



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

**Meeting of the Mashpee Planning Board
Wednesday, June 2, 2021
Waquoit Meeting Room
Mashpee Town Hall
16 Great Neck Road North
Mashpee, MA 02649
6:00 PM**

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

Approval of Minutes

- Review of Meeting Minutes from May 19, 2021

Public Comment relative to Mashpee Commons Development Agreement

New Business

- Discussion relative to the purpose and intent of motion made and approved on October 7, 2020 relative to the expansion of the Mashpee Commons Development Agreement negotiating party to include one (1) member of the Board of Selectmen.
- Mashpee Commons Presentation of proposed Community Activity Center Overlay District.
- Discussion and deliberation of proposed zoning amendment and Mashpee Commons site tour
- Sign signatory page for Barnstable County Registry of Deeds

Old Business

Chairman's Report

Town Planner Report

- Local Comprehensive Plan RFP 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.

MASHPEE TOWN CLERK

MAY 28 2021

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Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

Correspondence

- Karen Faulkner correspondence - Mashpee Commons Expansion
- Town of Sandwich Notices
- Town of Falmouth Notices
- Waterways Application - 45 Popponeset Island Road - Lisa and Christopher Conti
- March 2021 Discharge Monitoring Report for South Cape Village – N=4.1
- February 2021 Discharge Monitoring Report for South Cape Village – N=5.0
- January 2021 Discharge Monitoring Report for South Cape Village – N=6.1

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK

MAY 28 2021

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SN



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

**Mashpee Planning Board
Minutes of Meeting
Wednesday, May 19, 2021 at 7:00PM
Mashpee Town Hall- Waquoit Meeting Room
16 Great Neck Road North
Mashpee, Ma 02649**

Virtual/Remote Meeting Call-in: (508)-539-1400 x 8585

Broadcast Live on Local Channel 18 and Streaming at [https://www.mashpeema.gov/channel -18](https://www.mashpeema.gov/channel-18)

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

Also Present: Evan Lehrer- Town Planner, Ed Pesce- Consulting Engineer, Eliza Cox- Nutter McClennen & Fish LLP, and Arnold (Buff) Chase- Mashpee Commons

CALL TO ORDER

Chairman Phelan opened the meeting at 7:00PM and welcomed Planning Board members. Due to the pandemic and the Town of Mashpee regulations, the meeting is being held virtually, but it is live streaming on Channel 18. It can also be viewed at [https://www.mashpeema.gov/channel -18](https://www.mashpeema.gov/channel-18).

The public is invited to submit questions or comments to the Town Planner at elehrer@mashpeema.gov. All correspondence will be forwarded to the Board and presented at the next Planning Board meeting.

There is a Public Hearing this evening and the public call in number is (508)-539-1400 x 8585 for anyone who wants to participate.

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES- May 5, 2021

There were no comments regarding the minutes.

MOTION: Mr. Balzarini made a motion to accept the minutes from May 5, 2021. Ms. Waygan seconded the motion. Unanimous vote for approval.

PUBLIC HEARING

7:10PM – Proposed amendments to the Mashpee Rules and Regulations Governing the Subdivision of Land

Mr. Phelan recited the notice for Public Hearing. This is to consider the updating of Mashpee Rules and Regulations Governing the Subdivision of Land.

The Board is asking for an amendment to its schedule of fees, to require a submission of a retainer to be held in escrow, for the purpose of peer review of any submitted plans by consulting engineer and any required inspections.

A call came in at 7:13PM, Richard Klein to speak. He had one question to the Planning Board regarding public meetings for the Mashpee Commons. Will they be making a presentation to the residents regarding the parcels of land they are discussing, and some sort of rendering of a 3D diagram of what they intend on doing? Mr. Lehrer suggested he follow along to the rest of the meeting as Mashpee Commons will be representing themselves later in the meeting.

Mr. Lehrer wanted to elaborate on the detail that was changed. Previously, the Board had a filing fee, review fee, inspection fee, and re-inspection fee. We are consolidating the fees into a single fee, proposed \$5,000 to be held in escrow. All of that money remaining upon certification from Mr. Pesce then will be released back to the applicant, with interest. Consolidation of three fees into one and be held in escrow.

Mr. Fulone made note there is no public comment on this particular issue.

MOTION: Mr. Balzarini made a motion to close the Public Hearing. Mr. Phelan seconded. No opposition, all in favor.

MOTION: Ms. Waygan made a motion to update the Mashpee Rules and Regulations Governing the Subdivision of Land as presented here tonight. Seconded by Mr. Balzarini. All in favor, no opposition.

APPROVAL NOT REQUIRED

Applicant: Robert Allen and Michelle A. Wolpe

Location: 80 & 84 Punkhorn Point Road

Request: Propose to create and swap two parcels of land.

Received an email to *postpone ANR. The applicant wrote to request to not file this evening.* There is adjacent marshland and the ownership is listed as the two applicants. There is a title issue as Marshland is inaccurately noted on the plan and it needs to be rectified in order to seek endorsement. This will be taken off the agenda and will wait on the applicant for further communication. ***At this time the ANR will not be filed and no action is necessary.***

NEW BUSINESS

Discussion and approval of proposed amendments to Planning Board Special Permits Regulations - Schedule of fees

Mr. Lehrer sent out two documents to the Board, one is related to the public hearing and one is the Special Permits Regulations fees Schedule, were there any questions?

Chairman Phelan asked if anyone wanted to make a motion.

MOTION: Mr. Fulone made a motion to accept the Special Permit Regulations section 7 fee schedule as written, presented by Mr. Lehrer. Mr. Balzarini seconded. Unanimous vote to accept.

Reorganization of Board Officers

Chairman Phelan noted he took office last year and he thinks it is great that they rotate roles.

He asked if anyone was interested in the following:

Chairman- Mr. Callahan nominated Mr. Fulone, seconded by Mr. Balzarini.
Vice Chairman- Mr. Balzarini nominated Mr. Phelan, seconded by Mr. Fulone.
Clerk- Mr. Balzarini nominated Mr. Callahan, seconded by Mr. Fulone.

MOTION: All of those in favor of the nominations presented, all voted unanimously, and no one opposed.

Chairman Phelan thanked the Board, and handed the floor over to Mr. Fulone.
Mr. Phelan also congratulated Ms. Waygan and Mr. Balzarini for reelection.

Board Representatives and Assignments to Committees, Commissions, and Boards

Chairman Fulone thanked former Chairman for his fine leadership over the last year. Chairman Fulone asked if everyone was okay with the Committees they are currently assigned.

Ms. Waygan mentioned there being one appointment selected by the Chairman, and that is Design Review.

Mr. Lehrer praised Mr. Callahan's efforts as he has served to the Design Committee for the last two years, he asked if Chairman would consider keeping him appointee. Chairman Fulone re-appointed Mr. Callahan to Design Review.

MOTION: Mr. Phelan is making a motion to accept the Committee positions as they stand. Seconded by Mr. Balzarini. All in favor, no opposing.

Vote to nominate Planning Board representatives to review Local Comprehensive Plan RFP Responses

Mr. Lehrer alluded to the RFP in the last meeting, the responses will be submitted to the Town the first week of June. He will need, as defined by RFP, two Planning Board members to participate along with himself and the Town Manager. This is a preliminary review of responses for minimum criteria, and to participate in the preliminary proposal meeting on May 26, 2021. This meeting is to answer questions by respondents and to add more context to what we are trying to get out of the Comprehensive Plan process. Subsequent to submission of responses, there will be one day for reviewing of submission for minimum evaluation criteria. Two members will make recommendations to the full Board who will then deliberate and make recommendations to the Town Manager.

Mr. Fulone mentioned he would like to participate, and Mr. Balzarini nominated Ms. Waygan.

MOTION: Mr. Balzarini made a motion to nominate Mr. Fulone and Ms. Waygan for this LCP review. Mr. Callahan seconded. All in favor, no opposition.

Mr. Lehrer will follow up with Mr. Fulone and Ms. Waygan at a later time.

OLD BUSINESS

Update, Discussion and possible action relative to Mashpee Commons Development Agreement

Ms. Cox was welcomed to the meeting. She and Mr. Lehrer have made a draft meeting schedule to discuss proposed zoning. The hope for this evening is to gain consensus with the Board the meeting schedule so it can be posted. The focus will be around proposed zoning which is just a component of the Development Agreement. There will be separate meetings for other components.

Mr. Lehrer proposed 7 meetings for purposes of zoning, based on former Chairman's goal to submit for October Town Meeting. Vote to submit June 30th.

Mr. Balzarini asked if we had a signed Development Agreement before there are zone changes.

Ms. Waygan would like to speak to that as well. She noted they haven't received the bylaw yet. She wanted to know how many pages it was. She stated the bylaw and Development Agreement were not in the packet. This presents as a serious obstacle, going forward with the bylaw without the Development Agreement. The Development Agreement gives power to the Town to require proper mitigation and benefits in exchange to a zoning bylaw amendment. Some of these things cannot fit into the bylaw. She elaborated this is why we are using a Development Agreement, this is why she supported it. Our development agreement bylaw, the Planning Board has to consider for this project; affordable housing, infrastructure, open space, community facilities, and economic opportunities. The Development Agreement has to marry the bylaw. Once the bylaw is done the Development Agreement is done too. Ms. Waygan went on to propose there is no legal requirement for the applicant to return to the Planning Board to sign the Development Agreement once the bylaw is approved by Town Meeting. She is happy to start working, but there needs to be a legally binding mechanism in place that the bylaw is not effective until a Development Agreement is approved by the Town. The Town needs to seek council on this. In the past we have approved bylaw changes with promises they were going to come back and continue the discussion, and it never happened. Legally binding, the bylaw is not going to be effective until Development Agreement is done.

Mr. Lehrer will reach out to seek Town council.

Mr. Phelan mentioned in response to Ms. Wagan, there being a section in the end that references the bylaw and Development Agreement, and if there is conflict how it can be resolved. Mr. Phelan wants to maintain an open mind and see what this bylaw looks like. He understands the concern Ms. Waygan poses for wanting legal representation and agrees.

Ms. Cox said there is a draft prepared with several pages of diagrams, currently 15 pages. She is looking forward to getting the bylaw to the Board. They have been working with the architect who designed a pattern book that helps visualize the proposed zoning. Ms. Cox agreed, that absolutely the Town attorney should be involved in reviewing zoning and Development Agreement.

Mr. Lehrer made a point of clarity to folks watching at home. The Planning Board's vote to submit an article zoning bylaw to the Selectman for their consideration does not offer any approval of that bylaw, it requires action at Town Meeting, which is in October.

Ms. Waygan disagrees, she is going to pushback. The Town elected the Planning Board to do bylaws. The power of the Planning Board can determine what sort of operation i.e. store front or residential, whatever this Board puts forth, we have the power as elected representatives of the Town, and we cannot diminish this power.

Chairman Fulone understands this is exactly why the Mashpee Commons are proposing meetings.

Mr. Phelan would like to set times for these meetings and get to the first meeting, see what it is about, then everyone will have a better understanding from there.

Mr. Fulone and Mr. Balzarini agreed and want to move forward.

Chairman Fulone asked if there were any issues with the proposed schedule put forth.

Ms. Waygan said she cannot do Tuesdays. There was only one proposed Tuesday meeting.

Ms. Cox said on June 9th she has another obligation and needs to be done by 6:30PM. Chairman Fulone stated the June 9th meeting will be held at 5PM.

There were two items noted on June 2nd, Mr. Phelan wanted clarity on that.

Ms. Cox thought it would be useful for the Board to go on a site visit. They would rent a trolley or a bus, drive around the site, and show some areas that were not seen before, including the water treatment facility. The architects will show some design features with a different lens. The site visit will be at 2PM. The evening meeting will be at regular time, and there will be a full presentation including the draft of the bylaw.

Ms. Waygan mentioned to Ms. Cox, an email in their packet from 2018 with a list of 24 questions that the Planning Board had before all these meetings ended. She suggested Ms. Cox look at them so she can have answers. They were from an email dated Aug 27, 2018, she also mentioned from the previous packet some materials Mr. Hansen submitted.

Ms. Cox asked Mr. Lehrer for a copy of both documents, he will provide both via email.

Ms. Waygan asked about the public's participation in this. Her recommendation is to have public comment at every meeting. There is a reference to a potential listening session. She elaborated that people are interested in this and it wouldn't be wise to leave it to one meeting.

Mr. Lehrer knows the public is eager to get answers. He suggests making it more of a listening session, allow everyone the opportunity to raise their questions and concerns to the Board to contemplate and consider, while working with zoning, without much dialogue. Likely after June 30, 2021 there will be public hearings to allow for that dialogue. This allows the Board a chance to absorb the public's sentiment.

Ms. Waygan was unclear of the difference between the two.

Chairman Fulone stated we listen and don't respond, as opposed to back and forth dialogue. He agrees with Mr. Lehrer, and there is real work to do between now and June 30th. The public will be invited for comments, but no dialogue. Mr. Lehrer would like to keep record of questions to allow for response at the following meeting.

Mr. Fulone asked for any questions or comments on the schedule put forth. He thanked Ms. Cox and Mr. Chase and he is looking forward to getting to work on this process.

Ms. Cox thanked everyone and she and Mr. Chase exited the meeting.

Mr. Lehrer repeated the schedule as agreed upon:

June 2 – Site tour 2:00PM, Regular meeting 6:00PM

June 9- 5:00PM

June 10, 16, 23, 30- 6:00PM

There will be agendas for each of these dates relative to the discussion of zoning, with the inclusion of a public comment period.

MOTION: Mr. Balzarini made a motion to accept the schedule of meetings agreed upon this evening. Seconded by Mr. Phelan. All in favor, no opposition.

Ms. Waygan asked for the bylaw prior to June 2nd, if it is available sooner.

Mr. Lehrer stated in addition to zoning, they will also receive the pattern book with relative drawings, and two one-page documents outlining the Development Agreement process as a whole, and discussion of the existing zoning.

Ms. Waygan made note of a webpage Mr. Lehrer designed for another project, where he loaded pertinent documentation regarding said project to the website. It was helpful because people were not contacting Planning Board members directly for information, they could access the site.

Mr. Lehrer and his Assistant will get started on building the webpage for all project related documents and correspondence, as well as advertising, public engagement, and participation opportunities. He will get to work on that tomorrow.

CHAIRMAN'S REPORT

Nothing to Report.

TOWN PLANNER REPORT

Mr. Lehrer mentioned that he and Mr. Pesce met on Blue Castle Drive, a number of issues were noted, especially where materials were being stock piled. Mr. Lehrer connected Mr. Pesce to a developer for erosion control measures.

Mr. Pesce noted a number of locations where erosion controls are not being managed. He has his information and he will contact him by end of day tomorrow.

BOARD MEMBER COMMITTEE REPORTS

Cape Cod Commission- No Report

Community Preservation- No Report

Design Review- Met this week. Outlander Landscaping proposed building and contractor yard at 118 Echo Road. Given conditional approval, barring color schemes for building, updated landscape plan, and waiting on the sign plan, otherwise approved.

Plan Review- Met to review 118 Echo Road. Approved with conditions. One aspect of site that will require waiver from Board of Appeals. Only application for the last two weeks.

Environmental Oversight Committee- No Report

Historic District Commission- No Report

Military Civilian Advisory Council- No Report

Chairman Fulone made an announcement for those watching at home, the public hearing has been closed, and opportunity for public comment has passed. Mr. Fulone made reference to the discussion earlier where there will be plenty of time for public comment regarding the Mashpee Commons, and they will be holding a number of sessions for input. Mr. Lehrer referenced the pattern book and the website he will be setting up that would be available for reference as well.

Mr. Lehrer would also like to note that he is always accessible to field questions relative to this process at (508)-539-1400 x 8521.

Chairman asked if there was anything else for the good of the Board.

ADDITIONAL TOPICS

[Not reasonably anticipated by Chair]

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn the meeting. Mr. Callahan seconded.

The meeting adjourned at 7:51PM.

Respectfully Submitted,

Christine M. MacDonald
Board Secretary

LIST OF DOCUMENTS

Additional documents may be available in the Planning Department.

- Town of Sandwich Notices
- Town of Falmouth Notices
- Town of Barnstable Notices
- Waterways Application – 45 Popponesset Island Road – Lisa and Christopher Conti
- March 2021 Discharge Monitoring Report for South Cape Village – No=4.1
- February 2021 Discharge Monitoring Report for South Cape Village – N=5.0
- January 2021 Discharge Monitoring Report for South Cape Village – N=6.1

Mashpee Planning Board
Special Meetings Schedule for June 2021

For those who have been following, and those who are just tuning in, the Mashpee Planning Board will be meeting throughout the month of June specifically to review and refine a proposed zoning amendment designed to facilitate the development of a Community Activity Center Overlay District around and within the area known as Mashpee Commons. The Town of Mashpee has signed on to be a participating member of the region's first three-party development agreement.

The purpose of this release is to communicate to the Mashpee Community exactly where, when and how you can listen in on these discussions and exactly how you can engage with the Planning Board to make your level of support, questions, and any concerns heard. The Mashpee Planning Department is building out a dedicated webpage for the Community to readily access documents of record and communicate important deadlines/milestones relative to the Development Agreement Process. It can be found here: <https://www.mashpeema.gov/planning-department/pages/mashpee-commons-development-agreement-information>.

Each of these meetings will accommodate participation by the public both in-person (masks required) and via Zoom/remote call-in. The call-in number is 508-539-1400 x. 8585. This number will also be displayed on the posted agendas. Each of these meetings will include a 'Public Comment' period at the beginning of the meeting. The Town and Board hope for widespread public participation. The Chair has requested that the following rules be set in place in consideration of that expectation:

- Each person who attends in person or calls into the meeting will be given two minutes to address questions or comments to the Planning Board.
- The Chair requests that community members refrain from repeating themselves or other's comments.
- Questions brought to the Board will not be responded to immediately for the sake of efficiency. The Board and/or staff will work to prepare responses to thoughtful questions and present those responses at subsequent meetings.
- You may always submit comments and questions in writing to the Planning Board by snail mail to the Mashpee Planning Board c/o Evan Lehrer, Town Planner, 16 Great Neck Road N, Mashpee, MA 02649 or by email to PlanningBoard@mashpeema.gov or through the Town Planner's email. Written comments received will be archived and made part of the record.
- Guidelines for submitting written correspondence can be found at the Planning Board's webpage: <https://www.mashpeema.gov/planning-board/pages/guidance-how-submit-comments-planning-board>.

June 2, 2021 -

2:00 PM: Mashpee Commons Site Tour for Planning Board

The purpose of this site tour is to allow the Planning Board the opportunity to understand the technicalities of the zoning proposal within the context of the actual proposed Community Activity Center Overlay District. This site tour is not subject to the Open Meeting Law pursuant to M.G.L. Ch. 30A Sec. 18 as there will be no deliberations by the public body (Planning Board). The Open Meeting Law expressly excludes on-site inspections/tours from the definition of "meeting". If you are interested in hearing about the site tour, you are encouraged to attend or tune into the 6:00 PM meeting described below to listen to the Board's discussion and deliberation of the site visit. No members of the public will be able to accompany the Board, Town Staff, Cape Cod Commission Staff, or Mashpee Commons representatives on this site tour.

6:00 PM: Mashpee Town Hall, Waquoit Room

This meeting will be called to order shortly after the end of the site tour. This will be the first formal presentation by Mashpee Commons to the Community about the proposed zoning amendment that would be an exhibit to the Development Agreement. Further, the Planning Board will discuss and deliberate regarding the site tour and present their questions to the Mashpee Commons Team.

June 9, 2021 -

4:00-5:45 PM Mashpee Town Hall, Waquoit Room

Due to scheduling limitations this meeting must adjourn by 5:45 PM as the Zoning Board of Appeals is scheduled to meet at 6:00 PM. The Chair encourages written questions and comments for this meeting. Public comment will be taken in person and by phone and will be limited to 20 minutes. The remainder of this meeting will be utilized to continue discussion and deliberation around the proposed zoning amendment.

June 10, 2021 -

6:00 PM Mashpee Town Hall, Waquoit Room

The Planning Board will continue to discuss and deliberate on the proposed zoning amendment. Thoughtful questions submitted in previous meetings will be responded to by the Planning Board, Town Staff, Town Counsel, the Consulting Engineer, or the Mashpee Commons Team if appropriate and allowed by the Chair.

June 16, 2021 -

6:00 PM Mashpee Town Hall, Waquoit Room

At this meeting the Planning Board will continue to work and refine the proposed zoning amendment and unresolved questions will continue to be responded to as previously described.

June 23, 2021 -

4:00 PM-5:45 PM

Mashpee Town Hall, Waquoit Room

Due to scheduling limitations this meeting must adjourn by 5:45 PM as the Zoning Board of Appeals is scheduled to meet at 6:00 PM. The Chair encourages written questions and comments for this meeting. Public comment will be taken in person and by phone and will be limited to 20 minutes. The remainder of this meeting will be utilized to continue discussion and deliberation around the proposed zoning amendment

June 30, 2021 -

6:00 PM

Mashpee Town Hall, Waquoit Room

At this meeting the Planning Board will make any final revisions to the working zoning document and consider voting to submit the necessary zoning article(s) to the Selectmen for potential inclusion on the October 2021 Town Meeting Warrant.



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

DATE OF ACCEPTANCE OF SUBDIVISION CONTROL LAW:

May 19, 2021

NAMES OF PLANNING BOARD MEMERS BY NOTICE DATED:

See Below

At their regular meeting on May 19, 2021, the Mashpee Planning Board voted to have all Board Members authorized to sign Definitive Subdivision Plans and any member authorized to sign the Board's endorsement on "Approval-Not-Required" Plans.

Those who should be authorized to sign the same are as follows:

John Fulone, Chair

Dennis H. Balzarini

John Phelan, Vice Chair

Mary E. Waygan

Joseph Callahan, Clerk

Robert W. Hansen, Associate Member

Meeting with Evan Lehrer, Town Planner and Anne Malone

May 28, 2021

1. Perspectives beyond town hall:

--Mashpee Commons is an attractive outdoor shopping mall and commercial center with Cape Cod-style architecture and pleasing human scale. It is not the town center; it is not a "main street" substitute. It offers amenities for the town that are appreciated by the residents, but *a shopping mall is a commercial, not a civic, enterprise.*

--Mashpee is unique on Cape Cod because throughout its history, until the mid-20th century, it was defined not by the built environment, but by the values and practices of the Wampanoag community, and today its most cherished asset is open space and waterways.

--MC proposes a massive expansion (largely amplification of what is already there) over some period of years (7 and 25 are numbers that have been mentioned) that will change the character and quality of communal life, for good or ill.

--The project should go forward if there are clear advantages, and successfully mitigated disadvantages, for the community. Among the challenges to the success of the plan are significantly diminished open space and proximity to already fragile waterways; significant added burdens to an inadequate road system that links multiple communities on the Upper and Mid-Cape; and construction on a scale that is unprecedented in such a small footprint.

--A reason to respond favorably to such a plan is that it will address community needs, in this case housing for middle income residents in

Lehrer/Malone meeting continued

a housing market skewed toward high income buyers. That problem has been decades in the making, and has been sharply exacerbated in the last year.

--Can Mashpee Commons succeed in this regard where others have not? High density housing responds to many environmental and social issues, and incorporates sensible and attractive design principles that have been successful in many urban areas. Density makes sense from a cost/benefit and efficiency perspective for the builder, but we will need to see evidence that density in Mashpee, unlike urban and other vacation areas *where all housing is expensive*, will create and sustain a housing market for middle income residents.

--Where is the demand for 1,000,000 sf of commercial space? Are there market studies that support construction of that much space?

2. Moving forward:

--We need a logical, rational process/plan that incorporates, integrates, and prioritizes:

- a. An updated Mashpee Local Comprehensive Plan, produced independent of the interest and influence of any applicants, *that precedes any consideration of a large-scale undertaking*;
- b. Cape Cod Commission and Mass DOT rotary retrofit plan, and how it will accommodate MC expansion;
- c. A detailed plan from MC; and
- d. The rezoning proposal they are submitting, with the benefit of much more information about their plans.

Mashpee Commons is clear about what it wants to accomplish. Are we?

From: Karen Faulkner [<mailto:kdfaulknerlaw@gmail.com>]

Sent: Friday, May 21, 2021 2:52 PM

To: Evan Lehrer <ELehrer@mashpeema.gov>; jfulone@comcast.net; Evan Lehrer <ELehrer@mashpeema.gov>

Subject: PUBLIC COMMENT TO PLANNING BOARD

WARNING! EXTERNAL EMAIL: : This message originated outside the Town of Mashpee mail system. DO NOT CLICK on links or attachments unless you are absolutely certain the content is safe.

Dear Planning Board: Please consider this public comment to the Planning Board.
UPDATE ON MASHPEE COMMONS'S EXPANSION PLAN

After years of planning, Mashpee Commons is ready to go to the mat and get the expansion plan they want, contrary to the Vision Statement of Mashpee which says:

"Mashpee is, and shall remain, a small town community whose members choose to live in harmony with one another and with nature, known for its leadership, ability and creativity in educating and serving its residents."

Mashpee Commons has laid out an ambitious schedule of meetings with the Planning Board (set for June 2, 9, 10, 16, 23, and 30) for the purpose of engaging in discussions to draft a zoning bylaw which would create a zoning overlay district to be referred to as the "Community Activity Center" as their expansion plan. Their goal is to bring the proposed bylaw changes for consideration by the Mashpee voters at the October 2021 Town Meeting and the deadline for submitting the bylaw article is the second Monday in July, 2021, July 12.

Engaging in discussions about amending the Mashpee Zoning Bylaw before the public even knows what the Master Plan encompasses is just plain wrong. Essentially, all we know right now is that Mashpee Commons intends to build a mixed-use development containing 1710 new housing units and 1.2 million square feet of commercial space on their 187 contiguous acres which includes the existing Commons and land which runs east of the rotary, west of Job's Fishing Road and south to Donna's Lane.

Mashpee Commons has not told us what percentage of the build will be open space, the number of stories on buildings, the tax ramifications, whether there will be affordable work force housing, the environmental impact on the town and what the traffic impact will be with the estimated additional 3500 residents plus the daily traffic of out-of-towners coming here to shop.

Before we do an Amendment to the Zoning Bylaw (after which there will be no more public comment or review of the project) the correct order of business is to obtain a Development Agreement in which Mashpee Commons sets forth the proposed offers of benefits (called "proffers") to the town in exchange for the benefits the town will give to Mashpee Commons. In our current zoning bylaw under "Elements of Development Agreements" it states: "A Development Agreement may include, but is not limited to provisions whereby a Qualified Applicant agrees to provide certain benefits which contribute to one or more of the following: infrastructure; public capital facilities; land dedication and/or preservation; fair affordable housing, either on or off-site; employment opportunities; community facilities; recreational uses

and/or any other benefit intended to serve the proposed development, the Town, another municipality or the county, including site design standards to ensure preservation of community character and natural resources. “ Mashpee Commons has not made any proffers.

If an amendment to the zoning bylaw is adopted prior to a Development Agreement, Mashpee Commons could obtain variances which would be supported by the Zoning Board of Appeal, thus giving the Commons everything they want and circumventing any involvement by the Planning Board.

If this rushed plan goes forward as projected, Mashpee’s small-town character and tranquility will be a page in history. It is up to all of us to speak up at upcoming Planning Board and Select Board meetings and tell our board members that we need more time to have public sessions, that we want to see a Development Agreement, that we want more time to read the estimated 15 pages of the bylaw being drafted, and time to obtain, read and digest the environmental impact analysis, fiscal analysis and traffic study which the applicant must provide. Additionally, Mashpee Commons should supply the town with funds to cover consultants’ costs to review the aforesaid studies for accuracy. If Mashpee Commons’s permit for this project will run for 25 years, shouldn’t we, the residents, have 25 weeks to examine all documents?

Karen Faulkner
205 Asher’s Path West Mashpee MA 508 681-0613



TOWN OF FALMOUTH
MASSACHUSETTS

MAY 19 2021

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 Cove Cottage LLC, 24 Reed Path (a/k/a 98 Seapit Road) East Falmouth, MA. (Map 32, Lot 026, 027) under 240-3 of the Zoning by-Law, as amended to **grant** the special permit to adjust lot lines.

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 **May 14, 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 if you have any questions or comments
full text of decision available at <http://www.falmouthmass.us>



MAY 18 2021

**TOWN OF FALMOUTH
MASSACHUSETTS**

BOARD OF APPEALS

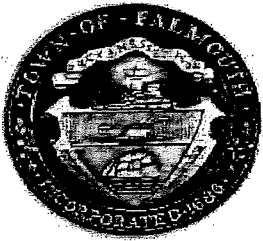
Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by Stephen J. and Debra Q. Laster, Trustees, 322 Woods Hole Road, Woods Hole, Ma.

(Map 50, Lot 000A) under 240-3 C. of the Zoning by-Law, as amended to **grant** the special permit to raze and reconstruct the existing garage and construct additions to 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 **May 12, 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 if you have any questions or comments
full text of decision available at <http://www.falmouthmass.us>



TOWN OF FALMOUTH

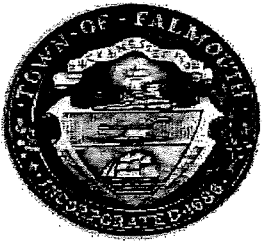
ZONING BOARD OF APPEALS

MAY 18 2021

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

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 #032-21 Joseph P. and Dorothy M. Zampitella, 9 Chardon Road, Winchester, 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 raze and reconstruct the nonconforming single family dwelling on subject property known as 19 Coatuit Road, North Falmouth, Ma.

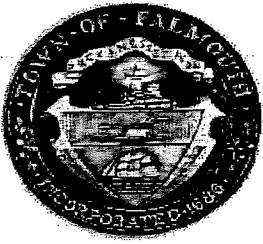
Map 13 Section 10 Parcel 000 Lot(s) 028

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, June 3, 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

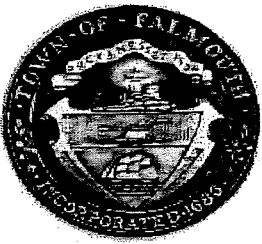
ZONING BOARD OF APPEALS

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

MAY 18 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:

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 - 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:

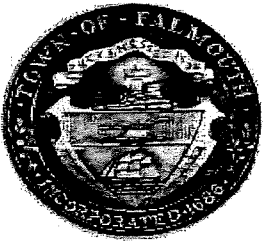
Application #031-21 John B. and Leah J. Wagner, 69 Sheffield Road, Melrose, Ma.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. and 240-69 E. of the Code of Falmouth to raze and reconstruct the nonconforming single family dwelling on subject property known as 52 Deacons Avenue, Falmouth, Ma.

Map 46B Section 02 Parcel 010 Lot(s) 017

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, June 3, 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

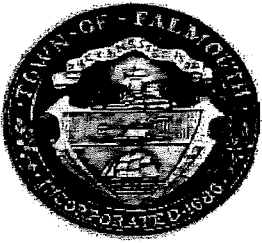
ZONING BOARD OF APPEALS

MAY 18 2021

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

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:

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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.
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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 #027-21 Frank J. and Joanne DiPilato, 127 White Birch Street, Leicester, Ma: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. and 240-69 E. of the Code of Falmouth to raze and reconstruct the non-conforming single family dwelling on subject property known as 9 Crescent Avenue, Falmouth, Ma.

Map 46B Section 10 Parcel 014 Lot(s) 004

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, June 3, 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

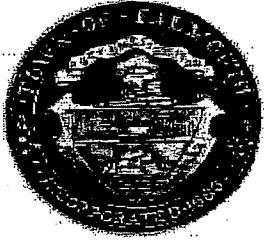
ZONING BOARD OF APPEALS

MAY 18 2021

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

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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 #029-21 Mary E. and James B. Knox, 24 Eric Clauson Lane, Falmouth, 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 raze and reconstruct the nonconforming single family dwelling on subject property known as 9 Dartmouth Avenue, Falmouth, Ma.

Map 46B Section 26 Parcel 007 Lot(s) 009

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, June 3, 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 Sandwich
THE OLDEST TOWN ON CAPE COD
TOWN CLERK
TOWN OF SANDWICH



Planning Board

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

MAY 20 2021

11 H 10 M A MSV
RECEIVED & RECORDED

Large Scale Ground Mounted Solar Photovoltaic Special Permit Certificate of Approval

MAY 25 2021

Property Address: 365 Quaker Meetinghouse Road
Name of Applicant: Quaker Meeting House Road 2 Solar Project 2019, LLC
Property Owner: Town of Sandwich

On May 18, 2021 the Planning Board voted to grant a special permit to Quaker Meeting House Road 2 Solar Project 2019, LLC for property located at 365 Quaker Meetinghouse Road, as shown on Assessor's Map 34, Parcel 002 Sandwich, MA to allow a large scale ground-mounted solar photovoltaic installation.

The Planning Board certifies that the decision attached hereto is a true and correct copy of its decision to grant a special permit and that copies of said decision have been filed with the Planning Board and the Town Clerk.

The Planning Board also calls to the attention of the owner or applicant that General Law, 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.



Planning Board Member

5/20/2021

Date

PROCEDURAL HISTORY

1. An application was filed on April 22, 2021 by Quaker Meeting House Road 2 Solar Project 2019, LLC for a special permit to install a Solar Photovoltaic ground mounted system greater than 250 kW under Sandwich Protective Zoning By-law Section 4180 for property located at 365 Quaker Meetinghouse Road, East Sandwich, MA.
2. After proper notice was given the public hearing was opened on May 18, 2021 and closed on May 18, 2021.
3. The application was accompanied by Site Development Plans entitled:
CVEC SANDWICH HIGH SCHOOL PHOTOVOLTAIC SYSTEM PARKING
CANOPY
365 Quaker Meeting House Road, East Sandwich, MA 02537
Dated: March 17, 2021
4. The Board reviewed the application, the plan 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 and are eligible to vote on the decision:

Jennifer Reisig
Robert King
David Darling
Mark Callahan
James Dever
Paul Coteus

FINDINGS

1. The application meets requirements of Section 9, MGL c. 40A.
2. The applicant is proposing to install a 1.77 MW AC solar photovoltaic canopy array with battery storage.
3. The subject property lies within the R2.
4. The subject property consists of 62.9 acres with approx. 1573 feet of frontage on Quaker Meetinghouse road.
5. The Planning Board makes the following findings with respect to Section 1330 requirements:
 - a. The Planning Board 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 Planning Board finds that nuisance, hazard or congestion will not be created
 - c. The Planning Board finds that there will not be substantial harm to the neighborhood
 - d. The Planning Board finds that there is no derogation from the intent of the bylaw such that the districts' objectives will not be satisfied

6. The application for special permit substantially conforms to Section 4180 of the Zoning By-Laws.
7. All components of Section 4186 have been included with the application to the satisfaction of the Planning Board; however, this does not preclude the Building Commissioner from requiring more detailed documentation before issuing a building permit.
8. The project will consist of a solar canopy array which will cover approx. 134,223 s.f. of the existing central parking lot and a battery storage system located in the Northeast corner of the parking lot.
9. Proposed 7 ft. fence will require a special permit from the Zoning Board of Appeals.

Motion: I, Jennifer Reisig, move to adopt these findings as the findings of the Planning Board.

Second: Robert King

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

WAIVERS

1. Section 4186 c)
Single-Three Line Electrical Diagram

Motion: I, Jennifer Reisig, move to grant the above waiver.

Second: David Darling

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

CONDITIONS

At the public hearing, the Planning Board considered potential conditions of approval for this special permit. The Planning Board 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. Pursuant to the requirements of Sandwich Protective Zoning By-law Section 1330, the grant of a special permit shall expire upon:
 - Transfer of ownership, prior to initiation of substantial construction on or occupancy of the site unless such transfer is authorized in this permit, or
 - 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.
2. Failure to comply with all the conditions set forth in this decision shall terminate the grant of this special permit.
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 Planning Board.
4. All documents submitted pursuant to Section 4186 of the zoning by-law shall be revised to the satisfaction of the Building Commissioner prior to receiving a Building Permit
5. Per Section 2600 (m) the applicant must maintain a rear and side yard setback of 100 feet.
6. Construction hours shall be defined as 8 a.m. - 5 p.m. Monday-Friday. Construction on a Saturday shall be prohibited unless expressly authorized by the Building Commissioner.
7. Noise shall not exceed the standard cited in 310 CMR 7.10.
8. Vegetative cover shall be reestablished within one year of substantial completion of the project to the satisfaction of the Building Department in consultation with the Engineering Department.
9. The panels are to be cleaned with water only. Any deviation from water will require the approval of the Planning Board.
10. No pesticides or chemicals of any kind are permitted.
11. After substantial construction and before issuance of an occupancy permit, the applicant shall meet with the Sandwich Fire Safety Officer regarding emergency access to the facility and familiarization of all electrical systems and operator contact information. Written confirmation of this meeting shall be submitted by the fire safety officer as well as full written approval that all emergency access and application standards satisfy the Sandwich Fire Safety Officer before issuance of an occupancy permit.
12. The location of the solar project shall be positioned in a way that does not interfere with current and future wastewater/disposal systems.
13. The applicant shall provide details and specifications for foundations including proposed methods of cutting and repairing pavement, and methods to seal pavement cracks.
14. Maintenance Plan shall be updated to include comments addressed by the Town Engineering Department in a memo dated May 12, 2021.
15. Additional erosion controls such as construction sequencing and methods to prevent off-site sediment tracking shall be included on the plan.

16. The project shall be constructed, operated and maintained in compliance with:
- CVEC SANDWICH HIGH SCHOOL PHOTOVOLTAIC SYSTEM PARKING CANOPY
365 Quaker Meeting House Road, East Sandwich, MA 02537 (plan will be updated per Town Engineering Department memo dated May 12, 2021)
 - Appendices A-G (including updates conditioned above).
17. Containers shall be void of advertisements and muted in color.

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

Second: David Darling

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

Decision

After reviewing the application, the plan and other materials submitted and after giving due consideration to testimony given at the public hearing, the Board hereby approves the special permit application to install a Solar Photovoltaic ground mounted system greater than 250 kW under Sandwich Protective Zoning By-law Section 4180 for property located at 365 Quaker Meeting House Road, East Sandwich, MA.

Motion: I, Jennifer Reisig, move to approve the special permit in consideration of the findings and in reliance upon the conditions of the Planning Board as stated herein.

Second: David Darling

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

Town of Sandwich
THE OLDEST TOWN ON CAPE COD
TOWN CLERK
TOWN OF SANDWICH



Planning Board

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

MAY 25 2021

MAY 20 2021

11 H I O M A M S L
RECEIVED & RECORDED

**Large Scale Ground Mounted Solar Photovoltaic Special Permit
Certificate of Approval**

Property Address: 1000 Round Hill Road
Name of Applicant: Round Hill Road Solar Project 2020, LLC & Round Hill Road Golf Cart Solar Project 2020, LLC
Property Owner: Town of Sandwich

On May 18, 2021 the Planning Board voted to grant a special permit to Round Hill Road Solar Project 2020, LLC & Round Hill Road Golf Cart Solar Project 2020, LLC for property located at 1000 Round Hill Road, as shown on Assessor's Map 24, Parcel 203 Sandwich, MA to allow a large scale ground-mounted solar photovoltaic installation.

The Planning Board certifies that the decision attached hereto is a true and correct copy of its decision to grant a special permit and that copies of said decision have been filed with the Planning Board and the Town Clerk.

The Planning Board also calls to the attention of the owner or applicant that General Law, 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.

Annise Alston
Planning Board Member

5/20/2021

Date

PROCEDURAL HISTORY

1. An application was filed on April 22, 2021 by Round Hill Road Solar Project 2020, LLC & Round Hill Road Golf Cart Solar Project 2020, LLC for a special permit to install a Solar Photovoltaic ground mounted system greater than 250 kW under Sandwich Protective Zoning By-law Section 4180 for property located at 1000 Round Hill Road, Sandwich, MA.
2. After proper notice was given the public hearing was opened on May 18, 2021 and closed on May 18, 2021.
3. The application was accompanied by Site Development Plans entitled:
CVEC SANDWICH HOLLOWES PHOTOVOLTAIC SYSTEM
1 Round Hill Road, East Sandwich, MA 02537
Dated: March 17, 2021
4. The Board reviewed the application, the plan 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 and are eligible to vote on the decision:

Jennifer Reisig
Robert King
David Darling
Mark Callahan
James Dever
Paul Coteus

FINDINGS

1. The application meets requirements of Section 9, MGL c. 40A.
2. The applicant is proposing to install a 499 kW AC t-style canopy system which will cover approx. 37,882 s.f. of the existing parking lot and a 133 kW longspan canopy system which shall cover approx. 7020 s.f. of the existing golf cart staging area.
3. The subject property lies within the RDG.
4. The subject property consists of 256.7 acres with approx. 1521 feet of frontage on Round Hill Road.
5. The Planning Board makes the following findings with respect to Section 1330 requirements:
 - a. The Planning Board 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 Planning Board finds that nuisance, hazard or congestion will not be created
 - c. The Planning Board finds that there will not be substantial harm to the neighborhood

- d. The Planning Board finds that there is no derogation from the intent of the bylaw such that the districts' objectives will not be satisfied
- 6. The application for special permit substantially conforms to Section 4180 of the Zoning By-Laws.
- 7. All components of Section 4186 have been included with the application to the satisfaction of the Planning Board; however, this does not preclude the Building Commissioner from requiring more detailed documentation before issuing a building permit.
- 8. Proposed 7 ft. fence will require a special permit from the Zoning Board of Appeals.

Motion: I, Robert King, move to adopt these findings as the findings of the Planning Board.

Second: Mark Callahan

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

WAIVERS

- 1. Section 4186 c)
Single-Three Line Electrical Diagram

Motion: I, Robert King, move to grant the above waiver.

Second: Mark Callahan

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

CONDITIONS

At the public hearing, the Planning Board considered potential conditions of approval for this special permit. The Planning Board 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. Pursuant to the requirements of Sandwich Protective Zoning By-law Section 1330, the grant of special permit shall expire upon:
 - Transfer of ownership, prior to initiation of substantial construction on or occupancy of the site unless such transfer is authorized in this permit, or
 - 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.
2. Failure to comply with all the conditions set forth in this decision shall terminate the grant of this special permit.
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 Planning Board.
4. All documents submitted pursuant to Section 4186 of the zoning by-law shall be revised to the satisfaction of the Building Commissioner prior to receiving a Building Permit.
5. Per Section 2600 (m) the applicant must maintain a rear and side yard setback of 100 feet.
6. Construction hours shall be defined as 8 a.m. - 5 p.m. Monday-Friday. Construction on a Saturday shall be prohibited unless expressly authorized by the Building Commissioner.
7. Noise shall not exceed the standard cited in 310 CMR 7.10.
8. Vegetative cover shall be reestablished within one year of substantial completion of the project to the satisfaction of the Building Department in consultation with the Engineering Department.
9. The panels are to be cleaned with water only. Any deviation from water will require the approval of the Planning Board.
10. No pesticides or chemicals of any kind are permitted.
11. After substantial construction and before issuance of an occupancy permit, the applicant shall meet with the Sandwich Fire Safety Officer regarding emergency access to the facility and familiarization of all electrical systems and operator contact information. Written confirmation of this meeting shall be submitted by the fire safety officer as well as full written approval that all emergency access and application standards satisfy the Sandwich Fire Safety Officer before issuance of an occupancy permit.
12. The applicant shall provide details and specifications for foundations including proposed methods of cutting and repairing pavement, and methods to seal pavement cracks.
13. Maintenance Plan shall be updated to include comments addressed by the Town Engineering Department in a memo dated May 12, 2021.
14. Additional erosion controls such as construction sequencing and methods to prevent off-site sediment tracking shall be included on the plan.
15. The project shall be constructed, operated and maintained in compliance with:
 - CVEC SANDWICH HOLLOWS PHOTOVOLTAIC SYSTEM

1 Round Hill Road, East Sandwich, MA 02537 (plan will be updated per
Town Engineering Department memo dated May 12, 2021)

- Appendices A-G (including updates conditioned above).

16. All containers shall be void of advertisements and muted in color.

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

Second: Mark Callahan

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

Decision

After reviewing the application, the plan and other materials submitted and after giving due consideration to testimony given at the public hearing, the Board hereby approves the special permit application to install a Solar Photovoltaic ground mounted system greater than 250 kW under Sandwich Protective Zoning By-law Section 4180 for property located at 1000 Round Hill Road Sandwich, MA.

Motion: I, Robert King, move to approve the special permit in consideration of the findings and in reliance upon the conditions of the Planning Board as stated herein.

Second: David Darling

| | |
|-------------------|-----|
| Vote: Robert King | Yes |
| Jennifer Reisig | Yes |
| David Darling | Yes |
| Mark Callahan | Yes |
| James Dever | Yes |
| Paul Coteus | Yes |

DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM

MAY 4 2021

Notice of Permit Application Pursuant to M. G. L. Chapter 91
Waterways Permit Application Number W21-5965
Lisa and Christopher Conti

NOTIFICATION DATE: April 30, 2021

Public notice is hereby given of the waterways application by Lisa and Christopher Conti to maintain an existing pier, ramp, and float at 45 Popponesset Island Road, in the municipality of Mashpee, in and over flowed tidelands of Popponesset Creek. The proposed project has been determined to be water-dependent.

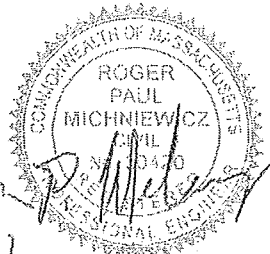
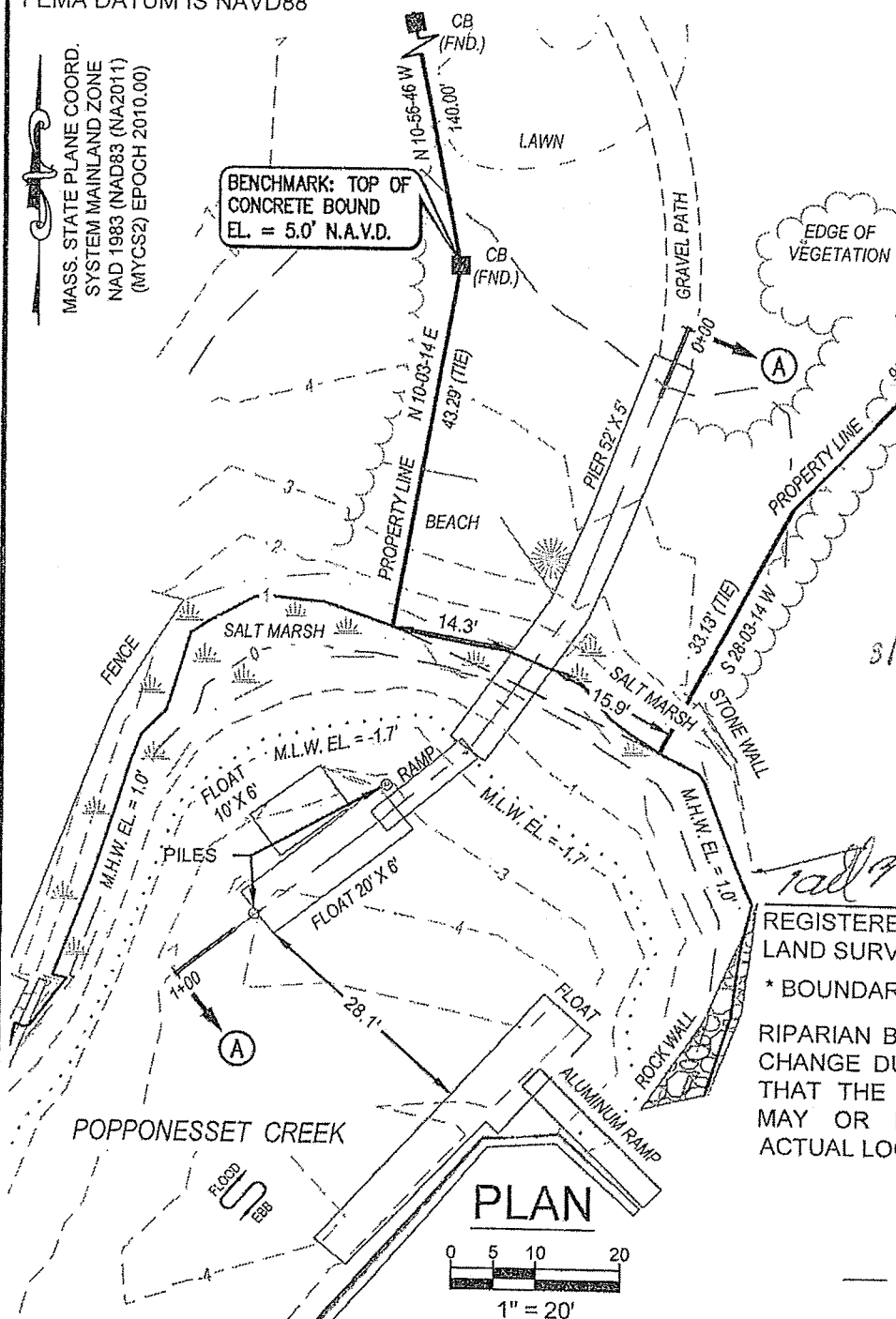
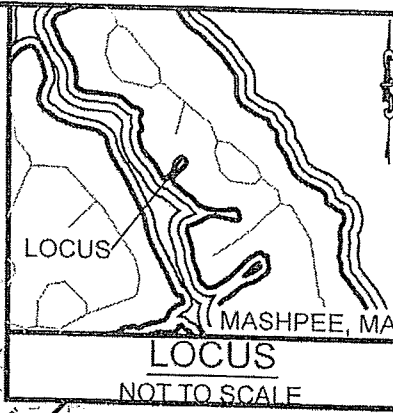
The Department will consider all written comments on this Waterways application received within thirty (30) days subsequent to the "Notification Date". Failure of any aggrieved person or group of ten citizens or more, with at least five of the ten residents residing in the municipality(s) in which the license or permitted activity is located, to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Additional information regarding this application, including plans and associated documents, may be obtained by contacting the Waterways Regulation Program at (508) 946-2707 or brendan.mullaney@mass.gov.

Written comments must be addressed to: Brendan Mullaney, Environmental Analyst, DEP Waterways Regulation Program, 20 Riverside Drive, Lakeville, MA 02347 or brendan.mullaney@mass.gov.

REFERENCE DATUM IS NAVD88
 FEMA DATUM IS NAVD88

MASS. STATE PLANE COORD.
 SYSTEM MAINLAND ZONE
 NAD 1983 (NAD83 (NA2011)
 (MYCS2) EPOCH 2010.00)



3/8/21

rad mce 3/8/21

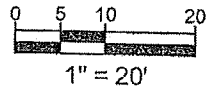
REGISTERED PROFESSIONAL
 LAND SURVEYOR

* 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



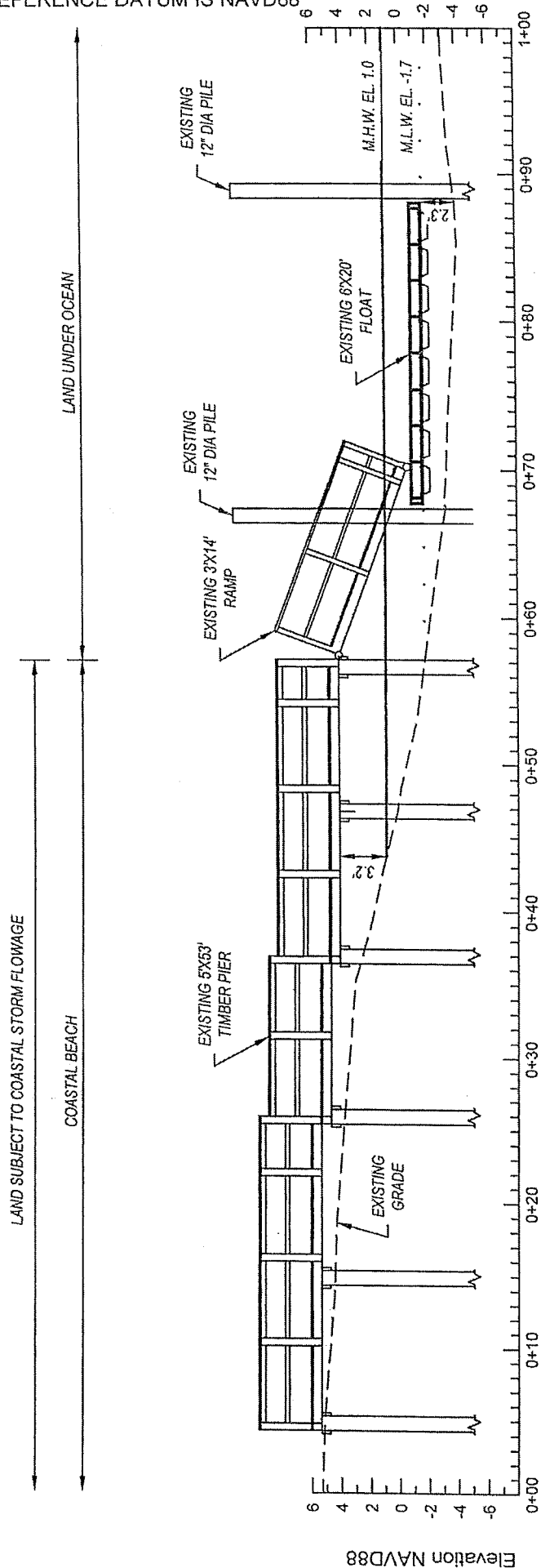
EXISTING CONDITIONS PLAN

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

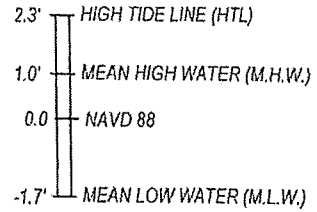
PREPARED BY
 COASTAL ENGINEERING CO., INC.
 260 CRANBERRY HIGHWAY
 ORLEANS, MA 02653
 DRAWN BY: CMP/ ELN
 DRAWING: C19517-C.dwg
 MARCH 5, 2021

REFERENCE DATUM IS NAVD88



DATUM NOTE:

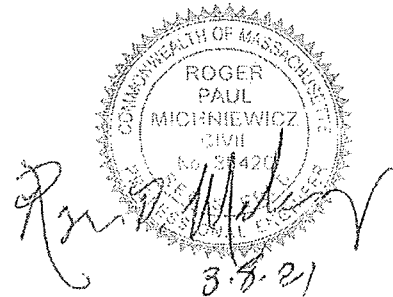
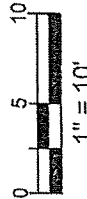
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)



DATUM PROFILE

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

SECTION A-A



PLAN TO ACCOMPANY PETITION OF
**LISA AND CHRISTOPHER
 CONTI**

TO LICENSE AN EXISTING DOCK
 IN POPPONSETT CREEK,
 MASHPEE, BARNSTABLE COUNTY, MA

PREPARED BY
 COASTAL ENGINEERING CO., INC.
 260 CRANBERRY HIGHWAY

ORLEANS, MA 02653
 DRAWN BY: CMP/ ELN

DRAWING: C19517-C.dwg

C19517.00

MARCH 5, 2021

SHEET 2 OF 2



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: **1277493**

Document: **Groundwater Discharge Monitoring Report Forms**

Size of File: **1608.05K**

Status of Transaction: **Submitted**

Date and Time Created: **5/20/2021:3:43:31 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

DAILY LOG SHEET

| |
|-------------------------------|
| 668 |
| 1. Permit Number |
| [REDACTED] |
| 2. Tax identification Number |
| 2021 APR 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:

4/30/2021

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

JAIME STEWART

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Daily Log Sheet - 2021 Apr 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 APR 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 | 11538 | | | | | 7.2 | | |
| 2 | 9059 | | | | | 7.3 | | |
| 3 | 9059 | | | | | | | |
| 4 | 9059 | | | | | | | |
| 5 | 7605 | | | | | 7.2 | | |
| 6 | 11668 | | | | | 7.3 | | |
| 7 | 11619 | | | | | 7.4 | | |
| 8 | 11634 | | | | | 7.1 | | |
| 9 | 10302 | | | | | 7.1 | | |
| 10 | 10302 | | | | | | | |
| 11 | 10302 | | | | | | | |
| 12 | 7664 | | | | | 7.3 | | |
| 13 | 11438 | | | | | 7.2 | | |
| 14 | 7778 | | | | | 7.1 | | |
| 15 | 10648 | | | | | 7.2 | | |
| 16 | 9118 | | | | | 7.3 | | |
| 17 | 9118 | | | | | | | |
| 18 | 9118 | | | | | | | |
| 19 | 11633 | | | | | 7.1 | | |
| 20 | 13869 | | | | | 7 | | |
| 21 | 11488 | | | | | 7.2 | | |
| 22 | 7056 | | | | | 7.3 | | |
| 23 | 11584 | | | | | 7.3 | | |
| 24 | 11584 | | | | | | | |
| 25 | 11584 | | | | | | | |
| 26 | 7721 | | | | | 7.2 | | |
| 27 | 7800 | | | | | 7.4 | | |
| 28 | 11692 | | | | | 7.3 | | |
| 29 | 11744 | | | | | 7.2 | | |
| 30 | 10394 | | | | | 7.3 | | |
| 31 | | | | | | | | |



Groundwater Permit
MONITORING WELL DATA REPORT

| |
|-------------------------------|
| 668 |
| 1. Permit Number |
| [REDACTED] |
| 2. Tax identification Number |
| 2021 APR 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:

4/1/2021

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

JAIME STEWART

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2021 Apr Monthly

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 APR 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 | 6.1 | DRY | 6.3 | 6. | | |
| S.U. | | | | | | |
| STATIC WATER LEVEL | 23.6 | DRY | 47.7 | 50.8 | | |
| FEET | | | | | | |
| SPECIFIC CONDUCTANCE | 1484 | DRY | 834 | 693 | | |
| UMHOS/C | | | | | | |



Groundwater Permit
MONITORING WELL DATA REPORT

| |
|---|
| 668 |
| 1. Permit Number |
| <div style="background-color: black; height: 15px; width: 100%;"></div> |
| 2. Tax identification Number |
| 2021 QUARTERLY 2 |
| 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.



- Facility name, address:

| | | | | |
|---------------------------|----------|-------------|--|--|
| SOUTH CAPE VILLAGE | | | | |
| a. Name | | | | |
| 672 FALMOUTH ROAD/RTE. 28 | | | | |
| b. Street Address | | | | |
| MASHPEE | MA | 02649 | | |
| c. City | d. State | e. Zip Code | | |
- Contact information:

| | | |
|------------------------------------|--------------------|--|
| MYLES OSTROFF | | |
| a. Name of Facility Contact Person | | |
| 6174311097 | myles@chartweb.com | |
| b. Telephone Number | c. e-mail address | |
- Sampling information:

| | |
|---------------------------------|--------------------|
| 4/19/2021 | RI ANALYTICAL |
| a. Date Sampled (mm/dd/yyyy) | b. Laboratory Name |
| NICOLE SKYLESON | |
| c. Analysis Performed By (Name) | |

B. Form Selection

- Please select Form Type and Sampling Month & Frequency

| |
|--|
| Monitoring Well Data Report - 2021 Quarterly 2 |
|--|

 - All forms for submittal have been completed.
- This is the last selection.
- Delete the selected form.



Groundwater Permit
 MONITORING WELL DATA REPORT

| |
|-------------------------------|
| 668 |
| 1. Permit Number |
| [REDACTED] |
| 2. Tax identification Number |
| 2021 QUARTERLY 2 |
| 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 | | |
| NITRATE-N MG/L | 3.8 | DRY | 3.6 | 2.9 | | |
| TOTAL NITROGEN(NO3+NO2+TK) MG/L | 4.5 | DRY | 6.3 | 2.9 | | |
| TOTAL PHOSPHORUS AS P MG/L | 0.13 | DRY | 2.7 | 2.4 | | |
| ORTHO PHOSPHATE MG/L | ND | DRY | 2.3 | 2.3 | | |



Groundwater Permit

DISCHARGE MONITORING REPORT

| |
|-------------------------------|
| 668 |
| 1. Permit Number |
| [REDACTED] |
| 2. Tax identification Number |
| 2021 APR 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

MA

02649

c. City

d. State

e. Zip Code

2. Contact information:

MYLES OSTROFF

a. Name of Facility Contact Person

6174311097

myles@chartweb.com

b. Telephone Number

c. e-mail address

3. Sampling information:

4/21/2021

RI ANALYTICAL

a. Date Sampled (mm/dd/yyyy)

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 Apr 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 APR 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 | 63 | 3.9 | 3.0 |
| MG/L | | | |
| TSS | 570 | 6.0 | 2.0 |
| MG/L | | | |
| TOTAL SOLIDS | 980 | | |
| MG/L | | | |
| AMMONIA-N | 23 | | |
| MG/L | | | |
| NITRATE-N | | 2.8 | 0.25 |
| MG/L | | | |
| TOTAL NITROGEN(NO3+NO2+TKN) | | 6.3 | 0.25 |
| MG/L | | | |
| OIL & GREASE | | ND | 0.50 |
| MG/L | | | |



Groundwater Permit

DISCHARGE MONITORING REPORT

| |
|-------------------------------|
| 668 |
| 1. Permit Number |
| [REDACTED] |
| 2. Tax identification Number |
| 2021 QUARTERLY 2 |
| 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:

4/21/2021

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 2

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 2 |
| 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 | | 7.6 | 0.020 |
| MG/L | | | |
| ORTHO PHOSPHATE | | 7.6 | 0.020 |
| MG/L | | | |



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

5/20/2021

b. Date (mm/dd/yyyy)

Reporting Package Comments

PLANT MET ALL DISCHARGE PERMIT REQUIREMENTS FOR APRIL 2021.