



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Meeting of the Mashpee Planning Board
Wednesday, February 5, 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 January 15, 2020

Definitive Plan

Applicant: Bayswater Development LLC

Location: Lot #1594 located at Rock Landing Road and Red Brook Road identified on Assessors Map 110 – Parcel 116-74

Request: To construct an 81(+/-) lot "Cottage Development" on 16.29 acre lot

Filing of Definitive Plan and vote to set Public Hearing Date

New Business

- Special Permit Modification #1, Sign Written Decision – Modi LLC – 10 Evergreen Circle
- Special Permit Modification #36, Sign Written Decision – Willowbend
- C Rowley – January 2020 Invoice

Old Business

- Review and discussion regarding update of Local Comprehensive Plan
 - Local Comprehensive Plan Survey
 - Preference Survey
 - RFP Scope of Work for the Chapters on Energy, Economic Development, Municipal Buildings and Facilities

Chairman's Report

Board Member Committee Reports

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

MASHPEE TOWN CLERK

JAN 31 2020

RECEIVED BY: _____



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

Town Planner Report

- Solar energy systems zoning proposal
- Municipal Vulnerability Preparedness Program Update
Listening Session scheduled for Thursday, February 13, 2020 at Mashpee Public Library Event Room 6:00 PM
- Stormwater Task Force – Bylaw changes necessary for MS4 Permitting Compliance
- Planning Board APA Membership

Consulting Engineer Report

Correspondence

- December 2019 Discharge Monitoring Report for South Cape Village – No flow in December due to plant upgrade work
- 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

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK

JAN 31 2020

RECEIVED BY: _____

GLS

**Mashpee Planning Board
Minutes of Meeting
January 15, 2020 at 7:00 p.m.
Mashpee Town Hall-Waquoit Meeting Room
16 Great Neck Road North**

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

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

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, January 15, 2020. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES—December 18, 2019

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

MOTION: Mr. Balzarini made a motion to approve the minutes as presented. Mr. Callahan seconded the motion. 5 yes, 1 abstain

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.

The Chair read the request.

MOTION: Mr. Balzarini made a motion to proceed without a Public Hearing. Mr. Phelan seconded the motion. All voted unanimously.

Jack McElhinney, attorney for Southworth Mashpee Properties, was present to request a minor modification to the Special Permit granted September 2018 to construct 22 units on a 9 acre parcel. Mr. McElhinney referenced the northern most structure, Unit 5, and a request to purchase both units and enlarge the unit from 3300 to 4400 square feet, requiring a small adjustment to the building. The adjustment moved the building 9 feet closer to the golf course, while maintaining the setback between existing structures. Regarding total additional lot coverage, the project reduced it from 13.4% to 13.1%. The project's engineer had been in contact with Mr. Rowley regarding drainage matters and the proximity of the retaining wall. New plans were provided for the larger unit.

Mr. Balzarini inquired whether the movement would add pressure to the retaining wall and Mr. Rowley responded that if the foundation was deep enough, it should not impact the wall. Mr. Rowley added that it would be a matter to be considered by the Building Inspector.

Mr. Phelan inquired whether 27 feet would be maintained between the buildings and Mr. McElhinney confirmed that it would. Mr. Rowley confirmed that the orientation and setbacks between buildings had not changed, adding that the north and west sides moved closer to the wall and golf course. There were no additional questions or comments.

MOTION: Mr. Balzarini made a motion to accept the Minor Modification as presented. Mr. Cummings seconded the motion. All voted unanimously.

Applicant: Modi LLC

Location: 10 Evergreen Circle

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.

The Chair read the request.

MOTION: Mr. Balzarini made a motion to go forward without a Public Hearing. Mr. Callahan seconded the motion. All voted unanimously.

Brian Catignani, Project Manager with ConServ Group, represented the applicant and proposed changes primarily to the parking lot area and fencing, while maintaining the approved layout. Mr. Catignani reported that the May Institute, abutters to the fencing, supported a modification to a split rail fence, to increase visibility. The front section would relocate the fence closer to the covered porch, away from the buffer zone, in order to remove the need for a retaining wall. The auxiliary parking lot would be changed to gravel, maintaining only a loading zone.

Mr. Catignani stated that the applicant was carrying a heavier asphalt thickness than was required in the Town's bylaw and proposed that it be reduced to 2.5 inches. Mr. Rowley suggested that the minimum was 3 inches and Mr. Catignani quoted Parking Lot Design, Section F. Mr. Rowley stated that it was changed in Subdivision Regulations but possibly not the Bylaw. Mr. Rowley stated that to maintain the surface, 1.5 inches base was a bare minimum with just 1 inch on top, and would create a maintenance issue later on. Mr. Rowley recommended 1.75 inches base and 1.25 inches for a total of 3 inches. Mr. Balzarini agreed. Mr. Catignani stated that there would not be heavy travel, but Mr. Rowley cautioned against what was being proposed, noting the potential of unraveling and damage from snow plows. Mr. Rowley agreed that 4 inches may be more than necessary and recommended 3 inches. Mr. Callahan suggested following the Town Regulations, unless the applicant wished to take the Board's recommendations. Mr. Rowley noted that the Bylaw listed a minimum standard, and that something more could be appropriate. The Chair acknowledged the owner, Jan Aggerbeck, and

inquired whether he would consider Mr. Rowley's recommendation to maintain 3 inches. Mr. Aggerbeck agreed to 3 inches but stated that the Board could not demand more than what was required in the Bylaw. The Chair and Mr. Balzarini stated they were not making a demand but asking if he would accept the change in the plans to ensure that the information was properly communicated.

Mr. Balzarini inquired about the removal of the sidewalks and Mr. Catignani responded that seashells and landscaping would be added. It was confirmed that the gravel area would remain for employee parking, without striping. Mr. Balzarini inquired about accessibility and Mr. Catignani responded that handicap parking was located at the front door of the building. Concrete would remain in the covered porch and would continue to be accessible.

Mr. Phelan referenced the gravel parking and inquired whether there was a requirement to bear a certain weight, such as would be needed for fire apparatus. Mr. Catignani responded that the same subsurface would be used throughout the pavement and the gravel. It was confirmed that the depth would be 8 inches of reclaimed material. Mr. Rowley noted that the plans did not show the catch basin in the area and Mr. Catignani responded that the drainage plans remained the same in case of future paving. Mr. Rowley inquired about grading into the catch basin, stating that additional maintenance would be necessary due to the potential for sediment entering the catch basin and attention would be necessary in the Operations and Maintenance Plan. Mr. Rowley inquired about containment around the gravel area and Mr. Catignani responded that there would be a raw edge in place of a Cape Cod berm. Mr. Rowley also pointed out a premature end to the Cape Cod berm on the south west side and Mr. Catignani confirmed that it was an error and the berm would continue to the asphalt. Mr. Rowley stated that the gravel depth should be stated as the same as under the pavement.

The Chair reiterated that, in the gravel parking area, the reclaimed material, as with under the paved area, should be a minimum of 8 inches. Mr. Aggerbeck consented to the condition. In addition, it would be conditioned that the plan would be changed so that the Cape Cod berm would extend around all 6 parking spots on the south west part of the project, to the edge of the building, and at the opposite side of the spaces, the berm would extend to the end of the proposed pavement.

The Chair inquired about the fence and Mr. Catignani confirmed that it would be moving closer to the building, away from the street, increasing protections from the neighbors. The fire pits would be located on the other side of the fence. By moving the fence closer, Mr. Aggerbeck confirmed that the posts would not need to be higher, reducing the potential for the fence to be blown over.

Mr. Rowley suggested that the changes be made to the plan, and a new plan feature a revision date, and referenced in the modification. Mr. Rowley added that the thickness of the proposed gravel also be added to the plan, as well as a condition revising the maintenance plan to address the gravel parking lot.

MOTION: Mr. Balzarini made a motion that a condition be added that the maintenance plan for the catch basin in the gravel parking lot would have additional maintenance. Mr. Callahan seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion that a condition be added that the Cape Cod berm be extended around all 6 parking spots on the south west part of the project and continue to the edge of the building, and on the opposite side of the 6 parking spots in the graveled area, that the Cape Cod berm extends to the edge of the proposed pavement. Mr. Phelan seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion that under the gravel parking lot there's a minimum of 8 inches of reclaimed asphalt. Mr. Callahan seconded the motion. All voted unanimously.

Mr. Lehrer noted that the applicant requested a waiver of the \$500 application fee.

MOTION: Mr. Balzarini made a motion to waive the \$500 fee. Mr. Phelan seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to approve the Minor Modification with the three conditions as stated previously. Mr. Callahan seconded the motion.

Mr. Rowley suggested contacting the Board of Health to confirm that it would be acceptable to have a gravel area above the septic system.

All voted unanimously.

The Chair asked that the revisions be presented at the next meeting.

APPROVAL NOT REQUIRED

Applicant: Joanna Cook Kjellman

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

Request: Combine 3 lots into 2 lots

The Chair read the request. David Crispin, of the BSC Group, was present on behalf of the applicant who purchased three lots, two of which currently featured homes. Mr. Crispin stated that the applicant wished to remove house #20, which was not built, combining the three lots in to two lots. It was noted that the Town Clerk signature block had been removed.

MOTION: Mr. Balzarini made a motion to approve the ANR as presented. Mr. Cummings seconded the motion. 4 yes, 1 abstain.

Planning Board members signed the plans.

NEW BUSINESS

Request for Release of Covenant for 7 Balfour Lane-John Rodrigues, Trustee, was present to request the release of the covenant. The Chair read the letter indicating that requirements had been met and Mr. Rodrigues wished to apply for a building permit. The Chair asked for comment from Mr. Rowley who was just seeing the application. Mr. Rowley confirmed that Balfour Lane had been completed, adding that there had been a separate project for the catch basins from the houses across the street. Mr. Rowley had conducted an inspection approximately 6 months ago and recalled that loam and seed on the shoulders was the only final requirement.

MOTION: Mr. Balzarini made a motion to release the Covenant. Mr. Callahan seconded the motion. All vote unanimously.

Members of the Planning Board signed the Release of Covenant.

Mr. Rodrigues referenced Silver Leaf and his hope to finish the top of the road, where he had 3 lots at the top of Fox Hill. Mr. Rodrigues anticipated taking construction from the top of Fox Hill to the rear of the front lot on South Sandwich, approximately 300 feet. Mr. Rowley noted that Mr. Rodrigues' work could complete Fox Hill.

MOTION: Mr. Balzarini made a motion to authorize Mr. Rowley to work with Mr. Rodrigues regarding the matter. Mr. Callahan seconded the motion. All voted unanimously.

Mr. Rodrigues' engineer would work with Mr. Rowley to further consider the matter.

Charles Rowley Billing-The Planning Board was in receipt of an invoice from Mr. Rowley for meetings and inspections during the month of December 2019, totaling \$940. Mr. Phelan inquired about discussions regarding Route 151 with DPW Director Catherine Laurent and Mr. Rowley confirmed that the plans were still under design. Mr. Rowley confirmed that it appeared there would be two paved approaches to the river way.

MOTION: Mr. Balzarini made a motion to approve the bill for \$940. Mr. Callahan seconded the motion. All voted unanimously.

The release of funds was signed by Planning Board members.

Mashpee Commons Notice of Intent for a Development Agreement-The Chair referenced the letter and packet received from Mashpee Commons and Attorney Eliza Cox, regarding their Notice of Intent for a Development Agreement. Mr. Lehrer explained that the matter would be considered by the Commission to determine eligibility, before applying for the Development Agreement.

OLD BUSINESS

Review and discussion regarding update of Local Comprehensive Plan-The Chair recommended further consideration of the three chapters to issue an RFP for a consultant and to develop a Scope of Work. The Chair and Mr. Lehrer would reach out to the Cape Cod Commission to inquire about their assistance in Transportation. The Chair also asked that Board members consider the survey questions and whether additions and/or deletions should be made. Mr. Lehrer confirmed that some questions could be irrelevant, such as some wastewater questions. The Chair suggested matters such as climate change could be added. It was the Chair's hope that the survey could be ready for Town Meeting. Mr. Lehrer confirmed that the Librarian approved use of the Survey Monkey account. Mr. Lehrer provided a suggested budget for implementation of the survey, and had also been in contact with the Town Clerk who suggested distribution to heads of household. Mr. Lehrer noted that the heads of household mailing could total \$2,400 due to the size of the survey. Mr. Lehrer suggested a smaller paper sampling, with a greater emphasis on distributing a digital survey, such as

making the survey available at community events, and keeping the survey window open for a longer period of time.

Mr. Lehrer would look into the actual number of heads of households and the Chair suggested that the mailing could be randomly selected. Mr. Phelan suggested that the paper survey would likely yield a lower return rate, whereas the digital version would likely provide a better result. Mr. Lehrer noted that articles would appear in the Enterprise and a one page informational flyer could be sent to the heads of household. The next scheduled town wide mailing would be toward the end of the survey cycle, prior to the October Town Meeting. There was discussion about the length of time the survey window would be open. The Chair felt that 30-60 days with a deadline would be ideal otherwise responses would dwindle, but Mr. Lehrer felt it should be longer and include the summer. The Chair recommended requesting funds up to \$12,000 to the Town Manager to seek mitigation funds from the Cape Cod Commission and noted that the survey size could be reduced.

Mr. Lehrer recommended adding questions about a visual survey for Mashpee Commons but the Chair expressed concern about the additional space it would take, noting that she had compiled the information from their Visioning Sessions.

CHAIRMAN'S REPORT

The Chair reported that the deadline for the May 2020 Town Meeting Warrant Articles was February 10.

BOARD MEMBER COMMITTEE UPDATES

Cape Cod Commission-Mr. Callahan reported that there would be a hearing for the Cape Cod Hospital addition on January 23. Discussion about the Technical Assistance Grant would be added for discussion at the next meeting. Mr. Lehrer would look in to whether or not it could be utilized for MVP or other Mashpee projects.

Community Preservation Committee-The Chair reported that applications were received for the purchase of two parcels of bog lands to assist with restoring the wetlands and improve conditions at Santuit Pond. In addition, the Board of Selectmen drafted a Warrant Article to reduce the property surcharge to 2%, and add a WIIF 2% surcharge on the property tax to address the Nitrogen Mitigation Plan.

Design Review Committee-No meeting

Plan Review- No meeting

Environmental Oversight Committee-Mr. Cummings reported that a guest speaker addressed the Committee regarding a plastic bottle ban. Plans to pursue a plastic bottle, plastic straw and helium balloon ban have been delayed until October at the request of Selectman Gottlieb, to focus the May Town Meeting on wastewater issues. Mr. Cummings also discussed the proposal to use bog areas to filter issues at Santuit Pond, which has worsened in recent years. In addition, homes within 300 feet of the pond would have their septic systems inspected by order of the Board of Health. The DPW was installing storm drains in the area. The Chair indicated that the Army Corps of Engineers was further studying the area and whether dredging could improve the pond. Mr. Cummings reported that MIT would be installing a video counting lab for the herring at Santuit Pond.

Greenway Project & Quashnet Footbridge-The Chair reported that the Friends of the Mashpee Refuge had expressed interest in the project and would like to meet to discuss the matter further. Mr. Hansen reported that the Falmouth side of the river appeared not to have an active trail. Mr. Hansen also noted that large amounts of chipping material and tree refuse was being dumped into the area and blocking access to the trail system, on the school side. Mr. Hansen planned to follow up

with Ms. Laurent regarding the plans for the area. The Chair noted that Chuckie Green had notified her of available land on Route 28 set aside for parking for a trailhead and suggested that Footbridge and Trails be added as an agenda item.

Historic District Commission-No meeting, but one was being scheduled.

Military Civilian Advisory Council-Mr. Phelan reported that he would be attending a meeting at the end of January.

UPDATES FROM TOWN PLANNER

Solar Energy Systems Zoning Proposal-Mr. Lehrer reported that he consolidated the use document and proposed that solar energy systems be divided into small, medium and large, as identified by the State. Mr. Lehrer confirmed that State law did not allow municipalities to prohibit solar, but could place reasonable restrictions through the Special Permit process with stacking and setbacks. Mr. Lehrer had not yet included a purpose in the draft or the smaller frontage requirement. There was discussion regarding the definitions of the solar arrays.

The Chair suggested that the small array should include height limitations and protection from glare for neighbors. Mr. Lehrer suggested that recommendations may be available in the State document. The Chair also suggested that the systems should have a setback of at least 100 feet from a public or private way. Mr. Rowley recommended reducing or expanding the setback in the event that greater protections may be needed. Regarding height, Mr. Lehrer noted that the State had mandated that access to sunlight could not be limited, but he would look into the issue further. There was discussion regarding proximity of and sound from inverters. Mr. Rowley referenced E1 and E3, and setback restrictions, suggesting wording “notwithstanding minimum setbacks. The Chair felt that arrays should be at least 50 feet away from conservation lands. Regarding visual impact mitigation, Mr. Lehrer confirmed that it appeared in #8 with screening or fencing if necessary. Mr. Rowley suggested consideration of potential visual impacts that could be related to grading, recommending possibly requiring a cross sectional profile to depict potential visual impacts. Mr. Lehrer would add the item to the draft. The Chair requested that maintenance of vegetation be mechanical. It was believed that car ports were categorized as small scale arrays, but Mr. Lehrer would research it further.

CONSULTING ENGINEER REPORT

Nothing additional at this time.

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 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

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Callahan seconded the motion. All voted unanimously. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS PROVIDED

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

- 1/8/20 Southworth Mashpee Properties LLC Application for Special Permit Modification
- 1/9/20 Glen Harrington, Board of Health, Email Regarding Maintenance of Sidewalks at Willowbend
- 1/8/20 MODI LLC Application for Special Permit Modification
- 12/27/19 May Institute Letter Endorsing Split Rail Fence
- 1/8/20 Joanna Cook Kjellman Application for Approval Not Required
- 12/16/19 John Rodrigues Letter Regarding Release of Covenant and Documents
- 12/12/19 Mashpee Commons Letter of Intent for a Development Agreement from Liza Cox,
Application and Accompanying Packet
- Local Comprehensive Plan Survey Implementation Budget
- 1/6/20 Mary Waygan Memo to Board of Selectmen Regarding Solar Energy Systems Zoning Article
- Proposed Solar Energy Systems Zoning Article
- DEP Groundwater Discharge Reports for Southcape Village



16 Great Neck Road North
Mashpee, Massachusetts 02649

Mashpee Planning Board Public Hearing Notice

Pursuant to Massachusetts General Laws, Chapter 41 Section 81T, the Mashpee Planning Board will hold a public hearing on Wednesday, March 4, 2020 at 7:10 p.m. at the Mashpee Town Hall, 16 Great Neck Road North, to consider an application by Bayswater Development, LLC, of 20 Red Brook Road, Mashpee, MA 02649 for approval of a definitive subdivision plan of land located on Rock Landing Road at New Seabury "Section 5" and identified on the Mashpee Assessors Maps as Map 116, parcel 74. The proposal is for a 81 lot subdivision under the terms of the New Seabury cluster subdivision special permit.

Plans may be reviewed in the offices of the Town Clerk or Town Planner at Mashpee Town Hall.

Submitted by

Mary E. Waygan
Mashpee Planning Board

Publication dates: Friday, February 14, 2020
Friday, February 21, 2020



Special Permit Modification Decision
Minor Modification of Special Permit Site Plan

Modi LLC
Coffee Shop with Facilities for Roasting, Processing and Packaging Coffee
10 Evergreen Circle, Mashpee, MA 02649

I. Background/Procedural Record

On September 4, 2019 the Planning Board of the Town of Mashpee (the "Board") issued a Special Permit Decision pursuant to Article VI, Section 174-24.C.(9)(c) of the Mashpee Zoning Bylaws and the provisions of the Light Industrial Overlay District.

At the Board's January 15, 2020 meeting Modi LLC (the "applicant") requested a minor modification of the site plan approved under the decision "Modi LLC, Coffee Shop with Facilities for Roasting, Processing and Packaging Coffee, 10 Evergreen Circle, Mashpee, MA 02649."

II. Proposal

A letter dated January 8, 2020 (attached hereto) submitted by Brian Catignani, Project Manager, ConServ Group, Inc. proposed to make the following modifications to the site plan:

- 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 and change the surface of the remaining parking spaces to gravel.
- Remove all concrete sidewalks except for the required handicapped access points.
- Make all curbing at paved areas cape cod berm to facilitate snow plowing.
- Reduce the asphalt paving thickness to the Town required minimum.
- Substitute split-rail fencing along the southerly property line in place of 6-foot solid fence.
- Remove the proposed retaining wall at the front/Route 130 side of the building with stable sloped grading.
- Re-design the proposed split rail fencing at the northern side of the property to include the area labeled "food truck".
- Relocate the proposed firepit outside the Pavilion to the front of the building.

III. Jurisdiction.

The application was made and this decision is issued by the Mashpee Planning Board pursuant to Article VI, Section 174-24.C.(9)(b) of the Mashpee Zoning Bylaws as they existed on September 4, 2019, the date on which this special permit was approved by the Mashpee Planning Board. Where reference is made herein to the Mashpee Zoning Bylaw, it shall refer to

the provisions thereof as they existed on said date. The project is located in the C-3 Limited Commercial zoning district and within the Light Industrial Overlay District.

III. Chronology.

The application for this special permit modification was filed with the Town Clerk on January 8, 2020. The proposal was presented to the Board at its meeting on January 15, 2020, at which time it was determined, by a 5-0 vote of the Board, that the proposed change was a minor site plan change not requiring a public hearing under the terms of Section 174-24.C.9. of the zoning bylaw.

IV. Decision

On January 15, 2020 the Planning Board voted to approve the proposed changes to the Project as requested by the January 8, 2020 letter submitted by Brian Catignani, Project Manager, ConServ Group, Inc. The members of the Planning Board were recorded as follows: Mary Waygan, Dennis Balzarini, Joseph Cummings, John Phelan, and Joseph Callahan were recorded as voting in favor of the minor modification. No members were recorded as voting against.

V. Conditions.

The Board voted to condition its approval of the request on the following:

- The Operation and Maintenance Plan will be modified to require additional maintenance of the catch basins beneath the gravel parking area.
- The depth of the reclaimed asphalt sub-base material under the gravel parking area shall be a minimum depth of 8" to match the depth of sub-base under the asphalt parking area.
- The site plan will be changed to show the cape cod berm extends around all six (6) parking spots adjacent to the southwest portion of the building and carried around the corner and to the edge of the building, and on the opposite side of the aforementioned six (6) parking spaces the berm will be shown to extend to the end of the pavement.

These conditions have been satisfied and are shown on Sheet 3 of 7, "Site Layout Plan for Cape Cod Coffee Located at Lot B/#10 Evergreen Circle, Mashpee, MA 02649," by Atlantic Design Engineers, Sandwich, MA, Dated June 21, 2019" last revision #7, Planning Board Recommendations, dated 1/16/2020.

VI. Signature and Filing.

This special permit modification decision has been approved by the Mashpee Planning Board on January 15, 2020

A true copy
Attest

Mary E. Waygan, Chair

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

Date

On this ____ day of September 2019, before me, the undersigned notary public, personally appeared _____, a member of the Mashpee Planning Board, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he/she) signed it voluntarily for its stated purpose.

Notary Public

My Commission expires: _____

Date of expiration

A copy of this decision has been duly filed on _____, 2020 with the Town Clerk of Mashpee.

Town Clerk



MASHPEE PLANNING BOARD
Minor Modification of Special Permit Site Plan
January 15, 2020
Southworth Mashpee Properties LLC
Willowpark Townhomes

I. BACKGROUND / PROCEDURAL RECORD

This decision concerns the application of Southworth Mashpee Properties LLC., Inc. of 130 Willowbend Drive, Mashpee MA, (the "Applicant") for approval of a modification to the Special Permit site plan approved by the Mashpee Planning Board on September 5, 2018 11 townhouses totaling 22 units.

The proposed modifications include increasing the footprint of Building #5 (the northerly-most duplex) of the development. The proposal is to increase the size of the building from 3,300 square feet to 4,400 square feet. The proposed adjustment brings the building approximately nine (9) feet closer to the golf course. The setbacks between buildings is not disturbed by this proposal and the increase in lot coverage is de minimus, increasing by 0.03%. Minor adjustments, approved by a structural engineer, have been made to the retaining wall between the structure and the golf course.

II. Jurisdiction.

The application was made and this decision is issued by the Mashpee Planning Board pursuant to Article VI, Section 174-24.C. (Special Permit Use) of the Mashpee Zoning Bylaws as they existed on April 15, 1987, the date on which the initial special permit application was approved by the Mashpee Planning Board. Where reference is made herein to the Mashpee Zoning Bylaw, it shall refer to the provisions thereof as they existed on said date.

III. Chronology.

The proposal was presented to the Board at its meeting on January 15, 2020, at which time it was determined, by a 5-0 vote of the Board, that the proposed change was a minor site plan change not requiring a public hearing under the terms of Section 174-24.C.9. of the zoning by-law.

IV. Decision.

On January 15, 2020 the Planning Board voted to approve the proposed changes to the Project as requested including:

1. Increase the square footage of building #5 (northerly-most duplex) on the plan from 3,300 sq feet to 4,400 square feet.
2. Adjust the buildings footprint shifting it approximately nine (9) feet closer to the golf course to the north of the structure.



Town of Mashpee

16 Great Neck Road North
Mashpee, Massachusetts 02649

III. SIGNATURE AND FILING:

This Special Permit Site Plan modification decision was approved by the Mashpee Planning Board on December 15, 2020.

MASHPEE PLANNING BOARD

Mary E. Waygan, Chair

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

date

On this ____ day of _____ 20____, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he/she) signed it voluntarily for its stated purpose.

Notary Public

My Commission expires: _____
date of expiration

A copy of the decision has been duly filed on _____, 2020 with the Town Clerk of Mashpee.

Town Clerk

















1. Are you a Town of Mashpee...

	Response Percent	Response Count
Year-round resident	82.3%	564
Seasonal resident	14.0%	96
Non-resident property owner	3.6%	25
answered question		685
skipped question		1













2. If a seasonal resident or non-resident property owner, do you plan to make Mashpee your full-time residence in the next 10 years?

	Response Percent	Response Count
Yes	7.7%	53
No	3.5%	24
Unsure	7.0%	48
I am a year-round resident	81.8%	560
answered question		685
skipped question		1

3. What type is your residence in Mashpee?		
	Response Percent	Response Count
Single family home	77.2%	529
Apartment	1.2%	8
Condo unit	20.3%	139
Mobile home	0.9%	6
Other	0.1%	1
I am a non-resident property owner	0.3%	2
answered question		685
skipped question		1



5. Planning Area			Response Percent	Response Count
11			1.6%	11
12			5.4%	36
13			7.8%	52
14			8.7%	58
15			4.6%	31
16			17.1%	114
21			2.4%	16
22			10.0%	67
23			2.8%	19
24			3.9%	26
25			11.1%	74
31			3.4%	23
32			6.7%	45
33			5.8%	39
34			3.3%	22
35			5.2%	35







6. Neighborhood		Mary Note	2/2/2020 4:51:24 PM		
			Any new neighborhoods or names?	Response Percent	Response Count
	North Mashpee	<div></div>		1.6%	11
	Main Street West / Ashumet Road	<div></div>		2.6%	18
	Northeast Mashpee	<div></div>		8.3%	57
	Main Street East	<div></div>		5.4%	37
	Central Mashpee	<div></div>		3.1%	21
	Quashnet Valley	<div></div>		2.6%	18
	Southport	<div></div>		8.3%	57
	TCB Mashpee Village+			0.0%	0
	Johns & Ashumet Ponds	<div></div>		8.5%	58
	Route 151 West	<div></div>		1.2%	8
	Childs River	<div></div>		1.2%	8
	Rotary Area	<div></div>		7.0%	48
	Route 28 East	<div></div>		4.5%	31
	Quinaquisset West	<div></div>		2.3%	16

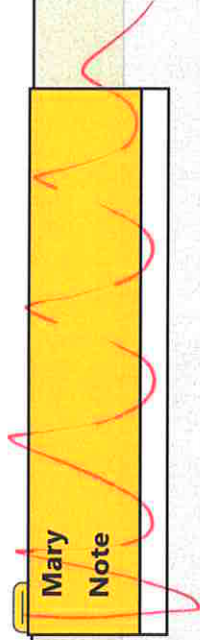
Willowbend		1.0%	7
Quinaquisset East		0.9%	6
Mashpee Neck		5.4%	37
Route 28 South		3.1%	21
Great Neck South		3.7%	25
South Mashpee		0.3%	2
Seabrooks		5.7%	39
Monomoscoy & Seconsett Is		2.0%	14
South Cape		3.1%	21
New Seabury		9.5%	65
Popponesset Beach		6.1%	42
Rock Landing		0.0%	0
Unknown		2.5%	17
answered question		684	
skipped question			2



7. Where is your residence or property located in Mashpee (please write in the name of the subdivision, condominium project, mobile home park, street or neighborhood etc.)	
	Response Count
	685
answered question	685
skipped question	1







8. How long have you lived in the Town of Mashpee?	
	Response Response Percent Count
Less than 5 years	11.4% 78
5-10 years	32.4% 222
11-25 years	34.3% 235
Over 25 years	17.7% 121
I am a non-resident property owner	4.2% 29
answered question	685
skipped question	1

9. Does your household include children under the age of 19?			
		Response Percent	Response Count
Yes		18.4%	126
No		81.6%	559
		answered question	685
		skipped question	1

10. What group best describes your current age?			
		Response Percent	Response Count
Under 19		0.9%	6
19-29		1.6%	11
30-39		4.1%	28
40-49		10.2%	70
50-65		34.3%	235
Over 65		48.9%	335
		answered question	685
		skipped question	1










11. What is your gender?		Response Percent	Response Count
Female		48.0%	329
Male		52.0%	356
answered question			685
skipped question			1




12. Which of the following best describes your current employment status?		Response Percent	Response Count
Employed		30.7%	210
Self-employed		9.5%	65
Un-employed		2.3%	16
Homemaker		3.2%	22
Retired		44.7%	306
Retired, working part-time		9.6%	66
answered question			685
skipped question			1




13. Where is your primary place of employment? (Leave blank if un-employed)		
	Response Percent	Response Count
Mashpee	31.2%	119
Barnstable	12.1%	46
Falmouth	9.4%	36
Sandwich	5.2%	20
Elsewhere on Cape Cod	8.9%	34
Off Cape Cod	33.1%	126
	answered question	381
	skipped question	305




14. How often do you attend Town Meetings?		
	Response Percent	Response Count
Most always	19.1%	131
Occasionally	40.9%	280
Never	40.0%	274
	answered question	685
	skipped question	1

15. How often do you vote at Town elections?			
		Response Percent	Response Count
Most always		66.3%	454
Occasionally		14.7%	101
Never		19.0%	130
answered question			685
skipped question			1

16. In your opinion, is Mashpee's population...			
		Response Percent	Response Count
Growing too fast		35.1%	239
Growing at an acceptable rate		49.8%	339
Growing too slowly		1.5%	10
Unsure about growth rate		13.7%	93
answered question			681
skipped question			5

17. Would you enjoy living in Mashpee if its population increased to the “buildout” level?			
Yes		Response Percent	Response Count
		25.7%	175
No		45.1%	307
Unsure		29.2%	199
		answered question	681
		skipped question	5

18. Are you satisfied with the appearance of new developments built in Mashpee during the last 20 years?			
Very much		Response Percent	Response Count
		37.4%	255
Somewhat		55.4%	377
Not satisfied		7.2%	49
		answered question	681
		skipped question	5

19. Do you favor a mix of commercial, retail and residential development in the rotary area and other commercial areas which may include 2 or 3 story buildings?			
		Response Percent	Response Count
Yes		58.0%	395
No		32.3%	220
Unsure		9.7%	66
		answered question	681
		skipped question	5

20. In general, how would you rate the Town of Mashpee as...						
	Excellent	Good	Fair	Poor	Unsure	Rating Average
A place to live	39.3% (260)	51.2% (339)	7.1% (47)	0.5% (3)	2.0% (13)	3.56
A place to raise children	15.9% (105)	38.1% (252)	13.4% (89)	5.1% (34)	27.5% (182)	1.92
A place to work	10.9% (72)	26.7% (177)	16.6% (110)	11.5% (76)	34.3% (227)	1.17
A place to retire	39.0% (258)	42.0% (278)	9.4% (62)	2.4% (16)	7.3% (48)	3.23
						answered question
						662
						skipped question
						24

21. In the last twenty years has the quality of life in Mashpee...		
	Response Percent	Response Count
Improved	40.8%	270
Stayed the same	16.5%	109
Worsened	16.0%	106
Unsure	26.7%	177
answered question		662
skipped question		24

22. Please indicate how important the following factors are / were in your decision to live in / move to Mashpee				
	Very Important	Important	Not Important	Rating Average Response Count
Rural character	47.4% (314)	39.9% (264)	12.7% (84)	2.69 662
Lower taxes	47.0% (311)	40.5% (268)	12.5% (83)	2.69 662
Affordable housing	23.9% (158)	38.8% (257)	37.3% (247)	1.73 662
Small town lifestyle	49.1% (325)	40.6% (269)	10.3% (68)	2.78 662
Good public services	40.2% (266)	47.7% (316)	12.1% (80)	2.56 662
Good for children	32.2% (213)	35.2% (233)	32.6% (216)	1.99 662
Job opportunities	14.2% (94)	31.0% (205)	54.8% (363)	1.19 662
Near friends / family	21.3% (141)	40.9% (271)	37.8% (250)	1.67 662
Open Space	50.6% (335)	37.8% (250)	11.6% (77)	2.78 662
Air / Water quality	64.5% (427)	28.7% (190)	6.8% (45)	3.15 662
Beaches / Ponds	60.7% (402)	29.6% (196)	9.7% (64)	3.02 662
Recreation facilities	35.5% (235)	43.8% (290)	20.7% (137)	2.30 662
Tranquility	56.6% (375)	34.9% (231)	8.5% (56)	2.96 662
Shopping facilities	26.4% (175)	51.5% (341)	22.1% (146)	2.09 662
Restaurants	24.6% (163)	50.5% (334)	24.9% (165)	1.99 662
Golf courses	14.8% (98)	26.4% (175)	58.8% (389)	1.12 662

Boating	25.2% (167)	29.6% (196)	45.2% (299)	62
Fishing	21.6% (143)	29.8% (197)	48.6% (322)	662
Native American History	10.9% (72)	32.2% (213)	56.9% (377)	662
Please describe any other factors and their corresponding level of importance				109
answered question				662
skipped question				24



Mary

Note

2/2/2020 4:56:11 PM

Add "Employment or Economic Opportunities"

Add "Easy Commute to Work"

23. Please indicate whether the factors from the previous question have improved, worsened, or stayed the same.

	Better	Worse	Same	Rating Average	Response Count
Rural character	7.3% (48)	40.0% (265)	52.7% (349)	-1.64	662
Lower taxes	3.5% (23)	47.9% (317)	48.6% (322)	-2.22	662
Affordable housing	12.7% (84)	21.5% (142)	65.9% (436)	-0.44	662
Small town lifestyle	8.2% (54)	31.1% (206)	60.7% (402)	-1.15	662
Good public services	27.2% (180)	8.9% (59)	63.9% (423)	0.91	662
Good for children	20.1% (133)	8.8% (58)	71.1% (471)	0.57	662
Job opportunities	8.0% (53)	20.1% (133)	71.9% (476)	-0.60	662
Near friends / family	9.1% (60)	4.1% (27)	86.9% (575)	0.25	662
Open Space	14.0% (93)	29.6% (196)	56.3% (373)	-0.78	662
Air / Water quality	12.4% (82)	24.5% (162)	63.1% (418)	-0.60	662
Beaches / Ponds	12.2% (81)	18.6% (123)	69.2% (458)	-0.32	662
Recreation facilities	23.1% (153)	8.2% (54)	68.7% (455)	0.75	662
Tranquility	6.3% (42)	30.7% (203)	63.0% (417)	-1.22	662
Shopping facilities	50.9% (337)	6.9% (46)	42.1% (279)	2.20	662
Restaurants	43.8% (290)	6.9% (46)	49.2% (326)	1.84	662
Golf courses	10.3% (68)	4.1% (27)	85.6% (567)	0.31	662

Boating	4.7% (31)	11.0% (73)	84.3% (558)	62
Fishing	4.1% (27)	13.1% (87)	82.8% (548)	662
Native American History	13.3% (88)	7.3% (48)	79.5% (526)	662
Please describe any other factors and whether they have improved, worsened or stayed the same				127
answered question				662
skipped question				24

Mary
Note

2/2/2020 4:56:38 PM

Add "Employment or Economic Opportunities"

24. Which of the following are the most serious problems facing Mashpee today? Rank your top five choices in order 1 (most serious) through 5.

****YOU MAY ONLY SELECT 5 OF THE PROBLEMS LISTED BELOW****

	1	2	3	4	5	Response Count
Population Growth	40.1% (113)	18.1% (51)	10.6% (30)	16.7% (47)	14.5% (41)	282
Sluggish Economy	30.9% (63)	22.1% (45)	16.2% (33)	17.6% (36)	13.2% (27)	204
Pollution of groundwater	17.4% (55)	25.9% (82)	21.1% (67)	18.3% (58)	17.4% (55)	317
Traffic congestion	25.9% (97)	26.7% (100)	17.9% (67)	16.3% (61)	13.3% (50)	375
Inconvenient shopping facilities	9.4% (3)	12.5% (4)	28.1% (9)	15.6% (5)	34.4% (11)	32
Inadequate medical services	7.9% (6)	17.1% (13)	31.6% (24)	25.0% (19)	18.4% (14)	76
Overburdened Town services	13.7% (17)	22.6% (28)	31.5% (39)	17.7% (22)	14.5% (18)	124
Lack of job opportunities	12.7% (17)	20.1% (27)	27.6% (37)	17.9% (24)	21.6% (29)	134
Lack of affordable housing	10.8% (10)	15.1% (14)	22.6% (21)	30.1% (28)	21.5% (20)	93
Property Taxes	33.1% (122)	20.9% (77)	20.6% (76)	15.2% (56)	10.3% (38)	369
Loss of small-town character	6.3% (11)	12.5% (22)	16.5% (29)	33.5% (59)	31.3% (55)	176
Pollution of bays and ponds	20.5% (69)	20.5% (69)	20.2% (68)	18.8% (63)	19.9% (67)	336
Loss of open land	11.5% (24)	15.4% (32)	20.7% (43)	28.4% (59)	24.0% (50)	208
Cost of trash disposal	0.9% (1)	22.2% (26)	23.9% (28)	24.8% (29)	28.2% (33)	117
Residential sprawl	7.8% (9)	8.6% (10)	25.9% (30)	27.6% (32)	30.2% (35)	116



Quality of schools	16.1% (26)	21.7% (35)	19.9% (32)	18.6% (30)	23.0% (36)	61
Lack of public transportation	10.4% (12)	16.5% (19)	19.1% (22)	20.0% (23)	33.9% (39)	115
Historic preservation	2.9% (1)	2.9% (1)	14.3% (5)	22.9% (8)	57.1% (20)	35
Other (please specify)						54
answered question						662
skipped question						24






Mary Note	2/2/2020 4:57:09 PM
Vulnerability to the impacts of Climate Change	

25. How important are the following factors in keeping families and young people from leaving Mashpee? Rank your top three choices in order 1 (most important) through 3

****YOU MAY ONLY SELECT 3 OF THE FACTORS LISTED BELOW****

	1	2	3	Response Count
Good jobs	65.8% (341)	22.0% (114)	12.2% (63)	518
Affordable housing	26.3% (120)	38.9% (178)	34.8% (159)	457
Recreational opportunities	13.3% (16)	27.5% (33)	59.2% (71)	120
Quality schools	30.1% (151)	41.3% (207)	28.5% (143)	501
Public health / medical facilities	15.2% (16)	34.3% (36)	50.5% (53)	105
Public safety / low crime rate	21.2% (61)	29.2% (84)	49.7% (143)	288
			Other (please specify)	44
			answered question	662
			skipped question	24

26. Do you live on the waterfront of either bay or the salt water bodies adjoining then, or on one of our fresh-water ponds?			
		Response Percent	Response Count
Yes		24.1%	159
No		75.9%	502
answered question			661
skipped question			25

27. Do you use either bay or our ponds for...(check all that apply)			
		Response Percent	Response Count
Fishing		30.0%	198
Shellfishing		22.1%	146
Boating		36.3%	240
Swimming		59.3%	392
None of these		30.6%	202
answered question			661
skipped question			25

28. Would you support a Town by-law restricting the use of phosphorus in fertilizers?		<div> <div></div> <div> <div>Mary Note</div> <div>should we remove?</div> </div> </div>			
Yes	<div></div>	Response Percent	72.2%	Response Count	477
No	<div></div>		7.7%		51
Unsure	<div></div>		20.1%		133
		answered question		661	
		skipped question		25	

29. Would you support the development of publicly-owned wastewater collection and treatment facilities to reduce the level of nitrogen, phosphorus and other pollutants in our bays and ponds?					
			Response Percent	Response Count	
Yes	<div><div></div></div>		58.9%	389	
No	<div><div></div></div>		12.6%	83	
Unsure	<div><div></div></div>		28.6%	189	
			answered question		661
			skipped question		25

30. If it would save on operating and administrative costs for such a publicly-owned system, do you believe the Mashpee Water District should develop and manage Mashpee's system?			
<div> <div>Mary</div> <div>Note</div> <div>2/2/2020 5:00:45 PM</div> </div> <div>Remove question #30</div>			
Yes	<div></div>	Response Percent	Response Count
No	<div></div>	53.1%	351
Unsure	<div></div>	12.3%	81
		34.6%	229
		answered question	661
		skipped question	25

31. Assuming as much federal or state aid as possible is obtained, should the remaining capital costs of proposed publicly-owned wastewater facilities be paid for by			
"Betterment" charges on sewerer properties	<div></div>	Response Percent	Response Count
		18.5%	122
General property tax base	<div></div>	12.3%	81
Combination of both	<div></div>	39.2%	259
Unsure	<div></div>	30.1%	199
		answered question	661
		skipped question	25

32. What priority should be given to protecting the following natural resource areas?

	High	Medium	Low	Unsure	Rating Average	Response Count
Freshwater ponds	75.3% (490)	16.4% (107)	1.5% (10)	6.8% (44)	2.39	651
Rivers	67.6% (440)	22.6% (147)	2.3% (15)	7.5% (49)	2.21	651
Vernal pools	41.0% (267)	29.5% (192)	13.2% (86)	16.3% (106)	1.26	651
Salt marshes	62.4% (406)	23.7% (154)	4.9% (32)	9.1% (59)	2.01	651
Coastal bays	73.6% (479)	15.4% (100)	2.6% (17)	8.4% (55)	2.31	651
Shellfish beds	75.1% (489)	14.1% (92)	2.3% (15)	8.4% (55)	2.35	651
Beaches	78.8% (513)	12.6% (82)	2.5% (16)	6.1% (40)	2.44	651
Freshwater wetlands	53.6% (349)	28.3% (184)	7.5% (49)	10.6% (69)	1.74	651
Forests	48.4% (315)	32.7% (213)	9.4% (61)	9.5% (62)	1.59	651
Groundwater for water supply	84.9% (553)	7.4% (48)	1.2% (8)	6.5% (42)	2.60	651

Other (please specify and indicate priority)

28

Mary

Note

2/2/2020 5:01:51 PM

How does the Popponesset spit fit in here? Should we call it out specifically under Beaches "Beaches including the Popponessett

Spit.







answered question

651

skipped question

35

33. Almost 40% of the Town's land area has been protected as open space or recreation land, while over 52% has been developed or approved for development. There still remains about 1150 acres of available open land. What percentage of Mashpee's remaining undeveloped lands should be protected as open space?

		Response Percent	Response Count
0%		5.2%	34
1-25%		8.1%	53
26-50%		14.7%	96
51-75%		19.0%	124
76-100%		38.4%	250
Unsure		14.4%	94
		answered question	651
		skipped question	35

Mary
Note

2/2/2020 5:04:01 PM

Where are we on these numbers?

34. As the Town grows, what priority should be given to the following recreation facilities?

	High	Medium	Low	Unsure	Rating Average	Response Count
Neighborhood playgrounds	27.8% (181)	40.1% (261)	21.8% (142)	10.3% (67)	0.18	651
Baseball fields	15.5% (101)	48.2% (314)	25.2% (164)	11.1% (72)	-0.29	651
Softball fields	13.1% (85)	48.8% (318)	26.0% (169)	12.1% (79)	-0.39	651
Soccer fields	15.1% (98)	47.5% (309)	25.7% (167)	11.8% (77)	-0.32	651
Indoor basketball courts	10.9% (71)	35.3% (230)	39.8% (259)	14.0% (91)	-0.87	651
Outdoor basketball courts	11.7% (76)	44.7% (291)	30.7% (200)	12.9% (84)	-0.57	651
Tennis courts	11.8% (77)	43.0% (280)	33.5% (218)	11.7% (76)	-0.65	651
Indoor swimming pool	18.7% (122)	27.3% (178)	41.3% (269)	12.6% (82)	-0.68	651
Outdoor swimming pool	12.0% (78)	25.0% (163)	48.4% (315)	14.6% (95)	-1.09	651
Walking / hiking trails	52.1% (339)	31.3% (204)	9.5% (62)	7.1% (46)	1.28	651
Bicycle trails	50.7% (330)	30.3% (197)	11.2% (73)	7.8% (51)	1.18	651
Nature study / conservation areas	45.8% (298)	33.3% (217)	12.7% (83)	8.1% (53)	0.99	651
Ocean beaches and parks	73.6% (479)	17.4% (113)	2.8% (18)	6.3% (41)	2.12	651
Pond beaches and parks	58.1% (378)	26.9% (175)	6.9% (45)	8.1% (53)	1.53	651
Indoor ice skating rink	9.8% (64)	19.2% (125)	56.2% (366)	14.7% (96)	-1.39	651
Town boat landings	26.3% (171)	40.2% (262)	24.1% (157)	9.4% (61)	0.06	651

Town marina	20.7% (135)	32.3% (210)	35.5% (231)	11.5% (75)	51
Town golf course	14.3% (93)	22.3% (145)	49.3% (321)	14.1% (92)	-1.05
Public access to bays and ocean	55.6% (362)	27.2% (177)	10.4% (68)	6.8% (44)	1.35
Picnic areas	20.4% (133)	42.4% (276)	27.8% (181)	9.4% (61)	-0.22
Town campground	7.5% (49)	23.0% (150)	55.9% (364)	13.5% (88)	-1.45
Other (please specify and indicate priority)					58
answered question					651
skipped question					35

Mary
Note

2/2/2020 5:05:20 PM







Add "Disc Golf" "Dog Parks" "Splash Pads" and "Pickle Ball Courts"

35. How often do you use each of the following public transportation services						
	Frequently	Occasionally	Rarely	Never	Rating Average	Response Count
b-Bus	1.2% (8)	3.1% (20)	8.0% (52)	87.7% (568)	3.82	648
Sea Line	1.1% (7)	3.4% (22)	8.5% (55)	87.0% (564)	3.81	648
Taxi	0.3% (2)	3.5% (23)	12.3% (80)	83.8% (543)	3.80	648
Bus to Boston	5.2% (34)	28.1% (182)	20.2% (131)	46.5% (301)	3.08	648
Train to Boston	1.7% (11)	11.1% (72)	14.4% (93)	72.8% (472)	3.58	648
Other (please explain)						44
answered question						648
skipped question						38

Mary	2/2/2020 5:06:39 PM
Note	
Add "Ride Services such as Uber and Lift"	

36. If you rarely or never use public transportation, what is the reason? (check all that apply)		
	Response Percent	Response Count
Costs too much	4.6%	30
Service too infrequent	19.4%	126
Inconvenient	33.0%	214
Too slow	9.1%	59
Bad image	1.5%	10
Prefer my car	62.5%	405
Not Applicable	14.2%	92
answered question		648
skipped question		38

37. Which of the following, if any, would you like to see more of in Mashpee? (mark all that apply) if you have other ideas please include them in question 42.

		Response Percent	Response Count
Sidewalks		47.7%	309
Bike paths		55.1%	357
Bicycle shoulder lanes		37.5%	243
Walking trails		50.0%	324
Public transportation		28.9%	187
None of these		15.6%	101
		answered question	648
		skipped question	38

38. Please indicate whether or not you think the Town should construct any of these facilities along the following roads (mark all that apply):

	Sidewalk	Bikepath	Bike lane	None	Response Count
Route 28 to Hyannis	17.4% (113)	21.9% (142)	16.7% (108)	57.3% (371)	648
Route 28 to Falmouth	18.8% (122)	24.1% (156)	17.4% (113)	53.1% (344)	648
Route 151	26.4% (171)	25.3% (164)	15.0% (97)	47.1% (305)	648
Great Neck Road North	29.0% (188)	26.2% (170)	16.8% (109)	44.9% (291)	648
Great Neck Road South	29.0% (188)	31.5% (204)	17.3% (112)	41.4% (268)	648
Route 130 north of Heritage Park	19.3% (125)	21.3% (138)	13.7% (89)	56.6% (367)	648
Lowell Road	13.7% (89)	11.6% (75)	12.3% (80)	70.8% (459)	648
Old Barnstable Road N of 151	18.5% (120)	15.6% (101)	13.1% (85)	62.8% (407)	648
Old Barnstable Road S of 151	18.8% (122)	15.9% (103)	13.4% (87)	62.8% (407)	648
Quinquisset Avenue	16.2% (105)	15.0% (97)	12.7% (82)	66.2% (429)	648
South Sandwich Road	17.3% (112)	15.0% (97)	12.3% (80)	64.8% (420)	648
Cotuit Road	17.0% (110)	<div> <div>Mary Note</div> <div>2/2/2020 5:08:54 PM</div> </div> <div>Update and remove any roads/facilities already completed</div>		64.4% (417)	648
Great Oak Road	13.0% (84)			67.3% (436)	648
Red Brook Road	15.3% (99)			61.4% (398)	648
Algonquin Avenue	11.6% (75)			76.5% (496)	648

Other (please specify location and type of facility)

108

	answered question	648
	skipped question	38

39. Do you believe that Mashpee has a need for more affordable housing		
	Response Percent	Response Count
Yes	41.1%	264
No	30.3%	195
Unsure	28.6%	184
	answered question	643
	skipped question	43

40. As a matter of priority, how would you rate the following options to increase the Town's supply of affordable housing units?					
	High	Medium	Low	Unsure	Rating Average Response Count
Donation of Town-owned lands to nonprofit organizations for the construction of affordable housing projects	18.0% (116)	17.7% (114)	41.4% (266)	22.9% (147)	-0.70 643
Create districts zoned for multifamily housing	13.7% (88)	20.7% (133)	42.0% (270)	23.6% (152)	-0.85 643
Support privately-initiated affordable housing by for-profit or not-for-profit organizations	20.5% (132)	27.1% (174)	28.0% (180)	24.4% (157)	-0.22 643
Require developers of new housing units to make a portion affordable for low / moderate income households	27.1% (174)	20.1% (129)	32.7% (210)	20.2% (130)	-0.17 643
Provide expedited permitting for projects that include a specified percentage of affordable housing units	21.8% (140)	19.3% (124)	36.1% (232)	22.9% (147)	-0.43 643
Require developers of non-residential projects to contribute housing or fees for the construction of new housing units at affordable prices / rents	20.4% (131)	17.7% (114)	37.3% (240)	24.6% (158)	-0.51 643
Encourage more Accessory Apartments	16.0% (103)	23.2% (149)	32.2% (207)	28.6% (184)	-0.49 643
Re-use / conversion of existing	31.3% (201)	25.7% (165)	24.3% (156)	18.8% (121)	0.21 643

Other (please specify and indicate priority)

60

answered question

643

skipped question

43

41. What level of municipal tax revenues should be spent on the following Town services?

	More	Same	Less	Unsure	Rating Average	Response Count
Recreation programs	12.3% (79)	58.2% (374)	11.7% (75)	17.9% (115)	0.03	643
Library	21.6% (139)	46.7% (300)	17.6% (113)	14.2% (91)	0.20	643
Web site / information services	8.6% (55)	55.7% (358)	15.2% (98)	20.5% (132)	-0.33	643
Fire protection	18.8% (121)	58.8% (378)	7.9% (51)	14.5% (93)	0.54	643
Ambulance service	21.2% (136)	59.9% (385)	3.6% (23)	15.4% (99)	0.88	643
Police protection	24.6% (158)	55.5% (357)	5.4% (35)	14.5% (93)	0.96	643
Road improvements / maintenance	30.3% (195)	54.1% (348)	1.9% (12)	13.7% (88)	1.42	643
Health services	18.5% (119)	56.8% (365)	6.5% (42)	18.2% (117)	0.60	643
Administrative services	2.5% (16)	53.3% (343)	24.7% (159)	19.4% (125)	-1.11	643
Elder services	14.9% (96)	60.7% (390)	8.1% (52)	16.3% (105)	0.34	643
Planning / zoning services	10.1% (65)	54.1% (348)	16.0% (103)	19.8% (127)	-0.30	643
Conservation	24.4% (157)	46.8% (301)	13.1% (84)	15.7% (101)	0.57	643

Schools	27.2% (175)	45.9% (295)	11.8% (76)	15.1% (97)	0.77	643
Sewage treatment	36.2% (233)	36.7% (236)	8.7% (56)	18.4% (118)	1.38	643
Trash disposal	14.9% (96)	57.9% (372)	10.0% (64)	17.3% (111)	0.25	643
Recycling	27.4% (176)	50.7% (326)	6.5% (42)	15.4% (99)	1.04	643
Human / social services	11.8% (76)	55.7% (358)	14.3% (92)	18.2% (117)	-0.12	643
Public transit	20.1% (129)	44.2% (284)	18.0% (116)	17.7% (114)	0.10	643
Public housing	12.4% (80)	41.7% (268)	25.0% (161)	20.8% (134)	-0.63	643
Harbormaster	5.4% (35)	57.1% (367)	17.7% (114)	19.8% (127)	-0.61	643
Shellfish Constable and Herring Warden	7.5% (48)	56.3% (362)	15.9% (102)	20.4% (131)	-0.42	643
Improved access to ocean and ponds	31.7% (204)	41.7% (268)	9.3% (60)	17.3% (111)	1.12	643
Renewable energy / efficiency improvements	48.7% (313)	27.7% (178)	7.3% (47)	16.3% (105)	2.07	643
Others (please specify and indicate level of tax revenues)						68
Mary Note						answered question 643
Does this need updating??						skipped question 43

42. The appeal of Cape Cod for retirees, either to 2nd homes or recently developed condo projects will increasingly lead to new and different service needs. In terms of priority, what services / facilities should be developed or improved to accommodate Mashpee's growing senior population?					
	High	Medium	Low	Unsure	Rating Average Response Count
Nursing homes	17.0% (109)	42.4% (272)	24.8% (159)	15.8% (101)	-0.23 641
Age-appropriate housing	32.8% (210)	39.9% (256)	13.3% (85)	14.0% (90)	0.59 641
Sidewalks / walking trails	46.6% (299)	29.5% (189)	12.6% (81)	11.2% (72)	1.02 641
Arts & cultural programs	27.1% (174)	40.4% (259)	19.0% (122)	13.4% (86)	0.24 641
Medical transportation	36.8% (236)	40.7% (261)	9.8% (63)	12.6% (81)	0.81 641
Community parks (not active recreation fields)	16.4% (105)	40.9% (262)	27.6% (177)	15.1% (97)	-0.34 641
Community gardens	17.8% (114)	37.4% (240)	30.0% (192)	14.8% (95)	-0.37 641
Bike pathways	30.1% (193)	31.0% (199)	25.9% (166)	12.9% (83)	0.13 641
Nutrition service facilities	15.8% (101)	41.7% (267)	27.6% (177)	15.0% (96)	-0.36 641
Assisted living facilities	35.6% (228)	36.3% (233)	15.6% (100)	12.5% (80)	0.60 641
Accessible transit services	37.9% (243)	35.4% (227)	12.8% (82)	13.9% (89)	0.75 641
Others (please specify and indicate priority)					55
Mary Note					2/2/2020 5:12:56 PM
Change Nursing Homes to "Rehabilitation, All-					answered question 641
					skipped question 45

43. Mashpee's economic growth has mostly been in the form of shopping/retail facilities concentrated at the Town's center and light industrial / contractor / service uses located in three separate industrial areas. In terms of priority, what additional commercial-industrial business activities would be best suited for the Town?

	High	Medium	Low	Unsure	Rating Average	Response Count
Technology / research & development	56.6% (363)	20.3% (130)	10.8% (69)	12.3% (79)	1.38	641
Light manufacturing	27.5% (176)	29.5% (189)	29.6% (190)	13.4% (86)	-0.07	641
Medical offices / clinics	40.7% (261)	36.3% (233)	11.9% (76)	11.1% (71)	0.87	641
Other professional offices	32.4% (208)	38.5% (247)	15.0% (96)	14.0% (90)	0.52	641
Neighborhood shopping and service centers	15.0% (96)	34.6% (222)	35.9% (230)	14.5% (93)	-0.63	641
Large discount stores like Wal-Mart or BJ's	11.4% (73)	10.9% (70)	68.0% (436)	9.7% (62)	-1.70	641
Artisan studios / galleries	15.9% (102)	40.9% (262)	30.9% (198)	12.3% (79)	-0.45	641
Specialty retail	12.3% (79)	35.6% (228)	37.4% (240)	14.7% (94)	-0.75	641
Contractors / landscapers	4.8% (31)	33.7% (216)	46.2% (296)	15.3% (98)	-1.24	641
Assisted living facilities	33.1% (212)	36.3% (233)	20.1% (129)	10.5% (67)	0.39	641
Full-service resorts / hotels / motels	18.6% (119)	24.6% (158)	44.3% (284)	12.5% (80)	-0.77	641
Restaurants	28.2% (181)	43.1% (276)	17.6% (113)	11.1% (71)	0.32	641
Theatres / entertainment facilities	22.6% (145)	39.5% (253)	26.5% (170)	11.4% (73)	-0.12	641

Shellfish / aquaculture	28.1% (180)	34.9% (224)	21.1% (135)	15.9% (102)	0.21	641
Others (please specify priority)						60
answered question						641
skipped question						45

44. In which of the following locations do you purchase the majority of your goods and services?						
	Mashpee	Falmouth	Barnstable	Sandwich	Elsewhere	N/A
Gasoline	54.9% (352)	10.6% (68)	5.5% (35)	4.2% (27)	19.7% (126)	5.1% (33)
Groceries	89.4% (573)	1.9% (12)	3.4% (22)	0.5% (3)	1.7% (11)	3.1% (20)
Hardware / building supplies	61.5% (394)	4.8% (31)	14.0% (90)	2.7% (17)	12.2% (78)	4.8% (31)
Meals (dining out)	61.8% (396)	12.0% (77)	7.5% (48)	2.5% (16)	10.6% (68)	5.6% (36)
Prescriptions	69.9% (448)	3.4% (22)	3.1% (20)	2.5% (16)	12.8% (82)	8.3% (53)
Medical services	27.8% (178)	27.3% (175)	11.7% (75)	3.3% (21)	22.6% (145)	7.3% (47)
Dental	24.2% (155)	16.8% (108)	13.4% (86)	5.6% (36)	30.0% (192)	10.0% (64)
Hospital	0.9% (6)	54.4% (349)	13.4% (86)	0.3% (2)	21.2% (136)	9.7% (62)
Clothing / apparel	28.1% (180)	10.3% (66)	19.3% (124)	0.5% (3)	35.3% (226)	6.6% (42)
Banking	68.8% (441)	4.4% (28)	5.5% (35)	3.0% (19)	12.3% (79)	6.1% (39)
Auto service	30.0% (192)	16.1% (103)	18.7% (120)	2.0% (13)	25.1% (161)	8.1% (52)
Legal services	19.5% (125)	5.5% (35)	11.5% (74)	0.6% (4)	35.9% (230)	27.0% (173)

Nursery / garden supplies	16.4% (105)	48.8% (313)	10.0% (64)	0.9% (6)	13.3% (85)	10.6% (68)	0.00	641
Liquor	55.4% (355)	12.6% (81)	3.3% (21)	1.4% (9)	8.4% (54)	18.9% (121)	0.00	641
Appliances	5.0% (32)	17.2% (110)	31.5% (202)	0.2% (1)	29.8% (191)	16.4% (105)	0.00	641
Movies / entertainment	45.6% (292)	10.3% (66)	6.7% (43)	11.2% (72)	11.7% (75)	14.5% (93)	0.00	641
answered question								641
skipped question								45

45. Please use the space below to indicate any other issues, concerns or comments you may have about Mashpee and its future. Any input will be appreciated.								
Response Count								494
answered question								494
skipped question								192

In the past, Mashpee has been asked by developers for more height and density. How important are the following factors to grant increased height and density:

	Very Important	Somewhat Important	Not Important	Unsure
Preservation of Community Character				
Superior architectural and site design				
Site design incorporating natural elements such as trees and green spaces				
Provision of Open Space in a natural, undisturbed state				
Development with both commercial and residential use (mixed-use)				
Wastewater Management with Enhanced Nitrogen Control				
Traffic mitigation				
Provision of Affordable Housing				
Positive tax benefit (where new tax generation outweighs increased demand on public services and infrastructure improvements)				
Mitigation for increase demand on public services, such as schools, fire and police				
Donation of recreational facilities				
Donation to public transportation systems				
Provision of pedestrian and bike paths				
Creation of permanent full-time jobs				
Onsite clean energy production				
Located near existing developments or in activity centers				

Please provide your additional comments:

What is the maximum height the Town should consider for a dense, mixed-use development with superior architecture and site design?

	Choose One
Two stories	
Two and a half stories	
Three stories	
Three and a half	
Four stories	
More than four stories	

Existing Chapters	Planning Board Members Spearheading Update	Town Departments, Boards and Committees	Community Stakeholders	Notes
Intro with Vision Statement	All	Planning; Town Admin;		
Affordable Housing	MEW	AHC; AHT; Council on Aging; Planning; Town Admin;	Housing Authority Chamber of Commerce	HPP can serve as chapter
Coastal Resources	RH	Recreation; Conservation; Shellfish; Harbor Master; Historic; Waterways, Wakeby Lake; Planning; Town Admin;	WBENRR, MEC; Peninsular Counsel; Save Poppy Bay; Mashpee Wampanoag Tribe;	Municipal Vulnerability Preparedness (MPV)
Economic Development	JCallahan, MEW	EDIC; Planning; Town Admin;	Chamber of Commerce; Mashpee Wampanoag Tribe;	Hire Consultant Related to wastewater and traffic
Energy	RH	EOC; Planning; Town Admin; Brad Tripp, DPW Facilities Supervisor	MEC Cape Light Compact	Commercial Scale Solar and Wind Green Community Hire Consultant MVP State's clean energy and Climate Preparedness Initiatives
Health and Human Service	JP	Board of Health; Human Services; School Committee; Police; Fire; Council on Aging; Planning; Town Admin;	Mashpee Wampanoag Tribe; Mashpee Community Health Center	Age Friendly Initiative
Heritage Preservation and Community Character	DB, MEW	Historical Commission; Historic District; Planning; Town Admin;	Mashpee Wampanoag Tribe	Cape Cod Character vs. New England Village; importance of open space to Tribe
Land Use and Growth Management	All	Planning; Town Admin;		
Municipal Buildings and Facilities Including ADA and Infrastructure	JP	CIPC; DPW; DNR; Police; Fire; Library; Sr. Center; Disabilities Commission; Planning; Town Admin; ADA Council; Age-Friendly, Building Dept		Hire Consultant
Open Space, Recreation & Agriculture, and Wetlands/Wildlife & Plant Habitat	MEW	Conservation; Shellfish; EOC; Recreation; Planning; Town Admin;	MEC; WBENRR; Mashpee Wildlife Refuge	Greenway

Public Safety	JP	Fire; Police; Planning; Town Admin; Animal Control, Harbor Master		
School Facility	JCallahan	School Committee; Superintendent; DPW; Planning; Town Admin;		
Solid and Hazardous Waste Management	JCallahan	DPW; Board of Health; Recycling; Planning; Town Admin;	Upper Cape Regional Transfer Station	
Transportation	JP, DB	DPW; Human Services; Council on Aging; Planning; Town Admin; EDIC	CRTA MassBike Cape Cod Commission	Complete Streets Mashpee Rotary Study and Reconfiguration
Water Resources/Water and Wastewater Facilities	MEW	Board of Health; Sewer Comm; Water District; DPW; Shellfish; Planning; Town Admin;	Wakeby Lake; Save Poppy Bay; Mashpee Clean Waters	
Possible New Chapters	Planning Board Members Spearheading Update	Town Departments, Boards and Committees	Community Stakeholders	Notes
Social Media and Communications	RH	Planning; Town Admin;	Mashpee TV	
Climate Change Resiliency/Adaptation/Mitigation; Hazardous Mitigation Plan/Municipal Vulnerability Preparedness	MEW	Planning; Town Admin;	Woods Hole Group; WBENRR	
Other Tasks	Planning Board Members Spearheading Update	Town Departments, Boards and Committees	Community Stakeholders	Notes
Compliance with Regional Policy Plan (RPP)				
Gap Analysis				Current data vs. 1998 data What 1998 goals accomplished; not accomplished and reasons why.
Action Plans				Includes recommended policy and bylaw changes
Re-issue LCP Survey				Release of Mitigation Funds \$12,000 budget

				Previous Survey 633 responses
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Article ____:

To see if the Town will vote to amend §174-3 of the Mashpee Zoning Bylaw- Terms Defined as follows:

Photovoltaic System (also referred to as Photovoltaic Installation): An active solar energy system that converts solar energy directly into electricity.

Rated Nameplate Capacity: The maximum rated output of electric power production of a photovoltaic system in watts of Direct Current (DC).

Solar Collector: A device, structure, or a part of a device or structure for the primary purpose of harvesting solar energy for use in a solar energy system.

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System: A device or structural design feature for the collection, storage and distribution of solar energy for space heating or cooling, electricity generation, or water heating.

Solar Energy System, Active: A solar energy system that collects and transforms solar energy into another form of energy or transfers heat from a solar collector to another medium, via mechanical, electrical, or chemical means.

Solar Energy System, Grid-Intertie: A photovoltaic system or other active solar energy system designed to generate electricity that is connected to an electric circuit served by an electric utility.

Solar Energy System, Ground-Mounted: An active solar energy system that is structurally mounted to the ground and is not roof-mounted; may be of any size (small-, medium- or large-scale).

Solar Energy System, Large-Scale: An active solar energy system that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 250kW DC or greater).

Solar Energy System, Medium-Scale: An active solar energy system that occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 10 - 250 kW DC).

Solar Energy System, Off-Grid: A photovoltaic system or other active solar energy system designed to generate electricity in which the circuits energized by the solar energy system are not electrically connected in any way to electric circuits that are served by an electric utility.

Solar Energy System, Passive: A solar energy system that captures solar light or heat without transforming it to another form of energy or transferring the energy via a heat exchanger.

Solar Energy System, Roof-Mounted: An active solar energy system that is structurally mounted to the roof of a building or structure; may be of any size (small-, medium- or large-scale).

Solar Energy System, Small-Scale: An active solar energy system that occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 15 kW DC or less).

Submitted by Planning Board

EXPLANATION

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Article ____:

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

Solar Energy Systems

Purpose and Intent

This section promotes the creation of new small, medium and large-scale, ground-mounted solar energy systems by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and for providing adequate financial assurance for the eventual decommissioning of such installations. This section ordinance is adopted pursuant to the Commonwealth of Massachusetts Green Communities Act and Massachusetts General Laws Chapter 40A Section 3.

General Provisions

- A.** Small scale ground mounted solar energy systems and roof mounted 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
- B.** Any medium or large scale solar energy system shall be allowed in the R-3, R-5, C-1, C-2, C-3 and I-1 Zoning Districts only after 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.
- 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. Dimensional Criteria

Small Scale Solar Energy Systems

1. Small scale ground mounted systems shall comply with the setback requirements typical of the zoning district and shall not exceed the height limitations of accessory structures typical of the zoning district.
2. Roof mounted solar energy systems shall be exempt from height limitations similar to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy.

Medium and Large Scale Solar Energy Systems

1. Medium and Large Scale Solar energy systems may be accessory to another principal structure or use provided that they satisfy the dimensional criteria and performance standards contained in this section.
2. Ground-mounted solar energy systems shall be set back a distance of at least 100 feet from a public or private way. 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 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 structures. 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 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.
5. 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.
6. 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.
7. 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.
2. 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

This section promotes the creation of new small, medium and large-scale, ground-mounted solar energy systems by providing standards for the placement, design, construction, operation, monitoring, modification and removal of such installations that address public safety, minimize impacts on scenic, natural and historic resources and for providing adequate financial assurance for the eventual decommissioning of such installations.

Article____:

To see if the Town will vote to amend §174-31, Landspace Requirements Table, Footnote 4 of the as follows:

⁴ These height restrictions shall not apply to chimneys, water towers, skylights, roof-mounted solar energy systems and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy nor to wireless or broadcasting towers and other like unenclosed structures, except that when any structure or portion of a structure is proposed to exceed forty (40) feet in height, construction shall require a Federal Aviation Administration (FAA) Determination of No Hazard or evidence of exemption for the determination process. Other than for those items excepted above, height shall be measured from the average original grade of the land adjacent to the foundation line of any proposed structure (prior to the clearance of the natural vegetation from said site) to any applicable point on a structure. Except for a traditional widow's walk of up to one hundred (100) 58 square feet in area, roof decks will be permitted only if located directly on top of the first or second story of any building.

Article____:

To see if the Town will vote to amend §174-31, Landspace Requirements Table by adding new footnote 15 to read as follows:

¹⁵ Minimum lot frontage required for the development of solar energy systems shall be twenty-five (25) feet.

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: **1163619**

Document: **Groundwater Discharge Monitoring Report Forms**

Size of File: **427.80K**

Status of Transaction: **Submitted**

Date and Time Created: **1/13/2020:3:41:48 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

MONITORING WELL DATA REPORT

668
1. Permit Number
2. Tax identification Number
2019 DEC MONTHLY
3. Sampling Month & Frequency

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



A. Facility Information

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:

12/10/2019	RI ANALYTICAL
a. Date Sampled (mm/dd/yyyy)	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 Dec Monthly	▼
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☐ 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

2. Tax identification Number

2019 DEC MONTHLY

3. Sampling Month & Frequency

C. Contaminant Analysis Information

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

<

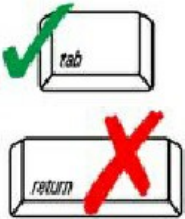
Parameter/Contaminant	P-1	P-2	P-4	P-6		
Units	Well #: 1	Well #: 2	Well #: 3	Well #: 4	Well #: 5	Well #: 6
PH	5.77	5.87	6.28	6.28		
S.U.						
STATIC WATER LEVEL	17.87	51.91	47.28	50.42		
FEET						
SPECIFIC CONDUCTANCE	179.5	445	659	1055		
UMHOS/C						



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 MA 02649
c. City d. State 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 1/13/2020
a. Signature b. Date (mm/dd/yyyy)

Reporting Package Comments

NO FLOW IN DECEMBER DUE TO PLANT UPGRADE WORK