONESSETT CREEK,  
 MASHPEE, BARNSTABLE COUNTY, MA  
 PREPARED BY  
 COASTAL ENGINEERING CO., INC.  
 ORLEANS, MA 02653  
 DRAWN BY: C.M.P./E.L.N.  
 C19517.C.dwg  
 MARCH 5, 2021



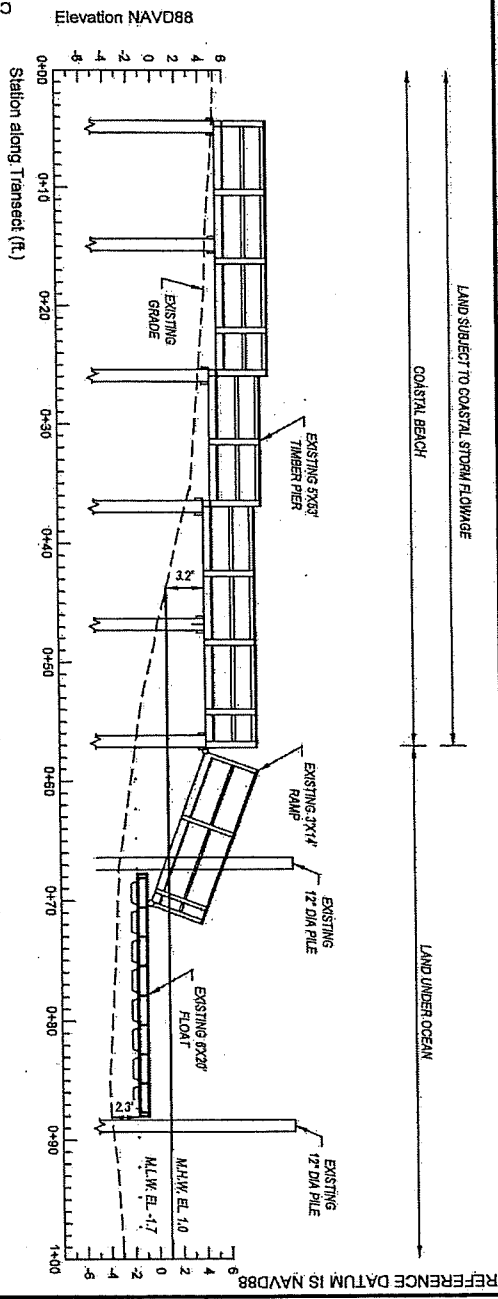
**SECTION A-A**



**DATUM PROFILE**  
 SCALE: 1" = 4'  
 REF: NOAA DATUM 12-07-2020  
 REF: BUZZARDS BAY NATIONAL ESTUARY PROGRAM



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



LAND SUBJECT TO COASTAL STORM FLOODAGE

COASTAL BEACH

LAND UNDER OCEAN

REFERENCE DATUM IS NAVD88

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN  
 CONFORMITY WITH THE RULES AND REGULATIONS  
 OF THE REGISTERS OF DEEDS OF THE  
 COMMONWEALTH OF MASSACHUSETTS  
 \_\_\_\_\_  
 PROFESSIONAL ENGINEER  
 3-8-21



Massachusetts Department of Environmental Protection

# eDEP Transaction Copy

---

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **EBELAIR**

Transaction ID: **1254889**

Document: **Groundwater Discharge Monitoring Report Forms**

Size of File: **2789.11K**

Status of Transaction: **Submitted**

Date and Time Created: **2/22/2021:4:41:09 PM**

**Note:** This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



# Groundwater Permit

## DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 JAN MONTHLY
3. Sampling Month & Frequency

### A. Facility Information

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

1/6/2021

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

NICOLE SKYLESON

c. Analysis Performed By (Name)

### B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2021 Jan Monthly

All forms for submittal have been completed.

2.  This is the last selection.

3.  Delete the selected form.





**Groundwater Permit**  
DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 JAN MONTHLY
3. Sampling Month & Frequency

### D. Contaminant Analysis Information

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method Detection limit
Units			
BOD	110	5.3	3.0
MG/L			
TSS	250	10	2.0
MG/L			
TOTAL SOLIDS	570		
MG/L			
AMMONIA-N	19		
MG/L			
NITRATE-N		2.8	0.25
MG/L			
TOTAL NITROGEN(NO3+NO2+TKN)		6.1	0.25
MG/L			
OIL & GREASE		ND	0.5
MG/L			



# Groundwater Permit

## DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 QUARTERLY 1
3. Sampling Month & Frequency

### A. Facility Information

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

1/6/2021

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

NICOLE SKYLESON

c. Analysis Performed By (Name)

### B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2021 Quarterly 1

All forms for submittal have been completed.

2.  This is the last selection.

3.  Delete the selected form.



**Groundwater Permit**  
DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 QUARTERLY 1
3. Sampling Month & Frequency

**D. Contaminant Analysis Information**

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method Detection limit
Units			
TOTAL PHOSPHORUS AS P		5.8	0.02
MG/L			
ORTHO PHOSPHATE		5.2	0.5
MG/L			



# Groundwater Permit

## DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 ANNUAL
3. Sampling Month & Frequency

### A. Facility Information

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

1/6/2021

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

NICOLE SKYLESON

c. Analysis Performed By (Name)

### B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2021 Annual

All forms for submittal have been completed.

2.  This is the last selection.

3.  Delete the selected form.



**Groundwater Permit**  
DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 ANNUAL
3. Sampling Month & Frequency

**E. VOC Analysis Information**

- If VOCs are present, please indicate the amounts of the individual compounds in µg/l.
- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method Detection limit
Units			
ACETONE		ND	10
UG/L			
BENZENE		ND	1
UG/L			
1,1 DICHLOROETHANE		ND	1
UG/L			
1,2 DICHLOROETHANE		ND	1
UG/L			
1,1 DICHLOROETHYLENE		ND	1
UG/L			
CIS-1,2-DICHLOROETHYLENE		ND	1
UG/L			
TRANS 1,2 DICHLOROETHYLENE		ND	1
UG/L			
ETHYL BENZENE		ND	1
UG/L			
METHYLENECHLORIDE		ND	1
UG/L			
TOLUENE		ND	1
UG/L			
O-XYLENE		ND	1
UG/L			
P/M XYLENE		ND	1
UG/L			
CARBON TETRACHLORIDE		ND	1
UG/L			
CHLOROFORM		ND	1
UG/L			
2-BUTANONE (MEK)		ND	1
UG/L			



**Groundwater Permit**  
DISCHARGE MONITORING REPORT

668  
1. Permit Number  
[REDACTED]  
2. Tax identification Number  
2021 ANNUAL  
3. Sampling Month & Frequency

**E. VOC Analysis Information**

- If VOCs are present, please indicate the amounts of the individual compounds in µg/l.
- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method Detection limit
4-METHYL-2-PENTANONE (MIBK) Units UG/L		ND	1
TRICHLOROETHYLENE UG/L		ND	1
TETRACHLOROETHYLENE UG/L		ND	1
1,1,1 TRICHLOROETHANE UG/L		ND	1
VINYLCHLORIDE UG/L		ND	0.4
STYRENE UG/L		ND	1
CHLOROBENZENE UG/L		ND	1
METHYL TERTIARY BUTYL ETHER UG/L		ND	1
CHLOROETHANE UG/L		ND	1
1,2-DICHLOROPROPANE UG/L		ND	1
DIBROMOCHLOROMETHANE UG/L		ND	1
1,1,2-TRICHLOROETHANE UG/L		ND	1
2-CHLOROETHYLVINYL ETHER UG/L		ND	1
BROMODICHLOROMETHANE UG/L		ND	1
BROMOFORM UG/L		ND	1



**Groundwater Permit**  
DISCHARGE MONITORING REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 ANNUAL
3. Sampling Month & Frequency

### E. VOC Analysis Information

- If VOCs are present, please indicate the amounts of the individual compounds in µg/l.
- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- NS = Not Sampled

1. Parameter/Contaminant	2. Influent	3. Effluent	4. Effluent Method Detection limit
1,1,2,2-TETRACHLOROETHANE Units UG/L		ND	1.0
CHLOROMETHANE UG/L		ND	1
BROMOMETHANE UG/L		ND	1
CARBONDISULFIDE UG/L		ND	1
2-HEXANONE UG/L		ND	1
ACROLEIN UG/L		ND	1
ACRYLONITRILE UG/L		ND	1
TRANS-1,3-DICHLOROPROPENE UG/L		ND	1
CIS-1,3-DICHLOROPROPENE UG/L		ND	1



# Groundwater Permit

## MONITORING WELL DATA REPORT

668
1. Permit Number
<div style="background-color: black; height: 15px;"></div>
2. Tax identification Number
2021 QUARTERLY 1
3. Sampling Month & Frequency

### A. Facility Information

**Important:**When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

1/11/2021

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

NICOLE SKYLESON

c. Analysis Performed By (Name)

### B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2021 Quarterly 1

All forms for submittal have been completed.

2.  This is the last selection.

3.  Delete the selected form.





**Groundwater Permit**  
 MONITORING WELL DATA REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 QUARTERLY 1
3. Sampling Month & Frequency

**C. Contaminant Analysis Information**

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled
- DRY = Not enough water in well to sample.

<

Parameter/Contaminant	P-1	P-2	P-4	P-6	Well #: 5	Well #: 6
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4		
NITRATE-N MG/L	3.6	4.9	3.4	0.67		
TOTAL NITROGEN(NO3+NO2+TK) MG/L	5.3	4.9	4.5	0.67		
TOTAL PHOSPHORUS AS P MG/L	0.19	2.5	2.8	ND		
ORTHO PHOSPHATE MG/L	ND	2.4	2.5	ND		



# Groundwater Permit

## MONITORING WELL DATA REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 ANNUAL
3. Sampling Month & Frequency

### A. Facility Information

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

1/11/2021

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

NICOLE SKYLESON

c. Analysis Performed By (Name)

### B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2021 Annual

All forms for submittal have been completed.

2.  This is the last selection.

3.  Delete the selected form.



**Groundwater Permit**  
MONITORING WELL DATA REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 ANNUAL
3. Sampling Month & Frequency

**D. VOC Analysis Information**

- If VOCs are present, please indicate the amounts of the individual compounds in µg/l.
- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- NS = Not Sampled
- DRY = Not enough water in well to sample.

Parameter/Contaminant	P-1	P-2	P-4	P-6	Well #: 5	Well #: 6
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4		
ACETONE	ND	ND	ND	ND		
UG/L						
BENZENE	ND	ND	ND	ND		
UG/L						
1,1 DICHLOROETHANE	ND	ND	ND	ND		
UG/L						
1,2 DICHLOROETHANE	ND	ND	ND	ND		
UG/L						
1,1 DICHLOROETHYLENE	ND	ND	ND	ND		
UG/L						
CIS-1,2-DICHLOROETHYLENE	ND	ND	ND	ND		
UG/L						
TRANS 1,2 DICHLOROETHYLENE	ND	ND	ND	ND		
UG/L						
ETHYL BENZENE	ND	ND	ND	ND		
UG/L						
METHYLENECHLORIDE	ND	ND	ND	ND		
UG/L						
TOLUENE	ND	ND	ND	ND		
UG/L						
O-XYLENE	ND	ND	ND	ND		
UG/L						
P/M XYLENE	ND	ND	ND	ND		
UG/L						
CARBON TETRACHLORIDE	ND	ND	ND	ND		
UG/L						
CHLOROFORM	ND	ND	ND	ND		
UG/L						
2-BUTANONE (MEK)	ND	ND	ND	ND		
UG/L						



**Groundwater Permit**  
MONITORING WELL DATA REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 ANNUAL
3. Sampling Month & Frequency

**D. VOC Analysis Information**

- If VOCs are present, please indicate the amounts of the individual compounds in µg/l.
- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- NS = Not Sampled
- DRY = Not enough water in well to sample.

Parameter/Contaminant	P-1	P-2	P-4	P-6	Well #: 5	Well #: 6
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4		
4-METHYL-2-PENTANONE (MIBK) UG/L	ND	ND	ND	ND		
TRICHLOROETHYLENE UG/L	ND	ND	ND	ND		
TETRACHLOROETHYLENE UG/L	ND	ND	ND	ND		
1,1,1 TRICHLOROETHANE UG/L	ND	ND	ND	ND		
VINYLCHLORIDE UG/L	ND	ND	ND	ND		
STYRENE UG/L	ND	ND	ND	ND		
CHLOROBENZENE UG/L	ND	ND	ND	ND		
METHYL TERTIARY BUTYL ETHE UG/L	ND	ND	ND	ND		
CHLOROETHANE UG/L	ND	ND	ND	ND		
1,2-DICHLOROPROPANE UG/L	ND	ND	ND	ND		
DIBROMOCHLOROMETHANE UG/L	ND	ND	ND	ND		
1,1,2-TRICHLOROETHANE UG/L	ND	ND	ND	ND		
2-CHLOROETHYL VINYL ETHER UG/L	ND	ND	ND	ND		
BROMODICHLOROMETHANE UG/L	ND	ND	ND	ND		
BROMOFORM UG/L	ND	ND	ND	ND		



**Groundwater Permit**  
MONITORING WELL DATA REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 ANNUAL
3. Sampling Month & Frequency

**D. VOC Analysis Information**

- If VOCs are present, please indicate the amounts of the individual compounds in µg/l.
- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- NS = Not Sampled
- DRY = Not enough water in well to sample.

Parameter/Contaminant	P-1	P-2	P-4	P-6	Well #: 5	Well #: 6
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4		
1,1,2,2-TETRACHLOROETHANE	ND	ND	ND	ND		
UG/L						
CHLOROMETHANE	ND	ND	ND	ND		
UG/L						
BROMOMETHANE	ND	ND	ND	ND		
UG/L						
CARBONDISULFIDE	ND	ND	ND	ND		
UG/L						
2-HEXANONE	ND	ND	ND	ND		
UG/L						
ACROLEIN	ND	ND	ND	ND		
UG/L						
ACRYLONITRILE	ND	ND	ND	ND		
UG/L						
TRANS-1,3-DICHLOROPROPENE	ND	ND	ND	ND		
UG/L						
CIS-1,3-DICHLOROPROPENE	ND	ND	ND	ND		
UG/L						



**Groundwater Permit**  
MONITORING WELL DATA REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 JAN MONTHLY
3. Sampling Month & Frequency

### A. Facility Information

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:  
  
a. Name  
  
b. Street Address  
    
c. City d. State e. Zip Code
2. Contact information:  
  
a. Name of Facility Contact Person  
   
b. Telephone Number c. e-mail address
3. Sampling information:  
   
a. Date Sampled (mm/dd/yyyy) b. Laboratory Name  
  
c. Analysis Performed By (Name)

### B. Form Selection

1. Please select Form Type and Sampling Month & Frequency  
  
 All forms for submittal have been completed.
2.  This is the last selection.
3.  Delete the selected form.



**Groundwater Permit**  
 MONITORING WELL DATA REPORT

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 JAN MONTHLY
3. Sampling Month & Frequency

**C. Contaminant Analysis Information**

- For "0", below detection limit, less than (<) value, or not detected, enter "ND"
- TNTC = too numerous to count. (Fecal results only)
- NS = Not Sampled
- DRY = Not enough water in well to sample.

<

Parameter/Contaminant	P-1	P-2	P-4	P-6		
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4	Well #: 5	Well #: 6
PH	5.2	6.5	6.5	6.2		
S.U.						
STATIC WATER LEVEL	19.1	49.5	48.5	51.7		
FEET						
SPECIFIC CONDUCTANCE	1080	689	776	875		
UMHOS/C						



# Groundwater Permit

## DAILY LOG SHEET

668
1. Permit Number
[REDACTED]
2. Tax identification Number
2021 JAN DAILY
3. Sampling Month & Frequency

### A. Facility Information

**Important:**When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Facility name, address:

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

b. Telephone Number

myles@chartweb.com

c. e-mail address

3. Sampling information:

1/31/2021

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

JOHN APREA

c. Analysis Performed By (Name)

### B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Daily Log Sheet - 2021 Jan Daily

All forms for submittal have been completed.

2.  This is the last selection.

3.  Delete the selected form.





**Groundwater Permit**  
DAILY LOG SHEET

668  
1. Permit Number  
[REDACTED]  
2. Tax identification Number  
2021 JAN DAILY  
3. Sampling Month & Frequency

**C. Daily Readings/Analysis Information**

Date	Effluent Flow GPD	Reuse Flow GPD	Irrigation Flow GPD	Turbidity	Influent pH	Effluent pH	Chlorine Residual (mg/l)	UV Intensity (%)
1	9621							
2	9620							
3	9620							
4	7663					8.5		
5	11645					7.6		
6	11428					7.2		
7	7598					8.4		
8	9010					7.1		
9	9010							
10	9010							
11	11546					8.4		
12	7725					8.1		
13	11737					8.5		
14	7669					8.3		
15	10261					7.9		
16	10261							
17	10261							
18	7800					8.5		
19	11506					7.7		
20	7750					8.4		
21	8386					7.8		
22	10328					8.5		
23	10328							
24	10328							
25	11566					8.4		
26	7691					8.4		
27	7699					7.9		
28	11676					7.7		
29	898					7.8		
30	8981							
31	8981							



# Groundwater Permit

668

1. Permit Number

2. Tax identification Number

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Any person signing a document under 314 CMR 5.14(1) or (2) shall make the following certification

If you are filing electronic-ally and want to attach additional comments, select the check box.



## Facility Information

SOUTH CAPE VILLAGE

a. Name

672 FALMOUTH ROAD/RTE. 28

b. Street Address

MASHPEE

c. City

MA

d. State

02649

e. Zip Code

## Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

ELIZABETH BELAIR

a. Signature

2/22/2021

b. Date (mm/dd/yyyy)

## Reporting Package Comments

PLANT MET ALL DISCHARGE PERMIT REQUIREMENTS FOR JANUARY 2021. 5,000 GALLONS PUMPED FROM PRETRAT TANK FOR MAINTENANCE.