



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board
Wednesday, January 15, 2020
Waquoit Meeting Room
Mashpee Town Hall
16 Great Neck Road North
Mashpee, MA 02649
7:00 PM

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of meeting minutes from December 18, 2019

Special Permit

Pursuant to the provisions of Section 174-24(C)(9) the Planning Board will vote to determine whether the proposed Special Permit Modifications are de minimus in nature and do not require a public hearing following the requirements of Section 174-24(C)(2) through Section 174-24(C)(7).

Applicant: Southworth Mashpee Properties LLC

Location: Willowbend Country Club –North of Sampsons Mill Road, Willowpark Townhomes

Request: Minor Modification of Special Permit Site Plan to increase the building footprint of the northerly most duplex unit.

Applicant: Modi LLC

Location: 10 Evergreen Circle (Map 19 Lot 10-2)

Request: Minor Modification of Special Permit Site Plan to reduce the asphalt paved parking/drive area to include only the required parking, remove all concrete sidewalk except the required handicapped access, all curbing at paved areas to be cape cod berm/rolled edge to facilitate snow plowing, relocate the fence screening the outdoor seating to the property line along Rt. 130. Internal retaining wall to be eliminated, reduce the asphalt paving thicknesses to the Town required minimums, substitute split rail fencing along the southerly property line in place of 6-foot solid fence.

Approval Not Required

Applicant: Joanna Cook Kjellman

Location: 18, 20, and 22 Cottage Lane (Map 116 Lots 114, 115, and 116)

Request: Combine three (3) lots into two (2) lots.

MASHPEE TOWN CLERK

JAN 1 0 2020

RECEIVED BY _____

JS



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

New Business

- Request for Release of Covenant for 7 Balfour Lane
- C. Rowley Billing – December Invoice
- Mashpee Commons Notice of Intent for a Development Agreement

Old Business

- Review and discussion regarding update of Local Comprehensive Plan

Chairman's Report

- May 2020 Town Meeting Warrant Article Deadline – February 10, 2020

Board Member Committee Reports

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

Town Planner Report

- Solar energy systems zoning proposal


Consulting Engineer Report

Correspondence

- November 2019 Discharge Monitoring Report for South Cape Village N= 4.52
- October 2019 Discharge Monitoring Report for South Cape Village N=4.40
- September 2019 Discharge Monitoring Report for South Cape Village N=3.40
- August 2019 2019 Discharge Monitoring Report for South Cape Village N=3.40
- July 2019 Discharge Monitoring Report for South Cape Village N=6.50
- June 2019 Discharge Monitoring Report for South Cape Village N=5.90

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK
JAN 10 2020
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**Mashpee Planning Board
Minutes of Meeting
December 18, 2019 at 7:00 p.m.
Mashpee Town Hall-Waquoit Meeting Room
16 Great Neck Road North**

Present: Chairman Mary Waygan, Dennis Balzarini, Joseph Callahan, John (Jack) Phelan

Also: Evan Lehrer-Town Planner; Charles Rowley-Town Consultant Engineer

Absent: Joe Cummings, Robert (Rob) Hansen (Alt.)

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan, at 7:00 p.m. on Wednesday, December 18, 2019. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES—December 4, 2019

The Chair and Board members had no amendments or comments to the minutes.

MOTION: Mr. Balzarini made a motion to approve the minutes of December 4th as presented. Mr. Callahan seconded the motion. All voted unanimously.

NEW BUSINESS

Planning Budget FY 2021-Mr. Lehrer noted that he proposed moving \$500 from the Planning Department to the Planning Board to increase the Board's budget for professional development, such as the One Cape Summit. Mr. Callahan inquired whether the budget balanced out and Mr. Lehrer confirmed that the budget stayed within the bottom line. The Chair inquired about Cape Cod Commission funds that could be used for planning the Local Comprehensive Plan. Mr. Lehrer confirmed that it would be a request from the Town Manager to the Commission. Although it was believed a vote was not necessary, the Board took a vote on the proposal.

MOTION: Mr. Balzarini made a motion to approve and submit the proposed Planning Board budget. Mr. Phelan seconded the motion. All vote unanimously.

The Chair stated that she would draft an Annual Report to be considered at the January 15 meeting.

OLD BUSINESS

Review and discussion regarding update of Local Comprehensive Plan-Mr. Balzarini began reviewing Transportation and expressed concern about the expense of necessary updates, suggesting a retrofit of the rotary, but include potential future projects. Mr. Balzarini noted that planning for transportation would be difficult without knowing Mashpee Commons' plans and the increased generation of traffic. Mr. Phelan agreed that half of the report had not been addressed. Mr. Balzarini cited the example at Route 151 and Donna's Lane where a turn should have been located. There was discussion also about upgrades to Route 151 to incorporate

intersections and sidewalks and the locations of bike paths. Mr. Phelan confirmed that Route 151 was actively used by bike riders, and improved identification of bike paths may be necessary. Mr. Rowley noted that Ms. Laurent indicated that plans for Route 151 were 25% complete, suggesting that if there were recommended changes, they could be submitted to Ms. Laurent. Mr. Phelan stated that the DPW had met with stakeholders regarding underground infrastructure. The Chair suggested reviewing the online survey to determine whether additional questions should be added. The Chair suggested that many of the questions should stay the same, but single questions could be added. Mr. Lehrer confirmed that the Cape Cod Commission would be compiling public comment for a draft report, submitting it to MassDOT with recommendations for short and long term plans. The Chair believed that the report would return to the Town for consideration. The Chair noted that many supported the idea of a retrofit for the rotary. Public comment was being accepted by the Cape Cod Commission until December 20.

Mr. Callahan had been in receipt of Economic Development from Mr. Lehrer and planned to attend the next EDIC meeting in January. The Chair would join Mr. Callahan.

The Chair suggested further discussion about the survey during the next meeting, so that it could be available for Town Meeting, and completed two weeks following Town Meeting. The Chair suggested that the survey could be announced at Town Meeting, and be made available to take at Town Meeting, while also providing residents additional time to complete the survey. Mr. Lehrer indicated that he was looking into available community events to further distribute the survey, adding that the library had tablets and Survey Monkey. Mr. Lehrer wished to increase the survey response, as well as to sample a more diverse representation of the demographic. Mr. Phelan suggested a group email regarding the development of questions and the Chair recommended sending it to Planning Staff who could then compile the questions. The Chair inquired about the budget for mailing and printing and Mr. Lehrer confirmed that funds had not yet been requested. The Chair suggested requesting funds in the amount of \$5,000 for the survey and initial outreach.

MOTION: Mr. Balzarini made a motion to ask the Town Manager to request \$5,000 from the Cape Cod Commission mitigation funds to do outreach and survey work for the Local Comprehensive Plan Update. Mr. Phelan seconded the motion.

Mr. Phelan inquired whether \$5,000 would be sufficient funds as he would not want to ask a second time for additional funds. Mr. Lehrer suggested developing a line by line outreach and marketing plan, acquiring expected costs, and presenting the information in January to the Board.

There was consensus to take no action on the motion and add the item to the January 15 agenda.

The Chair suggested reaching out to the schools for student volunteers and Mr. Phelan recommended the FBLA. There was consensus from the Board for the Chair to contact the Superintendent to ask for student volunteers to assist with the survey.

The Chair and Mr. Phelan attended the Affordable Housing meeting on December 10. The Chair noted that the Housing Production Plan would be used for the Affordable Housing chapter, adding that she provided the Committee with Yarmouth's Affordable Housing Chapter in the Bylaw. The Chair also discussed with them about inclusionary zoning and the 10% trigger and options to provide an affordable unit on site, or off site or providing a cash payment in lieu of an affordable unit. The Chair hoped that inclusionary zoning would be added to the Housing Production Plan. The Chair also discussed local action units which would not limit profit for the developer, and discussed details regarding Yarmouth's affordable housing efforts. The Chair also discussed Yarmouth's Regional Ready Renter to assist developers with the affordable housing lottery process.

CHAIRMAN'S REPORT

The Chair reported that the next meeting would be held January 15 and confirmed that Board members had been in receipt of Conflict of Interest Receipts to be submitted to Human Resources.

BOARD MEMBER COMMITTEE UPDATES

Cape Cod Commission-Mr. Callahan reported that hearings would be on January 9 for the Cape Cod Hospital expansion. The Chair added that Mashpee Commons submitted a NOI to apply for a Development Agreement with the Cape Cod Commission. The Chair asked that the matter be added to the next agenda for further discussion.

Community Preservation Committee-The Chair stated that the Board of Selectmen were drafting a Warrant Article to reduce the property surcharge to 2%, and add a WIIF 2% surcharge on the property tax. There was also discussion about funding improvements to Santuit Pond and Santuit River through CPA funds. A funding round was expected to be reopened to be considered at May Town Meeting.

Design Review Committee-Mr. Callahan reported that the second building at 73 Mercantile Way had been approved and included an eco-friendly wash station.

Plan Review-Mr. Lehrer reported that Plan Review had also approved the 73 Mercantile Way project and also updates to Mashpee Neck Marina to demolish a structure and add additional slips and parking.

Environmental Oversight Committee-No meeting

Greenway Project & Quashnet Footbridge- Mr. Rowley was awaiting word from Ms. Laurent regarding additional details about drainage collection and discharge.

Historic District Commission-No meeting

Military Civilian Advisory Council-Mr. Phelan reported that he would be attending a meeting in January.

Stormwater Task Force-No update

UPDATES FROM TOWN PLANNER

Solar Energy Systems Zoning Proposal-Mr. Lehrer reported that he received a call from the attorney of Bill Haney, owner of 40 acres on multiple parcels off of Route 151, regarding a potential solar array project. Mr. Lehrer informed him that the Planning Board was working on developing new regulations, but the attorney responded that they could wait until May, but not October. The Chair asked if Mr. Lehrer could draft a memo to the Board of Selectmen requesting a place holder for the May Warrant.

MOTION: Mr. Balzarini made a motion for the Chair to send the memo. Mr. Phelan seconded the motion. All voted unanimously.

Mr. Phelan confirmed that the site was a large open property, where a fire occurred last year. Mr. Lehrer agreed that it was a larger property surrounded by a residential area and included a sandpit, and had some challenges. Mr. Lehrer emphasized that it would be to the benefit of the Board to develop reasonable restrictions, adding that it was a challenging site for any other use. Mr. Lehrer recommended that uses should be divided amongst small scale (residential), medium scale and large scale solar energy systems. Mr. Rowley has worked on reviewing solar projects and suggested that Carver developed an interesting bylaw that included extensive setbacks and solar overlays. Mr. Rowley discussed issues such as visibility from highways and tree removal impacts to abutting neighborhoods. Mr. Lehrer stated that restrictions could be established, according to state regulations, with setbacks and performance standards to mitigate visual impacts. Mr. Rowley stated that frontage was needed only for a driveway and gate, so a provision may be necessary in the Bylaw to allow the narrow frontage, but only for a particular use. Mr. Rowley noted also that ample space was needed around units and fence to allow for fire access, although Mr. Phelan stated they would need only access to the building. Mr. Lehrer will draft a memo for the Chair's review.

Ockway Highlands, 12/12/19 Email from Ernie Virgilio-Mr. Lehrer shared Mr. Virgilio's complaint with the Board, as well as Mr. Rowley, to determine whether there was damage to the work completed. Mr. Lehrer also communicated the complaint to Jacques Morin. Mr. Rowley has visited the site and provided recommendations and Mr. Lehrer did not feel that further action was needed. The Chair asked that Mr. Rowley's recommendations be forwarded to Mr. Morin.

MOTION: Mr. Balzarini made a motion to recommend that Mr. Morin implement Mr. Rowley's recommendations. Mr. Callahan seconded the motion. All voted unanimously.

Mr. Rowley confirmed that there was limited activity other than Habitat for Humanity, however, he would like to see Mr. Morin clean up the road. The Chair asked that Mr. Morin report back whether or not he implements the recommendations.

CONSULTING ENGINEER REPORT

The Cottages at New Seabury Phase I-Performance Bond Release-Mr. Rowley provided a report by email. Board members had no additional questions about the report.

CORRESPONDENCE

October 2019 Discharge Monitoring Report for South Cape Village N=4.40
September 2019 Discharge Monitoring Report for South Cape Village N=3.40
August 2019 Discharge Monitoring Report for South Cape Village N=3.40
July 2019 Discharge Monitoring Report for South Cape Village N=6.50
June 2019 Discharge Monitoring Report for South Cape Village N=5.90
May 2019 Discharge Monitoring Report for South Cape Village N=3.50

ADDITIONAL TOPICS

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Callahan seconded the motion. All voted unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS PROVIDED

Additional documentation available online at the Mashpee's Planning Board website page

- Planning Board Budget Projection FY 2021
- Yarmouth Zoning Bylaw
- 12/12/19 Ernie Virgilio Letter Regarding Blue Castle Drive
- 12/12/19 Evan Lehrer Email to Jacques Morin Regarding Blue Castle Drive
- 12/12/19 Jacques Morin Emails to Evan Lehrer Regarding Blue Castle Drive
- Photographic Evidence Regarding Blue Castle Drive
- 12/17/19 Charles Rowley Email Report Regarding Route 151, Blue Castle Drive, Country Club Lane, Willowbend Project



Town of Mashpee

Planning Board

100 North Wick Road North
Mashpee, Massachusetts 01949

APPLICATION FOR SPECIAL PERMIT MODIFICATION

Date received by Town Clerk: Jan 8, 2020 Town Clerk Signature / Seal: [Signature]

The undersigned hereby applies for a Modification of the Special Permit approved by the Mashpee Planning Board on September 5, 2018 for a project entitled

Willowbend Country Club-Sampsons Mill Rd

The original Special Permit and any Modifications have been recorded in the Barnstable County Registry of Deeds at the following Book(s) and Page(s):
Book 31772 Page 299

Name of Applicant Southworth Mashpee Properties LLC Phone 508-539-5000

Address 130 Willowbend Drive, Mashpee, MA

Owner, if different _____ Phone _____

Address _____

Attach copies of (a) most recent recorded deed and (b) tax bill or Assessors' certification.
Deed of property recorded in Barnstable County Registry Book 31859 Page 295
or Land Court Certificate of Title No. _____

Location and description of property: North of Sampson's Mill Road

Mashpee Assessors Map(s) and Block(s): Map 63-89
Zoning District(s) in which property is located: _____

How long have you owned the property? Five Years
Section(s) of the Zoning Bylaw which require(s) the permit you seek: _____

Present use of property: Vacant

Description of proposed modification (attach plans and documents as required by the Zoning By-law and Special Permit Regulations):
Building Footprint for northerly most duplex unit has been slightly enlarged to accomodate proposed purchasers design request.

Revised Site Plans are attached.

Signature of Owner or Authorized Representative [Signature]

Attach written authorization signed by owner.

PETITION FOR SPECIAL PERMIT

APPLICATION DETAILS

Application #:	SP-20-93458	Date Issued:		Case No #:		Date Paid:	
Fee Payable: (\$)	0.00	Fee Paid: (\$)	0.00	Receipt #:			

SECTION 1 - SITE INFORMATION

Street Name	SAMPSONS MILL RD	Map Block Lot	63-0-89
Street Number	0	Zone	R3
Unit No.			

SECTION 2 - OWNER INFORMATION

Owner Name	SOUTHWORTH MASHPEE PROPERTIES LLC				
Street Number	120	Street Name	WELLS AVENUE		
City	NEWTON	State	MA	Zip Code	02459
Telephone		Email	jmcclhin@aol.com		

SECTION 3 - PETITIONER INFORMATION

Petitioner Name	Jack McElhinney				
Street Number	130	Street Name	Willowbend Drive		
City	Mashpee, MA	State	Massachusetts	Zip Code	02649
Telephone	617-816-4092	Email	jmcclhin@aol.com		

SECTION 4 - MAILING ADDRESS

Street Number	130	Street Name	Willowbend Drive		
City	Mashpee, MA	State	Massachusetts	Zip Code	02649

Telephone _____

SECTION 5 - OTHER DETAILS

Cite Appropriate
Bylaws _____

Is this property within the Precontact or the Postcontact
Archaeological Sensitivity areas?

☐ Yes ☐ No

Petition

☐ Residential Petition ☐ Commercial Petition

Applying for

☐ Accessory
Apartment

☒ Commercial

☐ Sign

☐ Bed and
Breakfast

☐ Private
NonProfit

☐ Hospital /
Nursing
Home

☐ Outdoor
Recreation

☐ Indoor
Recreation

☐ Raze and
Replace

☐ Lumberyards
/Landscaping

☐ Automotive
Repair

☐ Drive In

☐ Wireless
Services

☐ Medical
Uses

☐ Kennel

☐ Retail Sales

☐ Eating
Establishment

☐ Other

Brief Description

Petitioner is seeking approval to adjust the building footprint for the northerly most duplex unit to widen the building by approximately nine feet to accommodate the proposed purchasers design request. Revised Site Plans by Baxter Nye are attached.

Registry of Deeds Requirements

Title Book 31859

Page 295

Certificate of Title
Number

Land Court Lot
Number

Plan
Number

SECTION 6 - OWNER AUTHORIZATION

I am the ☐ Owner ☐ Agent

I, **SOUTHWORTH MASHPEE PROPERTIES** as owner of the subject property hereby authorize **Jack McElhinney** to act on my behalf, in all matters relative to work authorized by this Zoning Board of Appeals petition.

Property Owner's
Email jmcclhin@aol.com

OR

☐ Copy of Signed Contract to be attached after submitting application

Property Owner's
Telephone No. _____

☐ I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

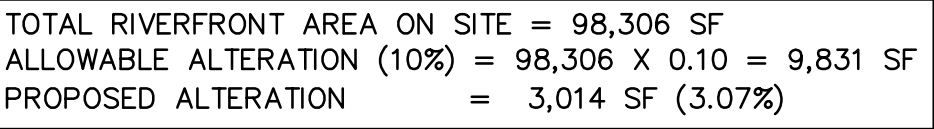
Date _____

SECTION 7 - DECLARATION

☒ I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

Date 01/03/20





HEET TITLE

Master Layout Plan

HEET NO

C3.0

ATE: JUNE 01, 2018

50 0 50 100

SCALE IN FEET

CALE: 1"= 50'

RAWN/DESIGN BY: SDM CHECKED BY: MWE

OB NO: 2014-009 CADD FILE: 2014-009-RIVER DM.dwg



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

APPLICATION FOR SPECIAL PERMIT MODIFICATION

Date received by Town Clerk: Jan 8, 2020 Town Clerk Signature / Seal: Rebecca Hall

The undersigned hereby applies for a Modification of the Special Permit approved by the Mashpee Planning Board on 9/25/19 for a project entitled Modi LLC, Coffee Shop with Facilities for Roasting, Processing & Packaging Coffee. The original Special Permit and any Modifications have been recorded in the Barnstable County Registry of Deeds at the following Book(s) and Page(s):
Book 32326 Page 173 #46774

Name of Applicant Con Serv Group, Inc. Phone 508-888-6555

Address 110 State Road, Suite 7, Sagamore Beach, MA 02562

Owner, if different Modi, LLC - Jan Aggerbeck Phone 508-477-2400

Address 61 Old Wharf Road #18, Dennisport, MA 02639

Attach copies of (a) most recent recorded deed and (b) tax bill or Assessors' certification. Deed of property recorded in Barnstable County Registry Book 32329 Page 274 or Land Court Certificate of Title No. _____

Location and description of property: Lot currently under construction
located at 10 Evergreen Circle, Mashpee, MA 02649

Mashpee Assessors Map(s) and Block(s): 19-10-1

Zoning District(s) in which property is located: C-3 and I-1

How long have you owned the property? Since 9/26/19

Section(s) of the Zoning Bylaw which require(s) the permit you seek: _____

Present use of property: F1 + F2, B, A2

Description of proposed modification (attach plans and documents as required by the Zoning By-law and Special Permit Regulations):

See attached narrative

Signature of Owner or Authorized Representative [Signature] Con Serv Group, Inc.

Authorized Agent

Attach written authorization signed by owner.

Key: 23461

Town of Mashpee - Fiscal Year 2020

11/14/2019 10:29 am SEQ #: 12.713

CURRENT OWNER										PARCEL ID				LOCATION				CLASS		CLASS%		DESCRIPTION				BN ID		CARD													
EVERGREEN ENERGY LLC										19-10-1				10 EVERGREEN CIR				4400		100						1		1 of 1													
C/O MODI LLC 61 OLD WHARF ROAD #18 DENNISPORT, MA 02639										TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)		PMT NO		DEV LAND		TY		DESC		AMOUNT		INSP		BY		1st		%			
										MODI LLC				09/26/2019		QS				600,000		32329-274		E-19-0705		11/12/2019		1		NEW CONST								0		0	
										EVERGREEN ENERGY LLC				03/29/2016		S				1,675,000		29541-136		S-19-0946		10/15/2019		5		OTHER								0		0	
										CAPE COD COOPERATIVE BANK				06/15/2009		L				1,500,000		23603-144		C-19-0851		09/25/2019		14		FOUNDATION				58,960				0		0	
																												7		CYCLICAL REV				7		CYCLICAL REV		04/03/2017		MRB	
CD		T		AC/SF/UN		Area		Inft-1		Inft-2		ADJ-BASE		SAF		Topo		Loi		VC		CREDIT AMT		ADJ VALUE																	
103		S		40,000		1		1,000		100		1,000		424,875		1,000		100		1.65		EV		390,150																	



January 8, 2020

Mashpee Planning Board
16 Great Neck Road North
Mashpee, MA 02649

Re: Request for Minor Modification – Special Permit Decision: “Modi LLC, Coffee Shop with Facilities for Roasting, Processing and Packaging Coffee, 10 Evergreen Circle, Mashpee MA 02649”

On behalf of Modi LLC, the property owner at 10 Evergreen Circle, ConServ Group, Inc. is seeking minor modifications to the proposed site plan included in the special permit decision referenced above. We are requesting the following changes:

- 1.) Reduce the proposed asphalt paved parking/drive area to include a total of 37 parking spaces and a small loading area at the south side of the building. The remaining parking spaces and drive area would change to a gravel surface.
- 2.) Remove all concrete sidewalks except for the required handicapped access points.
- 3.) All curbing at paved areas to be cape cod berm to facilitate snow plowing.
- 4.) Reduce the asphalt paving thickness to the Town required minimums.
- 5.) Substitute split-rail fencing along the southerly property line in place of 6-foot solid fence (see abutters letter attached).
- 6.) Remove the proposed retaining wall at the front/Rt. 130 side of the building with stable sloped grading.
- 7.) Re-design the proposed split rail fencing at the northern side of the property to include the area labeled “food truck”.
- 8.) Relocate the proposed firepit outside the Pavilion to the front of the building.

We appreciate your consideration of these changes and look forward to discussing at the Planning Board meeting next Wednesday 1/15 at 7:00pm. If you have any questions in the meantime please contact me.

If at all possible, we would appreciate waiver of the \$500 filing fee.

Best Regards,

Brian Catignani
Project Manager
ConServ Group, Inc.



MayInstitute

Shaping Futures. Changing Lives.

41 Pacella Park Drive • Randolph, Massachusetts 02368
Tel: 781.440.0400 • Fax: 781.440.0401 • www.mayinstitute.org

December 27, 2019

Cape Cod Coffee
Attn: Jan Aggerbeck
348 Main Street
Mashpee, MA 02649

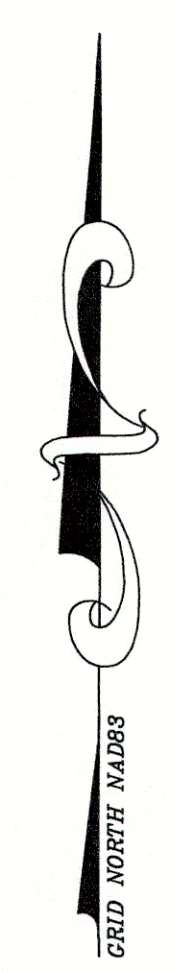
To Whom it May Concern:

The May Institute, owner of 550 Main Street, Mashpee MA approves Cape Cod Coffee located at 10 Evergreen Circle, Mashpee MA to install a small split rail fence between the two properties.

Sincerely,



Jerry Hand
SVP Facilities





Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

Date: January 8, 2020

To the Planning Board: The undersigned, believing that the accompanying plan of his or her property in the Town of Mashpee does not constitute a subdivision within the meaning of the Subdivision Control law, herewith submits said plan for a determination and endorsement that Planning board approval under the Subdivision Control Law is not required.

Name of Applicant Joanna Cook Kjellman Phone (617) 538-7559

Address 258 Grove Street Westwood, MA 02092

Owner, if different Same Phone _____

Address _____

Attach copies of (a) most recent recorded deed and (b) tax bill or Assessors' certification.

Engineer or Surveyor David J. Crispin PLS Phone 617-896-4451

Address 803 Summer Street Boston MA 02127

Deed of property recorded in Barnstable County Registry Book _____ Page _____

Or Land Court Certificate of Title No. ^{21402 & 216945} _____

Location and description of property

Currently L. C. Lots 1737 (18 Cottage Lane), 1738 (20 Cottage Lane) & 1739 (22 Cottage Lane) on Land Court case # 11408-210.

Certificates # 221402 (Hs \$ 18), #221402 (Hs # 20) & #216945 (Hs # 22) to be redivided into 2 lots

Mashpee Assessors map(s) and Block(s) Map 116- Parcels 114-0, 115-0 & 116-0

Signature of Owner or A Authorized Representative David J. Crispin

Attach written authorization signed by owner.

BSC GROUP INC



FORM N

NOTICE OF APPLICATION FILING WITH THE MASHPEE PLANNING BOARD

To the Mashpee Town Clerk:

This is to notify you that on January 8, 2020 an application for

X endorsement of a plan believed not to require approval

___ approval of preliminary plan

___ approval of definitive plan

was submitted to the Mashpee Planning Board at its public meeting by

Joanna Cook Kjellman, 258 Grove Street Westwood, MA 02092

Applicant name

Applicant address

The land to which the application relates appears on the current Mashpee Assessors Maps

as Map 116- Parcels 114-0, 115-0 & 116-0

and is generally described as located

18 (with building), 20 (vacant) and 22 (with Building) Cottage Lane

This notice must be submitted to the Town Clerk by delivery or by registered or certified mail, postage prepaid, along with a copy of the application and submitted plans.

Received by Planning Board on _____, 20____.

for Mashpee Planning Board

ANR Form (Approval Not Required)

Doesn't need to go thru the process of a subdivision public hearing. Planning Board can vote to sign (1 signature) at a regular posted meeting.

Form Requirements:

- ANR Form
- N Form
- Address from Clay
- **Plan Copies Needed:** 3 full size copies

After Meeting:

- Decision form (attached) and (yes/no) signed by Chair comes out of meeting.
- Needs to be signed by Chair before Town Clerk receives it.

MASHPEE PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____

- NOTES:
1. ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.
 2. AN INSPECTION OF THE LOCUS PROPERTY REVEALED THAT THERE ARE NO WETLANDS ON THE SITE.
 3. THE PURPOSE OF THIS PLAN IS TO COMBINE LOT 1737, 1739-A AND 1738-A INTO ONE LOT, AND TO COMBINE LOT 1739-B AND 1738-B INTO ONE LOT.
 4. PROPERTY MONUMENTS LOCATED TO CONDUCT THIS SURVEY ARE LOCATED OUTSIDE OF THE VIEW OF THIS PLAN.

I, _____, CLERK OF THE TOWN OF MASHPEE, MA, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF MASHPEE PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THE OFFICE, AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS AFTER RECEIPT OF RECORDING OF SAID NOTICE.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON JANUARY 6, 2020.



PROFESSIONAL LAND SURVEYOR

ZONING DISTRICT: R3

LOCUS IS SUBJECT TO THE NEW SEABURY SPECIAL PERMIT (NO MINIMUM LOT AREA OR FRONTAGE REGULATION)



FIELD TRAVERSE DATA
LOOP 1
LINEAR ERROR OF CLOSURE (AFTER ANGLE BALANCE)=0.09'
DIRECTIONAL ERROR OF CLOSURE: S 72°50'25" W
ANGULAR ERROR: -0°00'51.50" FOR 17 TRAVERSE SIDES
PRECISION OF TRAVERSE: 1 IN 59,848

LOOP 2
LINEAR ERROR OF CLOSURE (AFTER ANGLE BALANCE)=0.04'
DIRECTIONAL ERROR OF CLOSURE: S 38°43'50" E
ANGULAR ERROR: -0°00'35.17" FOR 11 TRAVERSE SIDES
PRECISION OF TRAVERSE: 1 IN 90,042

LOOP 3
LINEAR ERROR OF CLOSURE (AFTER ANGLE BALANCE)=0.07'
DIRECTIONAL ERROR OF CLOSURE: N 50°-23-27 E
ANGULAR ERROR: -0°00'18" FOR 9 TRAVERSE SIDES
PRECISION OF TRAVERSE: 1 IN 34,221

INSTRUMENT SPECIFICATIONS
LEICA TS06 TOTAL STATION
ELECTRONIC DISTANCE MEASUREMENTS
"ACCURACY" ±(1.5mm + 2ppm)
ELECTRONIC ANGLE MEASUREMENTS
PRECISION 5 SECONDS

ALL TRAVERSE LINES WERE MEASURED BY E.D.M.

SUBDIVISION
PLAN OF LAND
IN
MASHPEE,
MASSACHUSETTS
(BARNSTABLE COUNTY)

BEING A RE-DIVISION OF
LOTS 1737, 1738 & 1739 OF LCC 11408-210
ASSESSORS MAP 116 - LOT 18, 20, 22
SCALE : 1" = 10' JANUARY 7, 2020

FEET 0 5 10 20 40

BSC GROUP, INC.
803 SUMMER STREET, BOSTON, MASS. 02127
OWNED BY: JOANNA COOK KJELLMAN
JOB NO.4-6431.10 DWG. NO. Proj\4643104\SD\4643104LCP2020.dwg

John W. Rodrigues, Trustee
Southwind Circle Realty Trust

P.O. Box 641
West Barnstable, Ma 02668
508-428-1500 774-836-0500
anchrbuiding@aol.com

DEC 18 2019

December 16, 2019

HAND DELIVERED

Mary Waygan, Chairperson
Mashpee Planning Board
16 Great Neck Road North
Mashpee, Ma. 02649

Re: Planning Board Covenant
7 Balfour Lane (combined lots 41,42,43 &53), Mashpee, Ma.

Dear Ms. Waygan:

Please be advised that I am the owner of the above referenced property.

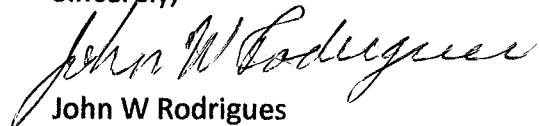
There is a 47-year-old Covenant, dated May 3, 1972, recorded at the Barnstable Registry of Deeds in Book 1644 Page 87, regarding the Conaumet Highlands subdivision, encompassing this property (see attached Covenant). I am hereby requesting a Discharge of said Covenant as all the requirements put forth in the Covenant have been met in the finishing of Balfour Lane.

We respectfully request a Discharge of the Covenant as soon as possible as we would like to apply for a building permit (proposed Site and Septic Plan attached).

Please contact me if I may provide you with further documentation to prepare the Discharge. If this matter is required to go before the planning board for approval, we request that it be done as expeditiously as possible.

Thank you.

Sincerely,


John W Rodrigues

JWR/jer
Enclosures
Cc: Evan Lehrer, Town Planner

BOOK 1644 PAGE 087
TOWN OF MASHPEE
Planning Board
MASHPEE, MASSACHUSETTS

11863

COVENANT

The undersigned William O. Nye & Charles H. Dow of Barnstable & Suffolk County, Massachusetts, hereinafter called the "Covenantor", having submitted to the Planning Board of the Town of Mashpee, a tentative plan of a subdivision entitled "Coneaumet Highlands" Subdivision Plan of land in Mashpee, Mass., scale 1" = 60 ft. Dated March 1, 1972 made by William O. Nye does hereby covenant and agree with said Planning Board and the successors in office of said Board pursuant to G.L. (Ter. Ed.) Chapter 41, Section 81A as amended, that:

1. The Covenantor is the owner of record of the premises.
 2. This covenant shall run with the land and be binding upon the covenantor and the executor, administrators, heirs and assigns of the covenantor and their successors in title to the premises shown on said plan.
 3. The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the rules and regulations of said Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject to that portion of this covenant which provides that no lot shall be built upon until such ways and services have been provided to serve such lot.
 4. Nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on said subdivision plan or of all lots not previously released by the Planning Board.
 5. This covenant shall take effect upon the approval of said plan by the Planning Board.
 6. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.
 7. This Covenant shall not apply to lots numbered 1, 2, 3, 4, 5, 6, 7.
- The undersigned, wife, husband of the covenantor hereby agrees that such interest as I may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary I, we, release all rights of tenancy by the curtesy, dower, homestead and other interests therein.

WITNESSE our hands and seals this 11th day of May 1972

William O. Nye
Charles H. Dow

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed, Before me, May 3, 1972

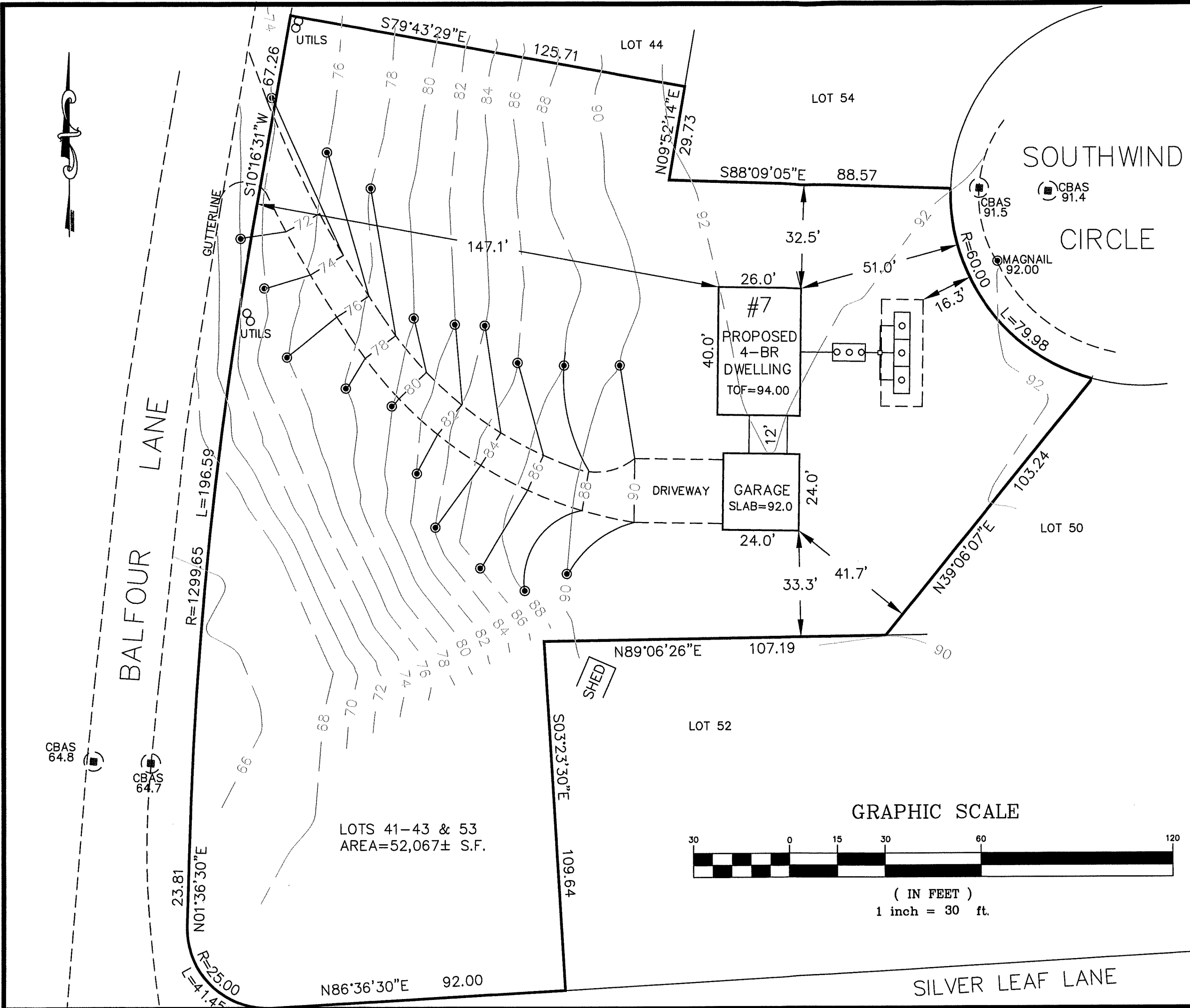
Ronald M. Andrews
Notary Public
My commission expires 1973

RECORDED MAY 4 1972 & RECORDED



RONALD M. ANDREWS - NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires May 3, 1973

See Plan Book 256 Page 71



MASHPEE

21/84

LOCUS MAP

PLAN REF: 256/71
TITLE REF: 12728/008
PARCEL ID: MAP 21 PAR. 84
ZONING: "R-5" SETBACKS: 40'F-15'S-15'R
MAXIMUM BUILDING HEIGHT =35' LOT COVERAGE =20%
IN ZONE II
FLOOD ZONE: "X"
COMMUNITY PANEL: 25001C0536J DATED:07/16/14

SITE & SEPTIC PLAN

LOCATED AT:

7 BALFOUR LANE

MASHPEE, MA.

PREPARED FOR

ANCHOR BUILDING CO.

DECEMBER 2, 2019

MacDougall Surveying & Associates

P.O. Box 2428

Mashpee, Ma. 02649

PH. (508)419-1086

CELL: 774-327-0617

email: macdougallsurvey@comcast.net

SHEET 1 OF 2 J#2136



Eliza Cox
Direct Line: (508) 790-5431
Fax: (508) 771-8079
E-mail: ecox@nutter.com

December 12, 2019
0120390-00001

By Hand Delivery

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

Re: Notice of Intent for a Development Agreement

Dear Jon:

This communication is submitted on behalf of my client, Mashpee Commons Limited Partnership ("MCLP"). MCLP, together with Arnold B. Chace, Jr., Mashpee Commons II, LLC, and GNRS-MA, LLC, (hereafter, collectively, the "Applicants") hereby submit a Notice of Intent to file a Development Agreement (the "NOI") application with the Cape Cod Commission for property consisting of approximately 186.67 acres of land within the Town of Mashpee, which land is more particularly described in the enclosed NOI application.

As set forth in the NOI, the Applicants seek to enter into a Development Agreement that will enable smart-growth development in conformance with Cape Cod Commission's designation of this area as a Community Activity Center in the 2018 Regional Policy Plan. We understand that the first step in this process is for the Cape Cod Commission to confirm that the proposal is eligible for a Development Agreement. In that regard, I enclose the following:

1. Two (2) copies of the completed Cape Cod Commission Notice of Intent Cover Sheet.
2. Two (2) copies a Narrative to accompany the Cover Sheet describing the request, documenting compliance with the NOI criteria set forth in Section 5(a) of Chapter D, Development Agreement Regulations of the Cape Cod Commission, and detailing the property. The Narrative also attaches a communication from the Town of Mashpee Planning Board supporting the Development Agreement process.
3. Town of Mashpee Certified Abutters List, together with mailing labels.

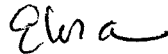
Based on our review of the Development Agreement Regulations and our discussions, we understand that the NOI will initially be considered by the Cape Cod Commission's Committee

Jon Idman, Esq., Chief Regulatory Officer
December 12, 2019
Page 2

on Planning and Regulation (the "Committee") and then voted upon by the Full Commission at a public hearing. Kindly let me know when the Committee will meet to review the NOI so that I can confirm our availability. And, please let me know if you have any questions or require additional information following Commission Staff's review of the enclosed materials.

Thank you very much for your assistance. I very much look forward to working with you.
With best regards, I remain,

Very truly yours,



Eliza Cox

EZC:
Enclosures

cc: Board of Selectmen, Town of Mashpee (w/ NOI application)
Planning Board, Town of Mashpee (w/ NOI application)
Rodney Collins, Town Manager, Town of Mashpee (w/ NOI application)
Evan Lehrer, Town Planner, Town of Mashpee (w/ NOI application)
MCLP (w/ NOI application)

4683978.1



CAPE COD
COMMISSION

Application Cover Sheet

Cape Cod Commission

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

Total Land Area Subject to

Development Agreement: Approx. 186 acres

Requested Participating Parties: _____

Project/Property Location: Area surrounding Mashpee Commons (see Exhibit A)

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).

Please see attached narrative

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

List the local, state, or federal agencies from which permits or other actions have been/will be filed: TBD

Proposed duration of the Development Agreement: TBD

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 #
Please see Exhibit A, Tab 1				

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 c/o Eliza Cox, Esq. Tel: 508-790-5431 Fax: 508-771-8079

Address: Nutter, McClennen & Fish, LLP P.O. Box 1630, Hyannis, MA 02601

Signature: Eliza Cox, Attorney for MCLP Date: 12/12/19

QUALIFIED
APPLICANT

Name: _____ Tel: _____ Fax: _____

Address: _____

Signature: _____ Date: _____

See "Guidance Document," Project Review for Application Requisite.

NOTICE OF INTENT TO FILE DEVELOPMENT AGREEMENT

SUMMARY / BACKGROUND

Mashpee Commons Limited Partnership (MCLP) and its principals own approximately 250 acres in the Town of Mashpee. Approximately 186 acres (collectively, the “Property”) is contiguous, and includes the successful mixed-use development known as “Mashpee Commons.”¹ The existing development on the Property is governed by the Mashpee Zoning Bylaw, a 1986 Special Permit, a 1994 Development of Regional Impact (DRI) permit and Special Permit, and a Chapter 40B Comprehensive Permit with accompanying DRI and Special Permit.

While the existing entitlements allow additional growth, constraints in the zoning and the uncertainties surrounding discretionary permitting do not allow an optimal outcome for the Town, the region, or a predictable development process for the developer. The applicants therefore propose a development agreement that will allow development on the Property in a manner that will produce a model smart-growth community in conformance with the goals of the 2018 Regional Policy Plan, while at the same time ensuring private success. Such an agreement will help the community address significant housing, wastewater, and transportation challenges, and, at the same time, provide significant benefits resulting in smart economic development, additional open-space opportunities and environmental enhancements.

VISION FOR DEVELOPMENT

The right type of development, in the right location, has the potential to make significant strides toward addressing the housing crisis, while helping to restore the water quality of the estuaries, spark economic development and add year-round jobs, and create a controllable and appropriate level of growth to moderate property taxes by increasing the tax base. Through the most recent update to the Regional Policy Plan (RPP), the Cape Cod Commission has identified and designated Community Activity Centers – areas that would begin to accomplish the goals of having the right type of development. The Regional Policy Plan sets forth a vision of development within Community Activity Centers that includes mixed-use and multi-family housing, providing diverse services, shopping, recreation, civic spaces, housing and job opportunities with adequate infrastructure and pedestrian amenities. The RPP recognizes these Centers as areas with a concentration of business activity, community activity and a compact built environment.

Almost in prescient anticipation of the CCC’s vision designating the Property as a Community Activity Center, MCLP has been working on building the right (or “smart”) type of development for over thirty years. In this regard, Mashpee Commons has been recognized nationally and locally for its achievements and design. Currently, there are more than 1,000 jobs provided and roughly 100 people living in Mashpee Commons. It is also the Town’s largest tax payer. And yet, the combination of a substantial land area under common ownership/control of an experienced developer that is guided by the principles of smart-growth, including environmental benefit, social benefit and viable financial performance presents the opportunity to do more. These opportunities include: responding to the region’s critical housing needs with increased supply and diversity, responsibly increasing the Town’s tax base, addressing poor water quality through sewage disposal infrastructure improvements, and providing conservation land and park areas.

¹ The Property is described in Exhibit A.

Along with these opportunities, though, come the challenges of a rapidly changing development marketplace, particularly in retail, high costs of development and infrastructure, and uncertainty as to future regulations. A development agreement is an appropriate legal mechanism in that it involves a cooperative process where the parties can create a strategic yet flexible and mutually rewarding vested framework within which the project may succeed and the public benefits ensue.

NOI CRITERIA

The proposal meets the criteria listed in Section 5(a) of the Chapter D (Development Agreement Regulations) for eligibility for a Development Agreement as set forth below:

- i. The project would benefit from a comprehensive review of the foreseeable and planned development to allow for the planning of efficient infrastructure. The development agreement approach also uniquely incorporates the CCC's planning vision into the regulatory process thereby resulting in more efficient and comprehensive review process.
- ii. The project exhibits all three of the characteristics listed, including: a large land area (approximately 186 acres); the proposal involves multiple uses and structures; and the land consists of multiple parcels under control by the applicants.
- iii. Development under the proposed Development Agreement is anticipated to be built in phases over a period of time which would exceed 7 years.
- iv. The project involves future phases that are not fully or definitively defined.
- v. The Secretary of Energy and Environmental Affairs has issued several MEPA Certificates on the Property, the most recent of which is a March 2, 2001 Certificate on an FEIR for the "Mashpee Commons Master Plan" project. Following Cape Cod Commission certification that this proposal is eligible for a development agreement, the applicants intend to discuss with the MEPA office permitting for future phases of development.
- vi. The Town of Mashpee has submitted correspondence to the Cape Cod Commission in support of the applicants' request to enter into a Development Agreement. See Exhibit B.

Exhibit A – The Property

The Property, collectively, approximately 186.67 acres, is further described on the spreadsheet attached as Tab 1 hereto. The first six parcels, which together total approximately 90.83 acres, have remaining (unconstructed) entitlements under the existing land use permits. The second list of parcels, which collectively total approximately 95.84 acres, do not have any remaining (unconstructed) entitlements.

Under the current Town of Mashpee Zoning Map, the Property is located in the Commercial-1 (C1), Residential-3 (R3), and Residential-5 (R5) zoning districts, and a portion is also within the Groundwater Protection Overlay District. Changes to the current Mashpee Zoning Bylaw and Map, informed by the Development Agreement process, will be required to accomplish the desired development.

The boundaries of the Property are also shown in the graphic attached as Tab 2, highlighted in shades of blue. The darker shades of blue on the graphic depict portions of the Property where development is anticipated to be higher intensity, meaning more dense, vertical in height, and mixed use and is the “core” of the development. The medium shaded blue areas are intended as transition areas from the denser “core” to the areas shown in the lightest shades of blue where it is anticipated that future development, if any, will more closely match neighboring uses, including some more rural/natural “edge” areas.

Mashpee Commons Limited Partnership
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
Sub-Total Acreage		90.83		
68/5	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	GNRS-MA LLC	Book 27029, Pg. 15
74/18	38 Great Neck Road South	1.61	GNRS-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	GNRS-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 Limited Partnership

Proposed Development Agreement Parcels

75/01 0-Off Great Neck Road South
75/10 68 Great Neck Road South

5.00 Arnold B. Chace, Jr.
12.76 Mashpee Commons Limited Partnership

Book 2969, Pg. 20
Book 9021, Pg. 275

Sub-Total Acreage

95.84

Total Acreage

186.67



Town of Mashpee

Planning Board

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

August 15, 2019

Buff Chase
Mashpee Commons Limited Partnership
P.O. Box 1530
Mashpee, MA 02649

Dear Mr. Chase,

Thank you for your recent letter regarding the expansion of Mashpee Commons and the proposal to use the Development Agreement review process as available through the Cape Cod Commission. On August 7, 2019, at their regular meeting, the Planning Board voted and agreed unanimously that the use of the Development Agreement process would be advantageous to all parties involved.

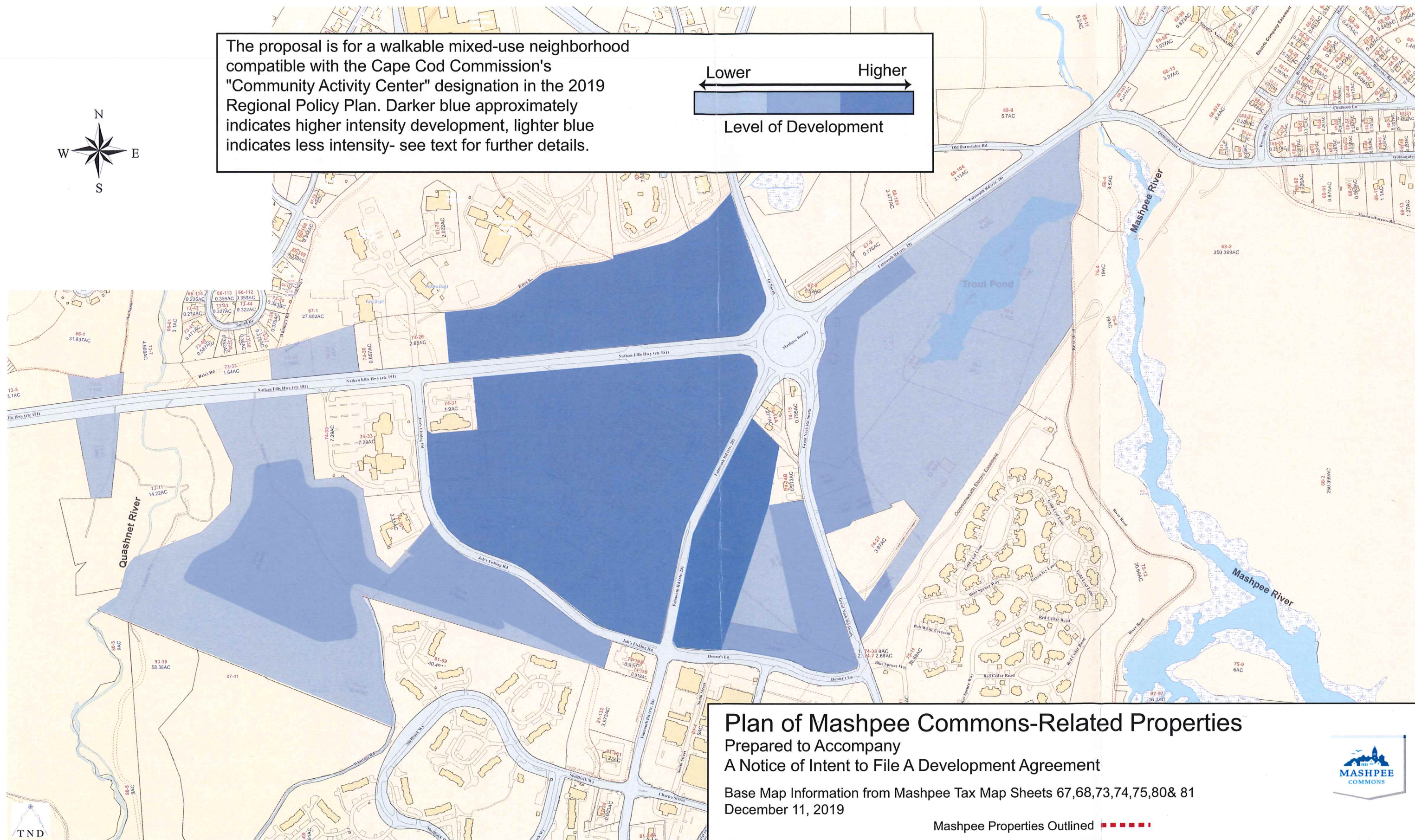
Sincerely,

Mary E. Waygan, Chair

cc: Andrew R. Gottlieb, Chair, Town of Mashpee Board of Selectmen
Kristi Senatori, Executive Director, Cape Cod Commission
Rodney Collins, Town Manager, Town of Mashpee
Evan Lehrer, Town Planner, Town of Mashpee



The proposal is for a walkable mixed-use neighborhood compatible with the Cape Cod Commission's "Community Activity Center" designation in the 2019 Regional Policy Plan. Darker blue approximately indicates higher intensity development, lighter blue indicates less intensity- see text for further details.



Plan of Mashpee Commons-Related Properties

Prepared to Accompany
A Notice of Intent to File A Development Agreement

Base Map Information from Mashpee Tax Map Sheets 67,68,73,74,75,80& 81
December 11, 2019

Mashpee Properties Outlined ■■■■■





Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

To: Andrew Gottlieb, Chair
Board of Selectmen

From: Mary E. Waygan, Chair
Planning Board

Date: January 6, 2020

Re: Request to include a zoning article on the May Town Meeting Warrant

At its meeting of December 18, 2019 the Planning Board voted to request the Board of Selectmen reserve a place on the May 2020 Town Meeting Warrant for a zoning article that would amend the zoning bylaw to include reasonable restrictions and performance standards on the development of solar energy systems.

The Mashpee Zoning bylaw only allows for the development of solar energy systems on industrially zoned parcels and does not include strong performance standards. M.G.L. Chapter 40A section 3 states,

No zoning ordinance or by-law shall prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare.

There has been growing interest from a number of developers in developing these systems on private property. Mashpee's zoning bylaw today may be perceived as prohibitive and unreasonably restrictive thus it is in the best interest of the town to enhance these regulations before a developer seeks a building permit or other approval.

The Town Planner has presented a draft zoning bylaw to the Planning Board. The Planning Board will be working out this language over the coming months with the goal of presenting the proposed bylaw amendment to the Board of Selectmen prior to the warrant article submission deadline.

MEW/el

Patricia Maguffin

From: Evan Lehrer
Sent: Monday, January 13, 2020 9:45 AM
To: Patricia Maguffin
Subject: FW: Zoning Article on Solar Farms

Rodneys response to the Chair below for the packet.

From: Mary Mary [mailto:waygan@hotmail.com]
Sent: Wednesday, January 8, 2020 7:47 PM
To: Evan Lehrer <ELehrer@mashpeeema.gov>
Cc: Patricia Maguffin <PMaguffin@mashpeeema.gov>
Subject: Fwd: Zoning Article on Solar Farms

Hi Evan,
Please forward this email to the Planning Board members, and include in the next week's planning board meeting packet.
Tx! Mary

Sent from my iPad

Begin forwarded message:

From: "Rodney C. Collins" <rccollins@mashpeeema.gov>
Date: January 7, 2020 at 8:55:42 AM EST
To: Mary Mary <waygan@hotmail.com>
Subject: RE: Zoning Article on Solar Farms

Madam Chair,

This is to acknowledge receipt of your zoning article in-progress. I have instructed staff to ensure there is a placeholder.

I wish you a Happy New Year!

Rodney C. Collins | Town Manager
Town of Mashpee
16 Great Neck Road North, Mashpee, MA 02649
Office: 508.539.1401 | Fax: 508.539.1004



"Preserving public trust and providing professional services."

Notice: This communication is intended for the listed recipient only. If you have received this in error, it may be unlawful and prohibited to retain, reproduce or disseminate this message. Please reply to sender if you have received this message in error and delete it with any attachments.

Warning: The content of this message and any response may be considered a Public Record pursuant to Massachusetts General Law.

From: Mary Mary [<mailto:waygan@hotmail.com>]

Sent: Monday, January 6, 2020 4:00 PM

To: Andrew Gottlieb <AGottlieb@mashpeema.gov>

Cc: Rodney C. Collins <rccollins@mashpeema.gov>; Wayne E. Taylor <wtaylor@mashpeema.gov>; Evan Lehrer <ELehrer@mashpeema.gov>; Patricia Maguffin <PMaguffin@mashpeema.gov>

Subject: Zoning Article on Solar Farms

Hi!

Please see attached.

Happy New Year!

Mary

Article ____:

To see if the Town will vote to add new section 174-45.7: Solar Energy System to the Mashpee Zoning Bylaw as follows:

Solar Energy Systems

- A.** Small scale solar energy systems shall be considered an accessory use allowed as-of-right in the R-3, R-5, C-1, C-2, C-3, and I-1 districts provided that the system complies with the setback requirements typical of the zoning district
- B.** Any medium or large scale solar energy system shall require the issuance of a Special Permit by the Planning Board. In issuing such Special Permit, the Board shall ensure that neighboring properties are effectively protected from any significant adverse impacts from glare, that any such systems are properly fenced or otherwise secured, and that no hazardous materials are stored in quantities greater than permitted by other sections of this bylaw, subject to approval by the Plan Review Committee.
- C.** The construction and operation of all ground-mounted solar energy systems shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a ground-mounted solar energy system shall be constructed in accordance with the Massachusetts State Building Code.
- D.** The solar energy system's owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Management Director. The owner or operator shall be responsible for the cost of maintaining the ground-mounted solar energy system and any access road(s).
- E.** Medium and Large Scale Solar Energy Systems shall comply with the following dimensional criteria:
 - 1. Ground-mounted solar energy systems shall be set back a distance of at least 50 feet from a public way. The Planning Board may reduce the minimum setback distance as appropriate based on site-specific considerations.
 - 2. Ground-mounted solar energy systems shall be set back a distance of at least 125 feet from any inhabited Residence, and 100 feet from any property in residential use. For the purposes of this section, a Residence is defined as the primary living structure and not accessory uses. The Planning Board may reduce the minimum setback distance as appropriate based on site-specific considerations.

3. Ground-mounted solar energy systems shall be set back a distance of at least 50 feet from any commercial property or use, and 25 feet from any industrial property or use. The Planning Board may reduce the minimum setback distance as appropriate based on site-specific considerations.
4. Ground-mounted solar energy systems shall be set back a distance of at least 15 feet from abutting conservation land and any property not included in the Ground-mounted solar array application. The Planning Board may reduce the minimum setback distance as appropriate based on site-specific considerations.
5. Fixed tilt Ground-mounted solar energy systems shall have a maximum height of 15 feet above grade. In the case of single or dual axis tracking Ground-mounted solar energy systems, the Planning Board may increase the maximum height as appropriate based on site-specific considerations.
6. Inverters, energy storage systems, and transmission system substations shall be set back a distance of at least 200 feet from any residence. The Planning Board may reduce the minimum setback distance as appropriate based on site-specific considerations.

F. Special Permits Rules and Application Requirements

A Solar Energy System Special Permit shall not be granted unless each of the following requirements, in addition to the requirements in §174-24 C Special Permit use, are satisfied:

1. A properly completed and executed application form and application fee
2. Any requested waivers
3. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any
4. Name, contact information and signature of any agents representing the project proponent
5. Name, address, and contact information for proposed system installer
6. Documentation of actual or prospective access and control of the project site sufficient to allow for construction and operation of the proposed solar energy system
7. Proposed hours of operation and construction activity
8. Blueprints or drawings of the solar energy system signed by a Massachusetts licensed Registered Professional Engineer showing the proposed layout of the system and any potential shading from nearby structures
9. Utility Notification - evidence that the utility company that operates the electrical grid where a grid-intertie solar energy system is to be located has been informed of the system owner or operator's intent to install an interconnected facility and acknowledges receipt of such notification, and a copy of an Interconnection Application filed with the utility including a one or three line electrical diagram detailing the solar electric installation, associated components, and electrical interconnection methods, with all Massachusetts Electrical Code (527 CMR § 12.00) compliant disconnects and overcurrent devices. Off-grid solar energy systems shall be exempt from this requirement.

10. Documentation of the major system components to be used, including the electric generating components, battery or other electric storage systems, transmission systems, mounting system, inverter, etc.
11. Preliminary Operation & Maintenance Plan for the solar energy system, which shall include measures for maintaining safe access to the installation, storm water management, vegetation controls, and general procedures for operational maintenance of the installation
12. Abandonment & Decommissioning Plan - Any ground-mounted solar energy system which has reached the end of its useful life or has been abandoned (i.e., when it fails to operate for more than one year without the written consent of the Planning Board) shall be removed. The owner or operator shall physically remove the installation within 150 days of abandonment or the proposed date of decommissioning. The owner or operator shall notify the Planning Board by certified mail of the proposed date of discontinued operations and plans for removal. The Abandonment & Decommissioning Plan shall include a detailed description of how all of the following will be addressed:
 - a. Physical removal of all structures; equipment, building, security barriers and transmission lines from the site, including any materials used to limit vegetation.
 - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Planning Board may allow landscaping or below-grade foundations left *in situ* in order to minimize erosion and disturbance of the site.
 - d. Description of financial surety for decommissioning - Proponents of ground-mounted solar energy systems shall provide a form of surety, either through escrow account, bond or other form of surety approved by the Planning Board to cover the cost of removal in the event the Town must remove the installation and remediate the landscape, in an amount and form determined to be commercially reasonable by the Planning Board, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the project proponent and the Town. Such surety will not be required for municipal or state-owned facilities. The project proponent shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.
 - e. It shall be a condition of any special permit that all legal documents required to enable the Town to exercise its rights and responsibilities under the plan to decommission the site, enter the property and physically remove the installation shall be provided prior to the issuance of a building permit.
13. Proof of liability insurance
14. A storm water management plan prepared by a Massachusetts licensed Registered Professional Engineer
15. A Site Plan, with stamp and signature of the Massachusetts licensed Registered Professional Engineer that prepared the plan, including the following:
 - a. Everything required under this bylaw and Site Plan Approval
 - b. Existing Conditions Plan, showing property lines, map and lot from the Assessor's records, and physical features, including roads and topography, for the entire

project site, signed and sealed by a Massachusetts licensed Registered Land Surveyor

- c. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation, fencing or structures including their height, and placement of system components, including solar arrays and related structures and equipment
- d. An estimate of earthwork operations including the volume of cut and fill and the amount of soil material to be imported or exported from the site
- e. Locations of wetlands, vernal pools, and Priority Habitat Areas defined by the Natural Heritage & Endangered Species Program (NHESP)
- f. Locations of floodplain area(s)
- g. Zoning district designation for the parcel(s) of land comprising the project site (submission of a copy of a zoning map with the parcel(s) identified is suitable for this purpose)
- h. Materials storage and delivery and equipment staging area(s)
- i. Location of screening vegetation or structures

G. Required Performance Standards

1. Visual Impact Mitigation – The site plan for a ground-mounted solar energy system shall be designed to screen the array to the maximum extent practicable year round from adjacent properties in residential use. Planting of vegetative screening shall be completed prior to final approval of the solar energy system by the Consulting Engineer.
2. Where abutting a property in residential use, all required setbacks shall be left in their undisturbed natural vegetated condition for the duration of the solar energy system's installation.
3. Lighting – Lighting of ground-mounted solar energy systems shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties. Lighting shall be directed downward and shall incorporate full cut-off fixtures to reduce light pollution.
4. Signage – Signs on ground-mounted solar energy systems shall comply with all applicable regulations of this bylaw. A sign shall be required to identify the owner, operator and interconnected utility and provide a 24-hour emergency contact phone number. Ground-mounted solar energy systems shall not be used for displaying any advertising signage.
5. Utility Connections – Within setback distances and except where soil conditions, location, property shape, and topography of the site or requirements of the utility provider prevent it, all utility connections from grid-intertie solar energy systems shall be placed underground. Electrical transformers for utility interconnections may be above ground if required by the utility provider.
6. Vegetation Management – All land associated with the ground-mounted solar energy system shall be covered and grown in natural vegetation. The height of vegetation must be

managed by regular mowing or grazing so as to minimize the amount and height of combustible material available in case of fire. Herbicides, pesticides, or chemical fertilizers shall not be used to manage vegetation. To the greatest extent practicable, a diversity of plant species shall be used, with preference given to species that are native to New England. Use of plants identified by the most recent copy of the "Massachusetts Prohibited Plant List" maintained by the Massachusetts Department of Agricultural Resources is prohibited.

7. Noise Generation – Noise generated by ground-mounted solar energy systems and associated equipment and machinery shall conform to applicable state and local noise regulations, including the DEP's Division of Air Quality noise regulations, 310 CMR 7.10.
 8. Fencing – Fencing around solar arrays shall provide a minimum 6" clearance between the fence bottom and the ground to allow passage of small wildlife. The Planning Board shall require residential style fencing where necessary to screen the solar energy systems year round from adjacent residences.
 9. Land Clearing and Soil Erosion – Clearing of natural vegetation and topsoil shall be limited to what is necessary for the construction, operation and maintenance of the ground-mounted solar energy system. No topsoil removed during construction shall be exported from the site.
 10. Emergency Services – The ground-mounted solar energy system owner or operator shall provide a copy of the project summary, electrical schematic, and site plan to the Mashpee Fire Department, and any other neighboring Fire Department upon request. Upon request the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the solar energy system shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation.
- I. The Planning Board may, upon the prior written request of the applicant, waive any of the requirements of this Section, but must state their reasons for doing so in writing as part of their decision.

Submitted by Planning Board

EXPLANATION

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Article____:

To see if the Town will vote to add §174-25 (I)(16) of the Mashpee Zoning By Law “Table of Use Regulations” by adding the letter ‘Y’ located in the columns identified as R-3, R-5, C-1, C-2, and C-3 and replacing the letters ‘SP’ in the column identified as I-1 with a ‘Y’ as follows:

Type of Use	Residential		Commercial			Industrial
	R-3	R-5	C-1	C-2	C-3	I-1
Small-scale Solar Energy System, subject to the provisions of Sec. 174-45.7	Y	Y	Y	Y	Y	Y

Submitted by Planning Board

EXPLANATION:

This article would allow the development of small scale solar energy systems in the residential, commercial and industrial zoning districts of the Town as a by-right accessory use.

Article____:

To see if the Town will vote to amend §174-25 (H)(12) of the Mashpee Zoning By Law “Table of Use Regulations” by adding the letters ‘SP’ located in the columns identified as R-3, R-5, C-1, C-2, and C-3 and replacing the letters ‘PR’ in the column identified as I-1 with a ‘SP’ as follows:

Type of Use	Residential		Commercial			Industrial
	R-3	R-5	C-1	C-2	C-3	I-1
Medium-scale Solar Energy System, subject to the provisions of Sec. 174-45.7	SP	SP	SP	SP	SP	SP

Submitted by Planning Board

EXPLANATION:

This article would allow the development of medium scale solar energy systems in the residential, commercial and industrial zoning districts with a Special Permit from the Planning Board.

Article____:

To see if the Town will vote to add §174-25 (H)(13) of the Mashpee Zoning By Law “Table of Use Regulations” by adding the letters ‘SP’ located in the columns identified as R-3, R-5, C-1, C-2, and C-3 and replacing the letters ‘PR’ in the column identified as I-1 with a ‘SP’ as follows:

Type of Use	Residential		Commercial			Industrial
	R-3	R-5	C-1	C-2	C-3	I-1
Large-scale Solar Energy System, subject to the provisions of Sec. 174-45.7	SP	SP	SP	SP	SP	SP

Submitted by Planning Board

EXPLANATION:

This article would allow the development of large scale solar energy systems in the residential, commercial and industrial zoning districts of the Town as a by-right accessory use.



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: **1156763**

Document: **Groundwater Discharge Monitoring Report Forms**

Size of File: **1032.56K**

Status of Transaction: **Submitted**

Date and Time Created: **12/23/2019:2:04:39 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

2. Tax identification Number

2019 NOV 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:

11/7/2019

a. Date Sampled (mm/dd/yyyy)

RI ANALYTICAL

b. Laboratory Name

PAUL PERROTTI

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Discharge Monitoring Report - 2019 Nov Monthly

☐

All forms for submittal have been completed.

☐

2. This is the last selection.

☐

3. Delete the selected form.



Groundwater Permit

DISCHARGE MONITORING REPORT

2. Tax identification Number

2019 NOV 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
Units			Detection limit
BOD	110	ND	3.0
MG/L			
TSS	190	6.3	2.0
MG/L			
TOTAL SOLIDS	500		
MG/L			
AMMONIA-N	7.7		
MG/L			
NITRATE-N		2.02	0.25
MG/L			
TOTAL NITROGEN(NO3+NO2+TKN)		4.52	0.25
MG/L			
OIL & GREASE		0.9	0.5
MG/L			



Groundwater Permit

DAILY LOG SHEET

2. Tax identification Number

2019 NOV 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:

11/30/2019

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

LAURA JOHNSON

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Daily Log Sheet - 2019 Nov Daily

☐

All forms for submittal have been completed.

☐

2. This is the last selection.

☐

3. Delete the selected form.



Groundwater Permit

DAILY LOG SHEET

2. Tax identification Number

2019 NOV 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	9100					7.3		
2	9100							
3	9100							
4	10900					7.3		
5	8700					7.2		
6	7300					7.4		
7	8500					7.1		
8	12867					7.3		
9	12867							
10	12866							
11								
12						7.3		
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Groundwater Permit

MONITORING WELL DATA REPORT

2. Tax identification Number

2019 NOV 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:

11/6/2019

a. Date Sampled (mm/dd/yyyy)

WHITEWATER

b. Laboratory Name

LAURA JOHNSON

c. Analysis Performed By (Name)

B. Form Selection

1. Please select Form Type and Sampling Month & Frequency

Monitoring Well Data Report - 2019 Nov 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

2. Tax identification Number

2019 NOV 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	6.16	6.17	6.38	6.68		
S.U.						
STATIC WATER LEVEL	18.18	52	47.35	50.52		
FEET						
SPECIFIC CONDUCTANCE	278	326	2.37	984		
UMHOS/C						



Groundwater Permit

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 electronically 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

12/23/2019

b. Date (mm/dd/yyyy)

Reporting Package Comments

PLANT MET ALL PERMIT REQUIREMENTS FOR NOVEMBER 2019, PLANT IS UNDERGOING AND UPGRADE. CLEARWELL IMPROVEMENTS. PUMPED 167,462 GALLONS TO CONTROL FLOW DURING UPGRADE.

To: Planning Board

From: Evan Lehrer

Date: January 13, 2020

Re: Local Comprehensive Plan – Survey implantation budget

Item	Estimate	Estimate + 50%
Survey Printing	\$7,100	\$10,650
Survey Mailing	\$2,400	\$3,600
Business Cards (1,000 units)	\$200	\$300
Supplemental Mailing	\$2,400	\$3,600
Totals:	12,100	\$18,150

*Printing and mailing assumes sending to each Mashpee Head of Household.