



**Meeting of the Mashpee Planning Board
Wednesday, September 1, 2021
Waquoit Meeting Room
Mashpee Town Hall
16 Great Neck Road North
Mashpee, MA 02649
7:00 PM**

Broadcast Live on Local Channel 18

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

Call Meeting to Order

- Pledge of Allegiance

Approval of Minutes

- Review of Meeting Minutes from August 18, 2021

Public Hearing – 7:10 PM

- Applicant:** DPF Mashpee, LLC
- Location:** South Cape Village Center located between Route 28, Donna's Lane and Great Neck Road South
- Request:** Requesting a special permit modification to construct a 4,860 s.f. commercial building to be used for two retail tenants in the development identified as South Cape Village Shopping Center. The Planning Board approved the South Cape Village Shopping Center as a 160,000 s.f. Commercial Center on May 2, 2001. The special permit decision has been modified periodically over the past 20 years and has included and shown the future location of "Building G" being contemplated in the request for a special permit modification.

New Business

- Discussion regarding procuring consultants to review CAC technical analyses

Chairman's Report

- Miscellaneous updates

Town Planner Report

- Mashpee build out analysis and implications
- CAC overlay review and recommendations

MASHPEE TOWN CLERK

AUG 25 2021

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Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

Board Member Committee Reports

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

Correspondence

- Town of Falmouth Notices
- Town of Sandwich Notices
- June 2021 Discharge Monitoring Report for South Cape Village – N= 2.7
- May 2021 Discharge Monitoring Report for South Cape Village – N=3.6
- April 2021 Discharge Monitoring Report for South Cape Village – N=6.3

Additional Topics (not reasonably anticipated by Chair)

Adjournment

MASHPEE TOWN CLERK

AUG 25 2021

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[Handwritten Signature]



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

**Mashpee Planning Board
Minutes of Meeting
Wednesday, August 18, 2021 at 7:00PM
Mashpee Town Hall - Waquoit Meeting Room
16 Great Neck Road North
Mashpee, Ma 02649**

**Broadcast Live on Local Channel 18
Call-in Conference Number: (508)-539-1400 x 8585
Streamed Live on the Town of Mashpee website <https://www.mashpeema.gov/channel-18>**

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

Absent: Evan Lehrer – Town Planner

CALL TO ORDER

Chairman Fulone called the meeting of the Planning Board to order at 7:01PM. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES – August 04, 2021

There were no comments regarding the meeting minutes.

MOTION

Mr. Balzarini made a motion to accept the minutes for August 04, 2021. Seconded by Mr. Phelan. All in favor.

PUBLIC HEARING

Applicant: Longfellow Design Build
Location: 9 Shellback Way/ 647 Falmouth Road (Route 28)
Request: Requesting a special permit to construct a 12,500 s.f. commercial building to be used for ritual grocery sales on a 4 acre +/- parcel located at property addressed as 9 Shellback Way, Mashpee, Ma 02649. This application is made pursuant to Sections 174-24C (1) and under Section 174-25 E (1) and 174-25 E (2). This proposal triggers a mandatory referral to the Cape Cod Commission for review as a Development of Regional Impact.

Mr. Lehrer received an e-mail from the applicant's attorney asking for a continuation of the public hearing.

Attorney Christopher Kirrane was present on behalf of applicant to ensure there is a 30 day continuance as they are still waiting on the traffic study.



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Chairman Fulone noted it would be the Tuesday, September 14, 2021 meeting.

MOTION

Mr. Balzarini made a motion to continue the public hearing until September 14, 2021 at 7:10p.m. Seconded by Mr. Callahan. All in favor.

NEW BUSINESS

Vote to set public hearing date for zoning warrant articles for the October 2021 Town Meeting.

Chairman stated ideally the public hearing would be set for September 15th, however there are no meetings on that day in observance of Yom Kippur.

The proposed meeting for public hearing for zoning warrant articles would be Wednesday, October 6th, which is also a regular meeting day.

MOTION

Mr. Balzarini made a motion to set the public hearing for the zoning articles on October 6, 2021 at 7:10 p.m. Seconded by Mr. Callahan. All in favor.

Ms. Waygan asked if there needs to be a public hearing on the rotating articles.

Mr. Phelan and Chairman noted yes, it will be done at the October 6th hearing.

MOTION

Mr. Phelan made a motion to schedule the rotating articles for October Town Meeting to be held on October 6, 2021 at 7:20p.m.

Mr. Balzarini asked about the solar article.

Chairman reiterated the regularly scheduled meeting for September 15th will be held on September 14, 2021 at 7:00p.m.

Mr. Phelan mentioned there is no public hearing required on the rotating articles, just a recommendation from the Board.

Ms. Waygan asked if the motion needs to be rescinded.

MOTION

Mr. Phelan made a motion to rescind the previous motion regarding a public hearing on the rotating articles. Seconded by Mr. Balzarini. All in favor.

Chairman Fulone repeated there is no public hearing on the rotating articles.



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TOWN PLANNER REPORT

Correspondence to Cape Cod Commission relative to VHB memorandum and correspondence received regarding Development Agreement deadlines.

Mr. Lehrer submitted the letter to the Commission for the traffic study. A copy of the request and the response are in packet.

Chairman Fulone thought there were some good suggestions from the Commission as additions to the plan for the study.

Mr. Phelan noted it mirrored what Mr. Lehrer said, that the traffic wasn't just a one-time study. In talking to the applicant this will be a piece of more to come over phases. 2020 was a light traffic year so they want to use previous years and other data.

Ms. Waygan doesn't think it should be segmented.

Mr. Fulone reminds it is a 25 year plan, so initial study can be done on immediate phases, how can you input on a study that will not be built in 10 years.

Mr. Phelan mentioned morning studies for morning traffic and different times of day.

Mr. Balzarini pointed out intersections, on this study there are only 17 intersections, he thinks there should be more.

Ms. Waygan said they aren't doing any roadways. It is not sufficient.

Mr. Phelan instructed them to read the report, there is some good information, and then next meeting it can be discussed more in depth.

Mr. Balzarini thought they would start hiring consultants to read reports. In house is too busy for large studies, they won't give 100%. The traffic study was done in 2011. There are a lot more buildings so the traffic study needs to reflect the entirety of the project. He would like to see a traffic study generated with the 1,700 houses in mind.

Ms. Waygan explained that when you look at the whole project you figure out how many lanes for these roads. Looking at it segmented you can only see an improvement to a roadway or intersection for only 10%, which is a piece of the project. The entire project has to be looked at for the 25 year plan because it is very costly.

Mr. Phelan said they are proposing a broader look, it isn't a one-time broad look. They are going to keep re analyzing. There are further suggestions for all proposed driveways and proposed roadways.



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Ms. Waygan is having a hard time with the square footage for the commercial space. The 180,000 s.f. of new commercial space they are using for this study, she is asking for 1.2 million s.f. of commercial total space. The traffic study cannot be segmented like that, too great of a distance.

Chairman is suggesting everyone read the report. What's built today is already studied, CCC is suggesting during the Development Agreement conversation, do we want a comprehensive study or go with the study already completed. The Planning Board gets to decide what the program looks like and if in 5 years we want to reanalyze we have the ability to do that.

Ms. Waygan said the Town cannot initiate a change. All three parties need to mutually agree.

Mr. Fulone would like to go back and check on that.

Mr. Balzarini went back to asking about consultants. Someone who is not involved with the Town, Commission, or Mashpee Commons that can independently look at the studies.

Ms. Waygan noted on the June 21st meeting with the Board of Selectman the Planning Board was asked for a list of things that were needed.

Mr. Fulone wants to see what the Commission wrote then evaluate what is needed. Then we can reconvene next meeting and decide what consultants we will need.

Ms. Waygan would like next meeting's agenda to contain independent consultants for studies. A list of consultants was given to the Chairman by Ms. Waygan. Ms. Waygan proceeded to read a list of consultants she feels are needed.

Mr. Fulone instructed her to bring it to the next meeting and it can be decided on as a Board.

Mr. Lehrer also intends to bring the buildout work that he is preparing to the meeting on the September 1, 2021.

BOARD MEMBER COMMITTEE REPORTS

Cape Cod Commission-

Meeting on the 12th got canceled. They have a public hearing for the expansion of the Bourne landfill. It takes incinerator ash, all ash comes to Bourne landfill. One Cape summit, CCC regional annual convention August 23 and 24 all day virtual at no cost. Onecape.capecodcommission.org registration. Speakers and breakout sessions. Economic recovery, housing strategy, water quality, ponds and lakes, climate, and more.

Community Preservation Committee-

No Report



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Design Review-

11 Commercial St. South Cape, additional building with 2 retail buildings 4,860 s.f. One side will be Sherman Williams. Other side unknown. Approved.

41 mercantile way, Capewide Construction, building an 8 contractor warehouse space. Septic and drainage totaling 9,972 s.f. Approved.

Plan Review-

Two properties above. 11 Commercial St. Approved with some conditions, consistencies with fire codes.

41 Mercantile, similar to other buildings on Mercantile. Some of the items missing such as office space, was not on their plan. Approved with conditions.

Environmental Oversight Committee-

Presentation meet and greet with Mary Adams Oleksak from the clean waters group. Information on FB, active group looking for opportunities to educate.

Historic District Commission-

Upcoming meeting September 6, 2021

Military Civilian Advisory Council-

No Meeting

ADJOURNMENT

MOTION

Ms. Waygan made a motion to adjourn the meeting at 7:27p.m. Seconded by Mr. Phelan. All in favor.

The meeting ended at 7:27p.m.

Next meeting: September 01, 2021 7:00p.m.

Respectfully Submitted,

Christine M. MacDonald
Board Secretary

LIST OF DOCUMENTS

Additional documents may be available in the Planning Department.

- Town of Falmouth Notices
- Town of Barnstable Notices
- June 2021 Discharge Monitoring Report for South Cape Village – N=2.7
- May 2021 Discharge Monitoring Report for South Cape Village – N=3.6
- April 2021 Discharge Monitoring Report for South Cape Village – N=6.3



Town of Mashpee

*16 Great Neck Road North
Mashpee, Massachusetts 02649*

Mashpee Planning Board Public Hearing Notice

Pursuant to Massachusetts General Laws, Chapter 40A Section 9, the Mashpee Planning Board will open a public hearing on Wednesday, September 1, 2021 at 7:10 PM in the Waquoit Meeting Room, Mashpee Town Hall, 1st Floor, 16 Great Neck Road North, Mashpee, MA 02649 to consider an application requesting a special permit modification made by DPF Mashpee LLC to construct a commercial building (identified as Building G in the approved Special Permit plans) to be used for retail sales in the development identified as South Cape Village Shopping Center located between Route 28, Donna's Lane, and Great Neck Road South. The Planning Board approved the South Cape Village Shopping Center as a 160,000 square foot Commercial Center on May 2, 2001 and the special permit decision has been modified from time to time over the past 20 years and has included and shown the future location of "Building G" being contemplated in this request for a special permit modification.

Submitted by:

John Fulone, Chair
Mashpee Planning Board

Publication dates: Friday, August 13 2021
 Friday, August 20, 2021

MASHPEE TOWN CLERK

AUG 06 2021

RECEIVED BY: _____



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

July 28, 2021
0115991-00006

By Hand Delivery

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

Re: South Cape Village, Mashpee
Modification of Special Permit Decision dated May 21, 2001 (as modified)

Dear Evan:

This firm represents DPF Mashpee, LLC (hereafter, "DPF"), owner of the South Cape Village Shopping Center (the "Property"), pursuant to the deed recorded with the Barnstable County Registry of Deeds (the "Registry") in Book 28780, Page 94, and recorded with the Barnstable County Registry District of the Land Court as document number 1,266,509 (hereafter, the "DPF Deed"). The Property has the benefit of a May 2, 2001 special permit decision from the Mashpee Planning Board, recorded with the Registry in Book 16641, Page 122, allowing the development of a 160,000 square foot Commercial Center which has been subsequently modified over the past 20 years (hereafter, the "Decision").

DPF seeks to further modify the Decision as described in the enclosed application materials and plans in connection with its proposed construction of so-called "Building G." The plans approved by the Decision showed the future construction of Building G at approximately 5,900 square feet in the proposed location. As shown on the materials included in this filing, DPF proposes to slightly reduce the size of the structure so that it will consist of approximately 4,860 square feet and is designed to accommodate two retail tenants: Sherwin Williams Paints and a future tenant not yet identified. As part of the Decision, the Mashpee Planning Board allowed for alternate setbacks within the commercial center and, with this filing, DPF also seeks to confirm the proposed setbacks at approximately 4.2 feet from Charles Street as consistent with the Decision. The proposed setback off Route 28 meets the setbacks as established by the Decision.

In support of this proposal, I enclose the following information:

1. Fourteen (14) copies of the completed Application for Special Permit Modification, as stamped by the Town Clerk's office, with attached description of



Evan Lehrer, Town Planner
July 28, 2021
Page 2

the project. A copy of the application materials and supporting plans were also left with the Town Clerk.

2. Five (5) copies of the civil site plans entitled "Proposed Building G at South Cape Village Shopping Center Mashpee, Massachusetts" dated July 10, 2021, prepared by Baxter Nye Engineering & Surveying, Inc., showing the proposed site improvements.
3. Five (5) copies of the architectural plans entitled "DPF Mashpee, LLC 650 Falmouth Road, Mashpee, MA 02649" prepared by Phase Zero Design dated July 20, 2021.
4. Check no. 83341 in the amount of \$530.00 representing the filing fee. I will be providing you the additional \$5000 fee under separate cover per the Board's recently revised fee regulations to be held in escrow for the Town's consulting engineer fees.
5. One (1) copy of the DPF Deed.
6. Fourteen (14) copies of a document listing the original Decision and its modifications.

Please let me know if you need additional information to complete the filing. We have also filed for Plan Review / Design Review and are scheduled for the August 17, 2021 agenda. If possible, we request that this special permit modification be scheduled for a hearing at the Planning Board's September 1st agenda.

Please let me know if you have any questions or require any additional information. In addition, the Town's Consulting Engineer should feel free to contact Matthew Eddy at Baxter Nye Engineering & Surveying directly (508-771-7502) with any technical questions or comments.

Thank you very much for your assistance.



Evan Lehrer, Town Planner
July 28, 2021
Page 3

With best regards, I remain,

Very truly yours,

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

Eliza Cox

EZC:
Enclosures

cc: DPF Mashpee, LLC
Karen Johnson, Charter Realty & Development
Matthew Eddy, Baxter Nye Engineering and Surveying, Inc.

5229597.1

JUL 28 2021



Town of Mashpee RECEIVED BY: [Signature] Planning Board

16 Great Neck Road North
Mashpee, Massachusetts 02649

APPLICATION FOR SPECIAL PERMIT MODIFICATION

Date received by Town Clerk: _____ Town Clerk Signature / Seal: _____

The undersigned hereby applies for a Modification of the Special Permit approved by the Mashpee Planning Board on May 2, 2001 for a project entitled SOUTH CAPE VILLAGE.

The original Special Permit and any Modifications have been recorded in the Barnstable County Registry of Deeds at the following Book(s) and Page(s): 16641/122 with multiple modifications; last modification dated 5/3/17 recorded in Book 30563, Page 222.

Name of Applicant DPF Mashpee, LLC Phone _____

Address c/o Dividend Capital Diversified Property Fund, 518 17th Street, 17th Floor
Denver, CO 80208

Owner, if different N/A Phone _____

Address N/A

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

Deed of property recorded in Barnstable County Registry Book 28780 Page 94
or Land Court Certificate of Title No. 1,266,509

Location and description of property: South Cape Village Center, located between Route 28, Donna's Lane and Great Neck Road South

Mashpee Assessors Map(s) and Block(s): Map 81, Blocks 4, 16, and 25

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

How long have you owned the property? Since April, 2015

Section(s) of the Zoning Bylaw which require(s) the permit you seek: Section 174-45.1, Commercial Center

Present use of property: Commercial Center Shopping Center

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

PLEASE SEE ATTACHED DESCRIPTION

Signature of Owner or Authorized Representative Eleya Cox Esq.

Attach written authorization signed by owner.

SOUTH CAPE VILLAGE – SPECIAL PERMIT MODIFICATION

Brief Description of Proposed Modification

Project involves construction of so-called “Building G” which was pre-approved for 5,900 square feet in the proposed location as part of the May 2, 2001 Commercial Center special permit (as amended, hereafter the “Decision”) authorizing construction of a 160,000 square foot shopping center known as South Cape Village. As depicted on the plans, Building G is proposed as a 4,860 square foot building with two retail tenants. Pursuant to §174-45.1.I, this petition also seeks to confirm the setbacks (which were already adjusted by the Decision) to 4.2 feet from Charles Street. The proposed building meets the Route 28 setbacks as established under the Decision. Following construction of the proposed Building G, the commercial center will consist of 8 buildings collectively totaling approximately 151,860 square feet.

5229509.1

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 04-03-2015 @ 11:42am
CtF#: 565 Doc#: 1266509
Fee: \$121,239.00 Cons: \$35,450,000.00

QUITCLAIM DEED

MASHPEE INVESTORS, LLC, a Massachusetts limited liability company ("Grantor"), for consideration paid of Thirty-Five Million Four Hundred Fifty Thousand Dollars and 00/100 (\$35,450,000.00), grants to **DPF MASHPEE LLC**, a Delaware limited liability company, having a place of business at 518 17th Street, 17th Floor, Denver, Colorado 80202 ("Grantee"), with quitclaim covenants, the land, together with the improvements thereon, in Barnstable County, Massachusetts, commonly known and numbered as 11 Commercial Street, 88 Commercial Street, 672 Falmouth Road and 694 Falmouth Road, in the Town of Mashpee, County of Barnstable, State of Massachusetts, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "Premises").

Grantor has not elected to be taxed as a corporation for federal tax purposes.

The Premises are conveyed subject to and with the benefit of all rights, easements, agreements, restrictions, covenants, and other matters of record, in so far as the same are in force and applicable.

The Premises are conveyed subject to all real estate taxes and assessments for the current fiscal year and for all future fiscal years which are not yet due and payable, all of which the Grantee, by acceptance hereof, agrees to pay.

For Grantor's title, see (i) deed from Charles M. Talanian, Trustee of Chatal Realty Trust, dated June 7, 1999 and filed with the Barnstable Registry District of the Land Court as Document No. 771694, (ii) deed from Chatal Associates dated December 29, 1999 and recorded in the Barnstable County Registry of Deeds in Book 12775 Page 114 and (iii) deed from Chatal Associates dated December 29, 1999 and recorded with said Registry of Deeds in Book 12775 Page 118.

[Signature on following page.]

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 04-03-2015 @ 11:42am
CtF#: 565 Doc#: 1266509
Fee: \$95,715.00 Cons: \$35,450,000.00

After recording, please return to:

DPF MASHPEE LLC
518 17th Street, 17th Floor
Denver, Colorado 80202

DONNA'S LANE - MASHPEE
11 Commercial Street, 88 Commercial Street, 672 Falmouth Road and 694 Falmouth Road, Mashpee, Barnstable County

Witness my hand and seal as of the 17 day of March, 2015.

MASHPEE INVESTORS, LLC,
a Massachusetts limited liability company

By: C. Talanian Realty Co., Inc., a Massachusetts
corporation, its sole manager

By: [Signature]
Name: Chris Talanian
Title: Vice President

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk, ss

On this 17 day of March, 2015, before me, the undersigned notary public, personally appeared Christopher Talanian, as Vice President of C. Talanian Realty Co., Inc., the manager of Mashpee Investors, LLC, a Massachusetts limited liability company, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose in said capacity and that he had the authority to sign the document in such capacity.

[Signature]

Notary Public: Russell K. Dunning
My commission expires: August 12, 2021

EXHIBIT A

Legal Description

Registered Land:

The land, with the buildings thereon, situated in Mashpee in the County of Barnstable and Commonwealth of Massachusetts, bounded and described as Lot 3 and fee in Donna's Lane on LC Plan 32122-C

Said land is subject to the rights granted in an easement given to the Cape & Vineyard Electric Company, dated April 23, 1965 being Document No. 95,970.

Said land is subject to a taking of Great Neck Road by the Town of Mashpee, dated March 31, 1970 being Document No. 137,619.

So much of said land as lies within the limits of Jobs Fishing Road as shown on said plan is subject to the rights of all persons lawfully entitled thereto in and over the same.

Said land is subject to and has the benefit of the reservations as set forth in Documents 475,431 and 475,432 both dated December 29, 1988.

CT# 153906

Recorded Land:

The land, with the buildings thereon, situated in Mashpee in the County of Barnstable and Commonwealth of Massachusetts, shown as Lot numbered 1, 3 and 4 on plan entitled "Plan of Land in Mashpee, Mass., for William A. Harris, dated January 25, 1973, Charles N. Savery Inc., Registered Engineers and Surveyors", duly recorded with Barnstable County Registry of Deeds, Plan Book 271, Page 63, being more particularly bounded and described as follows:

WESTERLY by Route 28, 260.00 feet;

NORTHERLY by land now or formerly of Edward R. Wasil (L.C. #32122A) as shown on said plan, 790.78 feet;

SOUTHEASTERLY by Lot numbered 5 on said plan, 371.27 feet;

SOUTHERLY by Lot numbered 3 on said plan, 423.75 feet;

WESTERLY again by Lot numbered 2 on said plan, 23.00 feet; and

SOUTHERLY again by said Lot numbered 2, 200.00 feet.

Containing 4.25 acres or 185,011 square feet, according to said plan.

The premises are conveyed subject to Electric Company Easement over the easterly portion of said premises as shown on said plan.

Locus is also shown as Lots 1, 2A and 3 on plan entitled, "Definitive Subdivision for South Cape Village, Mashpee, MA Lot 3", prepared by Baxter Nye Engineering & Surveying dated 11/25/08 and recorded with said Deeds in Plan Book 634, Plan 43-44.

Easements:

Easement for wastewater facilities as set forth in Reciprocal Easement Agreement filed with said Registry District as Document Number 969379 and recorded with said Registry of Deeds in Book 18677, Page 280.

Easement for private road and related uses as set forth in Declaration of Cross Easements and License recorded with said Registry of Deeds in Book 17547, Page 111.

BARNSTABLE COUNTY
REGISTRY OF DEEDS
A TRUE COPY, ATTEST
John F. Meade
JOHN F. MEADE, REGISTER

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

SOUTH CAPE VILLAGE, MASHPEE

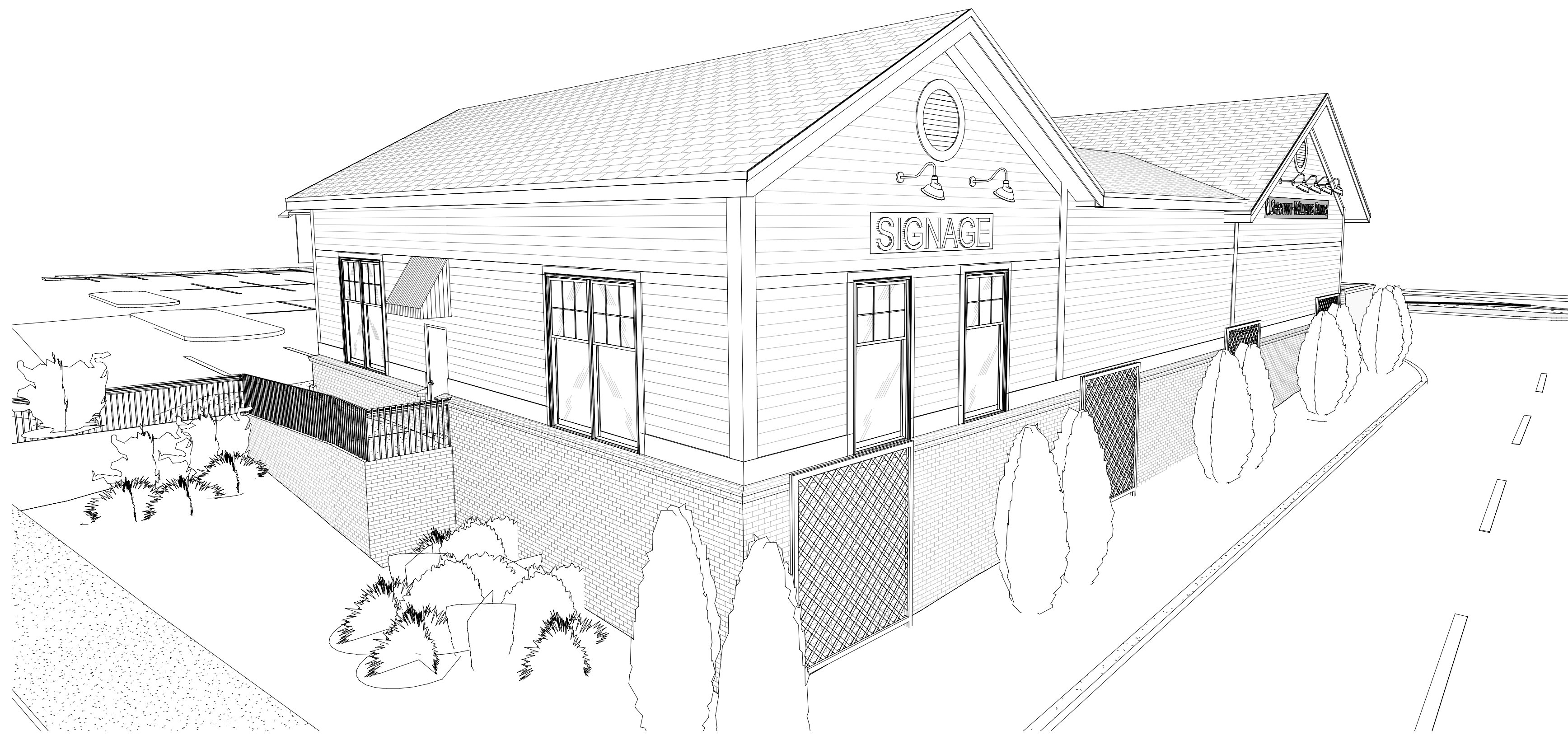
Addendum to Special Permit Modification Application

Planning Board Decision and Modifications

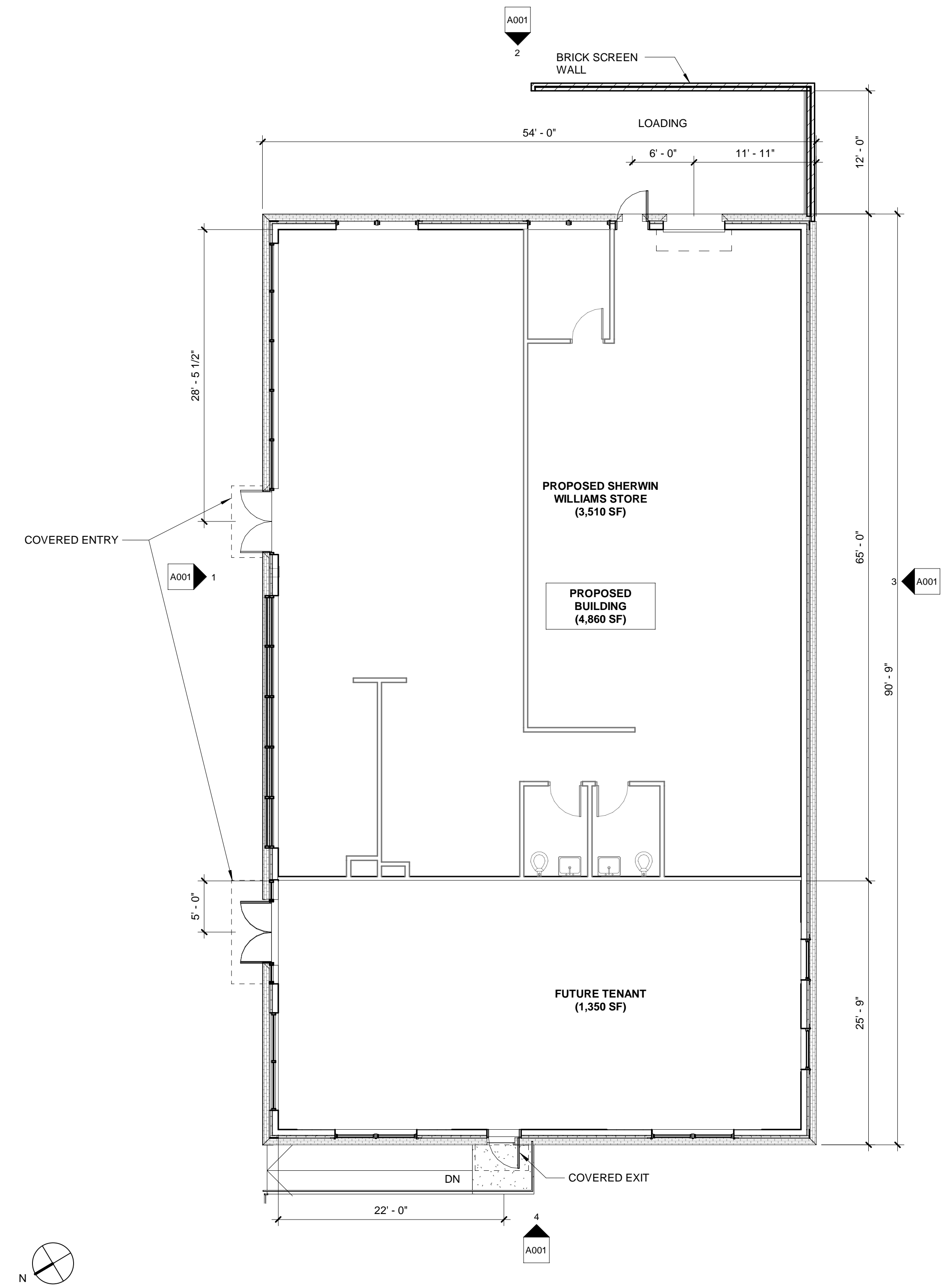
1. Original Decision dated May 2, 2001, recorded in Book 16641, Page 122
2. Modification dated April 23, 2003, recorded in Book 17302, Page 133
3. Modification dated August 4, 2004 (plan change, no hearing)
4. Modification dated October 19, 2005, recorded in Book 20500, Page 265
5. Modification dated February 15, 2006 (plan change, no hearing)
6. Modification dated January 3, 2007 (plan change, no hearing)
7. Modification dated April 4, 2007 (plan change, no hearing)
8. Modification dated November 7, 2007 (plan change, no hearing)
9. Modification dated December 19, 2007 (plan change, no hearing)
10. Modification dated April 16, 2008, recorded in Book 23085, Page 29
11. Modification dated June 18, 2008, recorded in Book 23242, Page 169
12. Modification dated September 2, 2009 (plan change, no hearing)
13. Decision on Request for Reconsideration of Disapproval of Modification, dated February 3, 2010, recorded in Book 24530, Page 222
14. Modification dated February 3, 2010, recorded in Book 24530, Page 216
15. Modification dated November 3, 2010, recorded in Book 25009, Page 212 (plan change, no hearing)
16. Modification dated September 21, 2011 (plan change, no hearing)
17. Modification dated October 7, 2015, recorded in Book 29215, Page 52
18. Acceptance of Revised Special Permit Site Plan dated February 3, 2016, recorded in Book 29450, Page 145
19. Modification dated May 3, 2017, recorded in Book 30562, Page 222



PERSPECTIVE 1

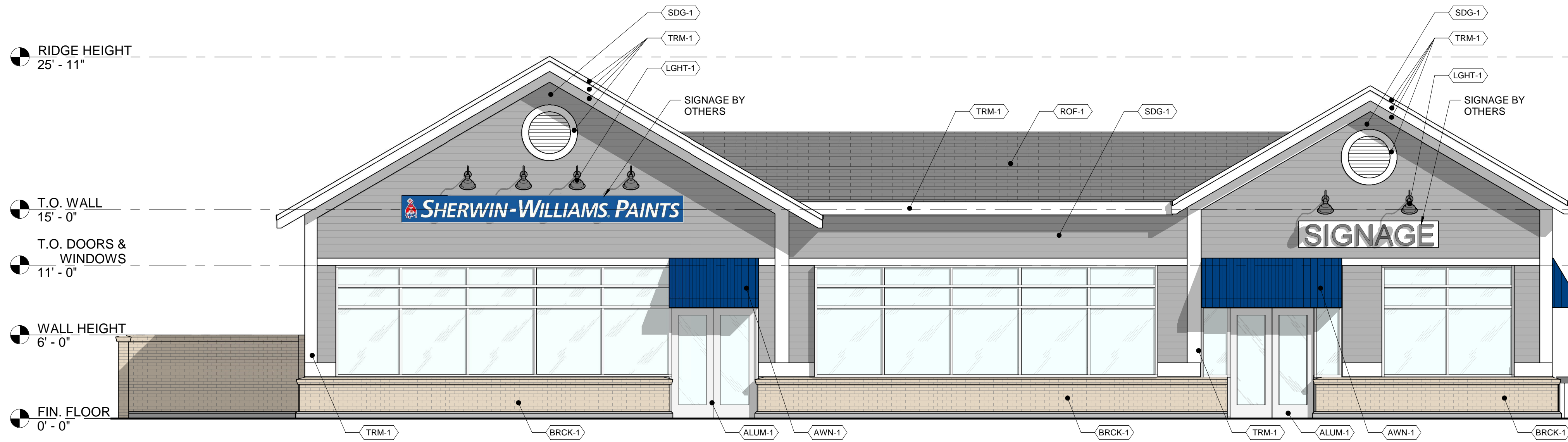


PERSPECTIVE 2

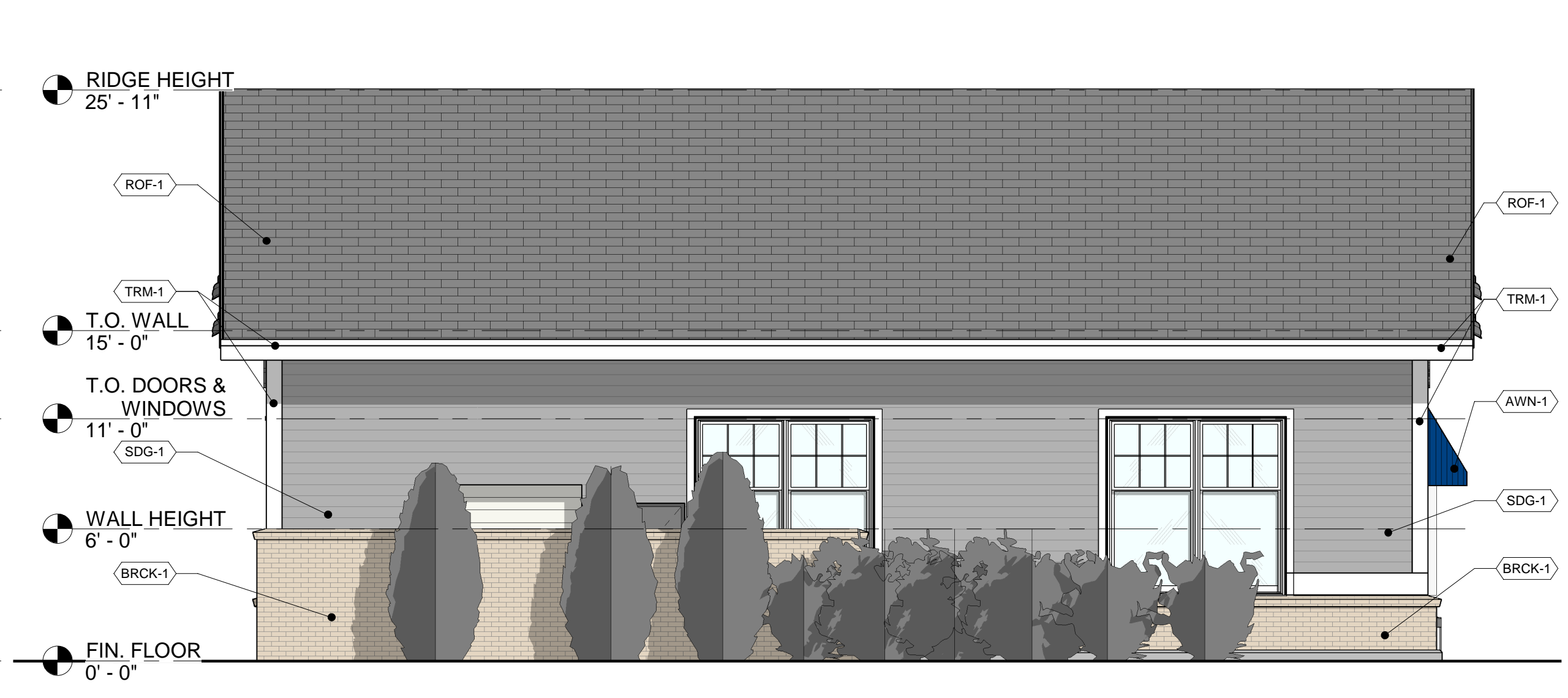


SCHEMATIC PLAN

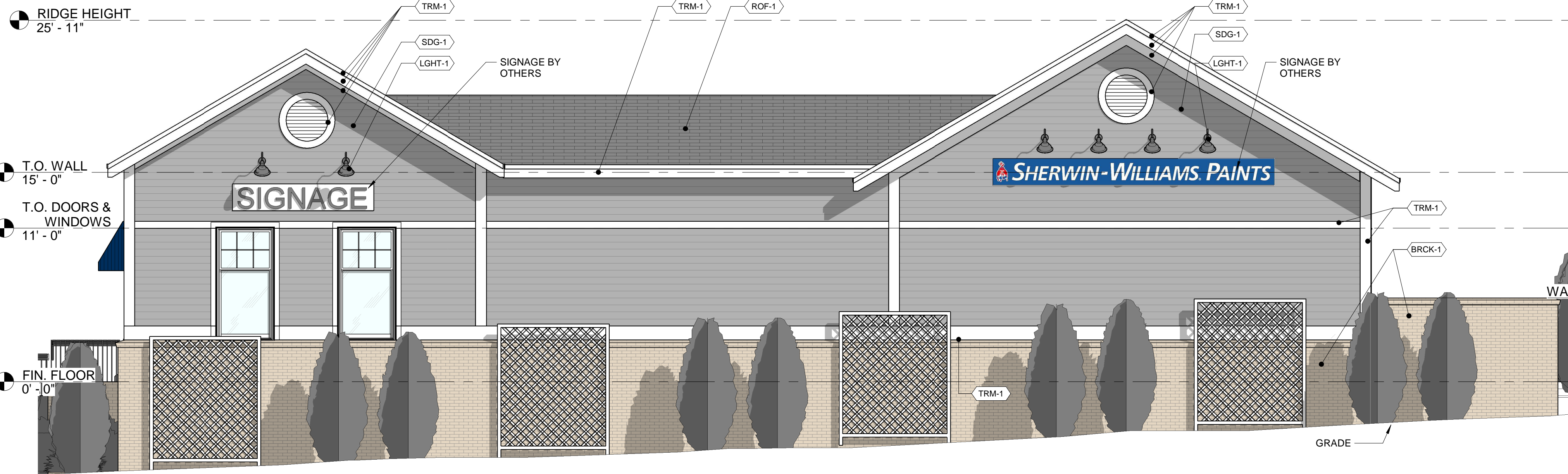
SCALE: 1/8" = 1'-0"



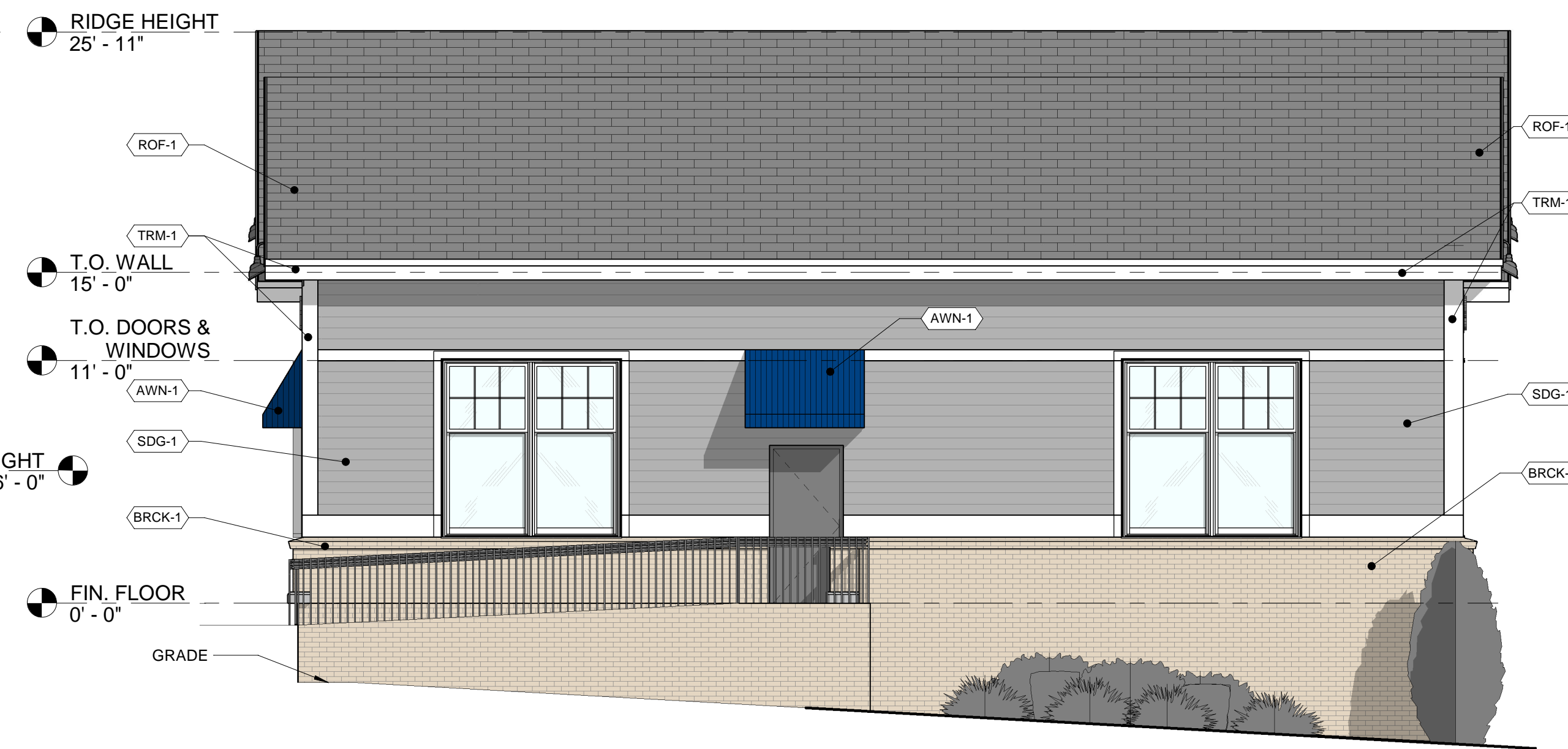
1 EXTERIOR ELEVATION (FACING PARKING)
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION (FACING CHARLES STREET)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION
SCALE: 3/16" = 1'-0"

FINISH LEGEND			
CODE	DESCRIPTION	MANUFACTURER	COLOR
ALUM-1	STOREFRONT	KAWNEER	BLACK
AWN-1	FABRIC OVER METAL FRAME AWNING	TBD	BLUE
BRCK-1	BRICK	GLEN-GERY	EXTRUDED, PEARL RIVER - WIRECUT
LGHT-1	GOOSENECK LIGHT	TO MATCH ADJACENT BUILDINGS	BLACK
ROF-1	SHINGLE ROOF	TBD	NICKEL GREY (TO MATCH ADJACENT BUILDINGS)
SDG-1	FIBER CEMENT LAP SIDING	JAMES HARDIE SIDING	7" EXPOSURE, SMOOTH, TRADITIONAL GREY
TRM-1	FIBER CEMENT FASCIA BOARD	JAMES HARDIETRIM BOARD	SMOOTH - WHITE



ROOFING - NICKEL GREY ROF-1
SCALE: 1 1/2" = 1'-0"



LAP SIDING - HARDIE PLANK - MIST GREY SDG-1
SCALE: 1 1/2" = 1'-0"



GOOSENECK SIGNAGE LIGHT LGHT-1
SCALE: 1 1/2" = 1'-0"



BRICK - GLEN GERY PEARL RIVER WIRECUT BRCK-1
SCALE: 1 1/2" = 1'-0"

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

DPF Mashpee, LLC
c/o Charter Realty &
Development Corp.
1666 Massachusetts Avenue,
Suite 6A
Lexington, MA 02420

PROJECT TITLE

**Proposed Building G at
South Cape Village
Shopping Center
11 Commercial Street
Mashpee, MA 02649**

DATE DESCRIPTION

SHEET TITLE

Cover Sheet

SHEET NO

C0.0

DATE: JULY 10, 2021

0 0 0 0

SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2015-049 FILE: 2015-049 SW DM.dwg

Site Construction Plans

Proposed Building G at South Cape Village Shopping Center Mashpee, Massachusetts

Prepared For : **DPF MASHPEE, LLC**

Project Number: 2015-049

Owner:

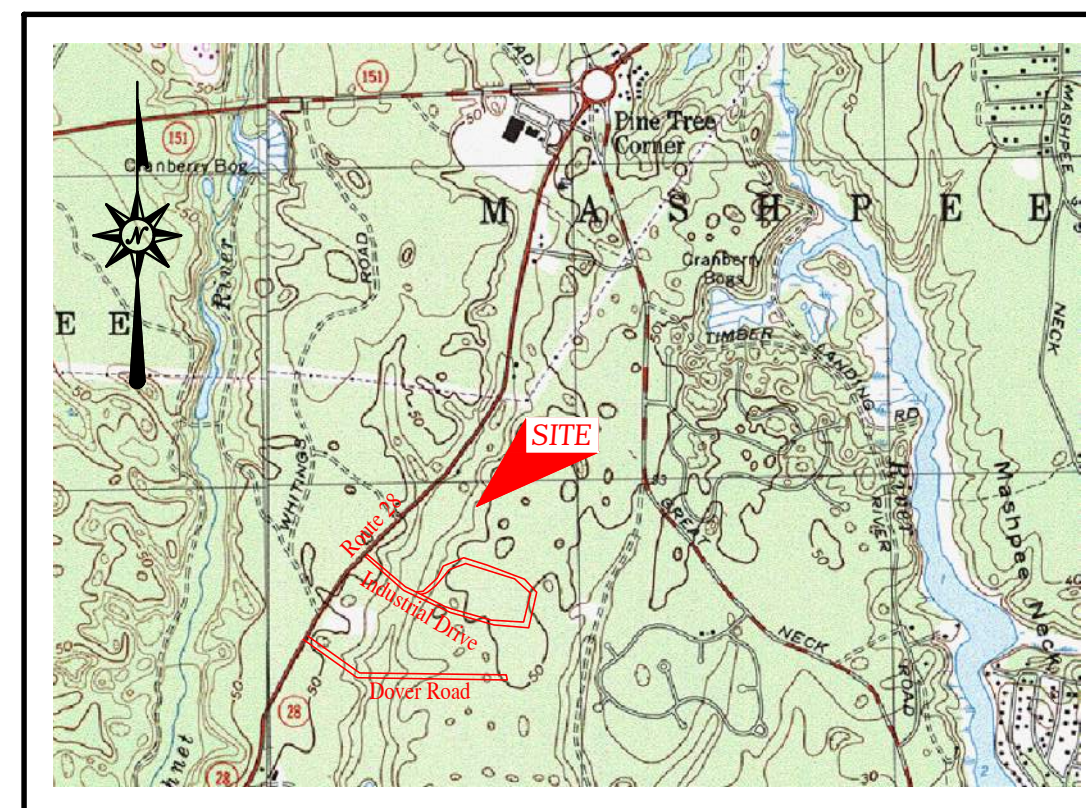
DPF MASHPEE, LLC
c/o Black Creek Group
518 17th Street, 17th Floor
Denver, CO 80202

Applicant:

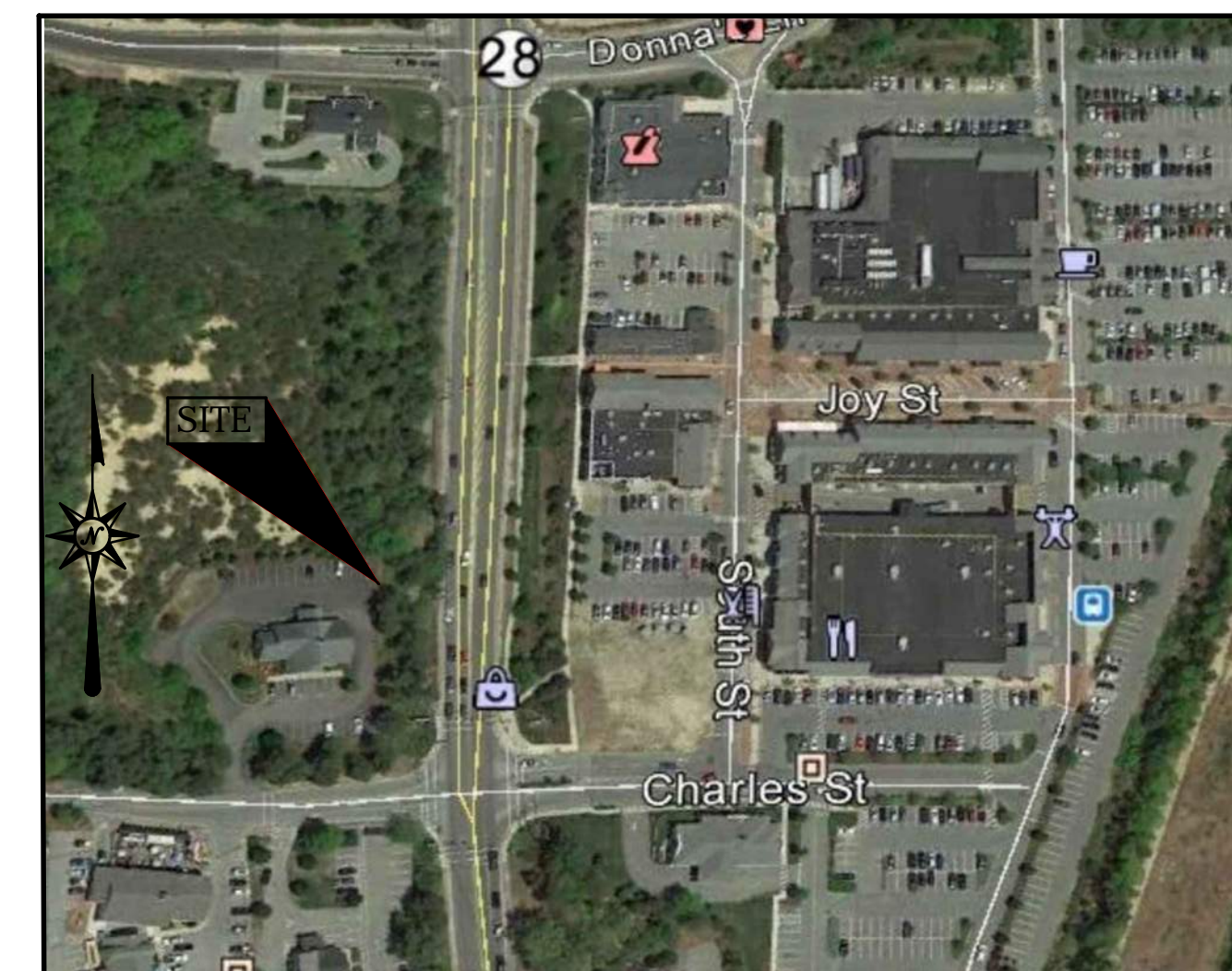
DPF MASHPEE, LLC
c/o Black Creek Group
518 17th Street, 17th Floor
Denver, CO 80202

Engineer/Surveyor:

BAXTER NYE ENGINEERING & SURVEYING
Registered Professional
Engineers and Land Surveyors
78 North Street - 3rd Floor, Hyannis, MA 02601
Phone - (508) 771-7502 Fax - (508) 771-7622
ATTN: Matthew Eddy



Locus Map Scale 1" = 2000'



Locus Scale 1" = 500'

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FOR PERMIT ONLY - NOT FOR CONSTRUCTION

LEGEND

Table with 2 columns: EXIST and PROP (BLACK TEXT REPRESENTS "PROPOSED" INFORMATION). Rows include PROPERTY LINE, RIGHT-OF-WAY/PROPERTY LINE, EASEMENT, BUILDING SETBACK, STATE HIGHWAY BASELINE, BASELINE, CONSTRUCTION LAYOUT, ZONING LINE, TOWN LINE, STATE LINE.

Table with 2 columns: EXIST and PROP. Rows include GRAVEL ROAD, EDGE OF PAVEMENT, BITUMINOUS CURB, CAPE COO BERM, PRECAST CONC. CURB, VERT. GRAN. CURB, SLOPED GRAN. CURB, LIMIT OF CURB TYPE, SAWCUT, MATCHLINE.

Table with 2 columns: EXIST and PROP. Rows include SOLID WHITE LINE, SOLID YELLOW LINE, BROKEN WHITE LINE, BROKEN YELLOW LINE, SOLID WHITE CHANNELIZING LINE, SOLID YELLOW CHANNELIZING LINE, DOUBLE YELLOW LINE, STOP LINE.

Table with 2 columns: EXIST and PROP. Rows include STEEL GUARD RAIL, WOOD GUARD RAIL, STOCKADE FENCE, PATH, TREE LINE, CHAIN LINK FENCE, STONE WALL, RETAINING WALL, HAY BALES.

Table with 2 columns: EXIST and PROP. Rows include MINOR CONTOUR, MAJOR CONTOUR, TOP OF SLOPE, BOTTOM OF SLOPE.

Table with 2 columns: EXIST and PROP. Rows include BUILDING, BUILDING DOOR, LOADING DOCK, OVERHEAD DOOR, BOLLARD, DUMPSTER PAD, SIGN, DOUBLE SIGN, PARKING METER.

Table with 2 columns: EXIST and PROP. Rows include PARKING COUNT, COMPACT PARKING STALLS, CROSSWALK, CROSSWALK.

Table with 2 columns: EXIST and PROP. Rows include CONC. PAVEMENT, STANDARD DUTY FLEXIBLE PAVEMENT, HEAVY DUTY FLEXIBLE PAVEMENT, HANDICAP RAMP, HANDICAP PARKING, VAN-ACCESSIBLE HANDICAP PARKING, CART CORRAL.

Table with 2 columns: EXIST and PROP. Row: DETAIL OR SECTION REFERENCE.

Table with 2 columns: EXIST and PROP. Rows include WETLANDS, 50' WETLAND BUFFER, 100' WETLAND BUFFER, 200' WETLAND BUFFER, LIMIT OF WETLANDS, WETLAND FLAG, 100 YEAR FLOOD PLAIN, MITIGATION AREA LINE, EDGE OF WATER.

Table with 2 columns: EXIST and PROP. Rows include TELEPHONE MANHOLE, TELEPHONE MARKER, TRAFFIC SIGNAL, SIGNAL BOX, FIRE ALARM CONTROL PANEL, FIRE ALARM BOX, TRANSFORMER PAD, TELEPHONE RISER, MAIL BOX.

ABBREVIATIONS

GENERAL

Table of abbreviations for general construction elements. Rows include ADJ (ADJUST), APPROX (APPROXIMATE), BB (BITUMINOUS BERM), BC (BITUMINOUS CURB), BOC (BOTTOM OF CURB), BOS (BOTTOM OF SLOPE), BOW (BOTTOM OF WALL), CC (CONCRETE CURB), CCB (CAPE COO BERM), COB (COBBLESTONE EDGING), ECB (EROSION CONTROL BLANKET), ELEV (ELEVATION), EXIST (EXISTING), EQ. (EQUAL), FDC (FIRE DEPT. CONNECTION), FDN (FOUNDATION), FT (FINISHED FLOOR ELEVATION), GB (GRADE BREAK), GB (GRANITE CURB), GC (GRANITE EDGING), GE (GRANITE CURB), HC (HANDICAP), HMA (HOT MIX ASPHALT), HP (HIGH POINT), LA (LANDSCAPE AREA), LP (LOW POINT), MAX (MAXIMUM), MIN (MINIMUM), MCC (MONOLITHIC CONCRETE CURB), MHB/EP LP (MASS HIGHWAY BOUND/ ESOUTOCHEN PIN LEAD PLUG), NIC (NOT IN CONTRACT), NTS (NOT TO SCALE), PCC (PRECAST CONCRETE CURB), PROP (PROPOSED), PWH (PAVED WATER WAY), REMOD (REMODEL), REM (REMOVE), RAR (REMOVE AND RESET), RAS (REMOVE AND STACK), RET (RETAIN), SGE (SLOPED GRANITE EDGING), SOC (SLOPED GRANITE CURB), TEG (TIE INTO EXISTING GRADE), TOC (TOP OF CURB), TOF (TOP OF FOUNDATION), TOS (TOP OF SLOPE), TOW (TOP OF WALL), TYP (TYPICAL), UON (UNLESS OTHERWISE NOTED), VF (VERIFY IN FIELD BY CONTRACTOR), VGC (VERTICAL GRANITE CURB).

UTILITY

Table of abbreviations for utility elements. Rows include ACOMP (ASPHALT COATED CORRUGATED METAL PIPE), CAP (CORRUGATED ALUMINUM PIPE), CIP (CAST IRON PIPE), CIT (CHANGE IN TYPE), CMP (CORRUGATED METAL PIPE), COND (CONDUIT), CPP (HIGH DENSITY POLYETHYLENE CORRUGATED PLASTIC PIPE - SMOOTH INTERIOR), CS (CURB STOP FOR WATER LINE), DIP (DUCTILE IRON PIPE), DS (DOWN SPOUT), E (ELECTRIC), F&C (FRAME AND COVER), FAG (FRAME AND GRATE), G (GAS), HYD (HYDRANT), ID (INTERCEPTOR DRAIN), INV (INVERT ELEVATION), PD (PERFORATED DRAIN), PVC (POLYVINYL CHLORIDE PIPE), RCP (REINFORCED CONCRETE PIPE), RD (ROOF DRAIN), S (SEWER), S/C/O (SEWER CLEANOUT), SD (STORM DRAIN), T (TELEPHONE), TSV&B (TAPPING SLEEVE, VALVE & BOX RISER), UF (UTILITY POLE), VF (VERIFY IN FIELD), VCP (VITRIFIED CLAY PIPE), W (WATER).

GENERAL CONSTRUCTION NOTES

*(ALL REFERENCES TO "CONTRACTOR" SHALL MEAN THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.)

- 1. ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH MASSDOT, HIGHWAY DIVISION, STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (MASSDOT-SSHB), AS CURRENTLY AMENDED, UNLESS OTHERWISE NOTED. IF THERE ARE CONFLICTS IN ANY OF THE SPECIFICATIONS OR PROJECT DOCUMENTS, THE HIGHER STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES AND VERIFYING, TO HIS OWN SATISFACTION, THAT ALL QUANTITIES ARE ACCURATE FOR ALL CONSTRUCTION MATERIALS, INCLUDING CUT & FILL ESTIMATES WHICH THE CONTRACTOR MAY PREPARE BASED ON INFORMATION CONTAINED WITHIN THESE PLANS.
3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
4. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR OBTAINING CONSTRUCTION PERMITS AND PERFORMING ALL NEW CONSTRUCTION, RELOCATION, ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC (INCLUDING UTILITY POLES), TELEPHONE, CABLE, FIRE ALARM, WATER, SANITARY SEWER, STORM DRAIN, AND ANY OTHER UTILITIES, BOTH PUBLIC AND PRIVATE, AS REQUIRED.
5. THE LOCATION OF EXISTING UNDERGROUND SYSTEMS, INFRASTRUCTURE, UTILITIES, CONDUITS, WELLS, AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, THE ENGINEER, OR THEIR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES, CONDUITS, LINES, WELLS, AND OTHER BURIED INFRASTRUCTURE AND SYSTEMS BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND INFRASTRUCTURE AND UTILITIES AS REQUIRED. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1-888-DIG-SAFE) AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL AT LEAST 24 HOURS AHEAD FOR INSPECTIONS BY THE APPROPRIATE AUTHORITY IN ACCORDANCE WITH THE TOWN REQUIREMENTS, AS APPLICABLE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) PRIOR TO COMMENCING ANY WORK.
8. BAXTER NYE ENGINEERING & SURVEYING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
9. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET" (R&R).
10. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING INFORMATION OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER OR ENGINEER IMMEDIATELY UPON DISCOVERY AND AT LEAST 72 HOURS PRIOR TO INSTALLATION OF ANY PORTION OF THE AFFECTED WORK.
12. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS SHOWN HEREIN ARE FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY BAXTER NYE ENGINEERING & SURVEYING OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
13. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.
14. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
15. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. BAXTER NYE ENGINEERING & SURVEYING, DOES NOT ASSUME ANY RESPONSIBILITY IN JOB SITE SAFETY FOR CONSTRUCTION METHODS USED, ALL FEDERAL, STATE, AND LOCAL OSHA REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED BY ALL PERSONNEL ON THE JOB SITE AT ALL TIMES.
17. THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, AND DEBRIS FROM THE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.
18. ALL UNSUITABLE MATERIALS ENCOUNTERED WITHIN THE LIMIT OF WORK SUB GRADES SHALL BE REMOVED, AS DIRECTED BY THE ENGINEER OR OWNERS REPRESENTATIVE, TO NATURAL STABLE GROUND BY THE CONTRACTOR. UNSUITABLE MATERIALS INCLUDE TOPSOIL, LOAM, PEAT, ALL ORGANIC MATERIAL, SNOW, ICE, CONSTRUCTION RUBBLE, TRASH, AND OTHER DELETERIOUS DEBRIS.
19. TREES AND SHRUBS WITHIN THE LIMITS OF GRADING SHALL BE REMOVED AND RESET ONLY UPON APPROVAL OF THE ENGINEER OR OWNERS REPRESENTATIVE.
20. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE OWNER OR ITS REPRESENTATIVE, SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
21. EXISTING SUBSURFACE ROCK IS NOT SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THEIR OWN DETERMINATION AS TO THE LOCATION OF SUBSURFACE ROCK.
22. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
23. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.
24. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSAND. ALL JOINTS TO EXISTING PAVEMENT SHALL BE SAWCUT TRUE AND STRAIGHT. ALL CRACKED OR INADEQUATE PAVEMENT AND/OR SUBBASE MATERIAL SHALL BE REMOVED AND REPLACED.

- 25. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES <2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
26. FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES WITHOUT FINAL APPROVAL FROM THE OWNERS REPRESENTATIVE AND ANY GOVERNMENTAL AGENCY WHICH MAY HAVE JURISDICTION OVER CONTEMPLEATED CHANGE.
27. ALL ELECTRICAL (BOTH PRIMARY AND SECONDARY), TELEPHONE, DATA/COM AND FIRE DEPARTMENT CONDUITS AND APPURTENANT FEATURES REQUIRED BY THE APPLICABLE UTILITY COMPANY ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE CURB, MANHOLE AND RELATED STRUCTURES AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR/SITE CONTRACTOR. ALL ASSOCIATED COSTS FOR COMPLETE EXECUTION OF THIS WORK SHALL BE INCLUDED IN THE CONTRACTORS PRICING.
28. RIM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK.
29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. SURFACES NOT OTHERWISE STABILIZED SHALL BE STABILIZED AS LAWN. ALL LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED, SEED, FERTILIZED, LIMED AND MULCHED UNTIL GRASS STAND IS ESTABLISHED AND SURFACE IS STABILIZED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 6" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX OR EQAL.
30. THE CONTRACTOR SHALL WATER, MOW, FERTILIZE OR OTHERWISE MAINTAIN ALL SODDED AND SEEDS OR OTHERWISE STABILIZED AREAS UNTIL GRASS STANDS OR OTHER VEGETATED METHODS ARE ESTABLISHED TO THE SATISFACTION OF THE OWNER OR THEIR REPRESENTATIVE.
31. THE CONTRACTOR SHALL RESET ALL MONUMENTATION DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE A SURVEY BY A PLS TO ENSURE THAT THE MONUMENTATION IS RESET TO ITS ORIGINAL LOCATION. MONUMENTS INCLUDE, BUT ARE NOT LIMITED TO, TOWN BOUNDS, MASS HIGHWAY BOUNDS, PROPERTY LINE MONUMENTS, IRON RODS, STAKES, CONCRETE BOUNDS, GRANITE BOUNDS AND STONE WALLS WITH DRILL HOLES.
32. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.
EXCAVATION SAFETY:
ALL EXCAVATION MUST FOLLOW OSHA, MASSACHUSETTS AND LOCAL REGULATIONS FOR SAFETY. ALL TRENCH EXCAVATION EXCEEDING 3 FEET OF DEPTH WILL REQUIRE A TRENCH PERMIT FROM THE LOCAL TOWN OR CITY PRIOR TO ANY EXCAVATION.
DRAWINGS STATEMENT:
THE CONTRACTOR WILL PREPARE AS-BUILT DRAWINGS, STAMPED BY A MA LICENSED PROFESSIONAL ENGINEER (PE) CERTIFYING THAT: "TO THE BEST OF THEIR KNOWLEDGE, JUDGEMENT AND BELIEF, THE CONSTRUCTED WORK IS IN GENERAL CONFORMANCE WITH THE PLANS."
INSPECTIONS/TESTING:
1. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE ENGINEER ON ALL NECESSARY INSPECTIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST TWO (2) BUSINESS DAYS AHEAD OF REQUIRED INSPECTIONS.
2. AT A MINIMUM, THE FOLLOWING INSPECTIONS/TESTING WILL BE REQUIRED. IF ISSUES ARISE DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS ADDITIONAL INSPECTIONS BEYOND WHAT IS NOTED MAY BE NEEDED.
A. INSTALLATION OF SEDIMENT AND EROSION CONTROLS AT LIMIT OF WORK PRIOR TO COMMENCING CONSTRUCTION.
B. DRAINAGE AND STORMWATER MANAGEMENT:
- BOTTOM OF EXCAVATION FOR EACH STORMWATER MANAGEMENT (SWM) FACILITY.
- DURING INSTALLATION OF STRUCTURES/CHAMBERS TO SEE CROSS SECTION VIEW OF INSTALLATION
- AT COMPLETION OF INSTALLATION OF EACH SWM FACILITY PRIOR TO BACKFILL
- AT FINAL SHAPING OF STONE WEIRS, OUTFALLS AND EARTH BERMS
- DURING INSTALLATION OF THE BIO-RETENTION SECTION FOR THE SWALE AND BASIN.
C. GRAVEL BORROW SUBBASE UNDER ALL PAVED AND CONCRETE SURFACES (UNLESS OTHERWISE WITNESSED BY A TESTING AGENCY.)
D. BN WILL NEED TO WITNESS REPRESENTATIVE INSTALLATION OF VERTICAL AND SLOPED CURBING.
E. BN SHALL BE PROVIDED FOR REVIEW ALL TESTING AGENCY LABORATORY MATERIAL AND ON-SITE TESTING RESULTS UNDER THE PROJECT DOCUMENTS FOR COMPLETE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
- ALL COMPACTION TESTING RESULTS FOR BACKFILL.
- GRAVEL BORROW MATERIAL UNDER PAVING, SIDEWALK, SITE SLABS, PADS, ETC. AS TO DEPTH
- WATER MATERIAL PLACEMENT AND COMPACTION TESTING RESULTS.
- BITUMINOUS CONCRETE PLACEMENT AND COMPACTION TESTING RESULTS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MATERIAL SAMPLES TO AND COORDINATING WITH THE TESTING AGENCY AS REQUIRED.
F. BN WILL NEED TO WITNESS A REPRESENTATIVE UTILITY INSTALLATION BEFORE BACKFILL FOR:
- WATER
- CONTRACTOR SHALL CONTACT BN TO ALLOW BN TO TAKE AS-BUILT SHOTS ON PIPE BENDS, AS PIPE STOP FOR AS-BUILT REQUIREMENTS
- THE WATER SYSTEM SHALL BE INSPECTED BY A THIRD PARTY APPROVED WATER INSPECTOR PAID FOR BY THE CONTRACTOR. ACCEPTANCE REPORTS AND AS-BUILT TIE CARDS FOR THE WATER SYSTEM (INCLUDING TIES TO ALL BENDS, TEES, ETC.) SHALL BE PREPARED BY THE 3RD PARTY INSPECTOR AND PROVIDED TO THE ENGINEER FOR RECORD.
- SEWER
- INSTALLATION OF PIPE AND PIPE BEDDING, TANKS, WET WELLS, SMH PRIOR TO BACKFILLING.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED TESTING FOR ACCEPTANCE OF THE SEWER SYSTEM. UNACCEPTABLE TEST/INSPECTION RESULTS WILL RESULT IN THE CONTRACTOR REPAIRING THE CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE BN WITH SEWER DEPT. APPROVED INSPECTION REPORT AND ACCEPTANCE LETTER.
G. SANITARY SEWER TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
1. ALL SEWERS AND APPURTENANT WORK, IN ORDER TO BE ELIGIBLE FOR ACCEPTANCE BY THE ENGINEER, SHALL BE SUBJECTED TO TESTS THAT WILL DETERMINE THE DEGREE OF WATER TIGHTNESS AND HORIZONTAL AND VERTICAL ALIGNMENT.
2. THOROUGHLY CLEAN AND/OR FLUSH ALL SEWER LINES TO BE TESTED, IN A MANNER AND TO THE EXTENT ACCEPTABLE TO THE ENGINEER, PRIOR TO INITIATING TEST PROCEDURES.
3. TESTING GRAVITY SEWER PIPING:
a. LOW-PRESSURE AIR TEST.
b. INFILTRATION TEST.
4. HYDROSTATIC TESTING PRESSURE PIPING.
5. DEFLECTION TESTING PLASTIC PIPING.
a. DEFLECTION TESTING PER ACCEPTED STANDARDS (RIGID BALL, "GO-NO GO MANDREL").
b. WATER TIGHT DEFLECTION IS 5% OF ORIGINAL PIPE DIAMETER. PIPES HOLDING WATER MAY RESULT IN FAILING INSPECTION.
6. CAMERA VIDEO INSPECTION.
7. SEALING AND TESTING PRECAST SANITARY SEWER MANHOLES, FRAMES AND COVERS
8. WATER TIGHT TESTS PRIOR TO BACKFILLING OF WET WELL AND TANKS PER ACCEPTABLE STANDARD.
ALL TESTING SHALL BE PERFORMED PRIOR TO ACCEPTANCE OF THE SEWER SYSTEM.
H. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.
I. FINAL STABILIZATION AND PLANTINGS PRIOR TO REMOVING ANY SEDIMENT AND EROSION CONTROL DEVICES.

BAXTER NYE ENGINEERING & SURVEYING

BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

78 North Street - 3rd Floor Hyannis, Massachusetts 02601

Phone - (508) 771-7502 Fax - (508) 771-7622 www.baxter-nye.com

Table with 2 columns: STAMP

CONSULTANT

CONSULTANT

PREPARED FOR: DPF Mashpee, LLC c/o Charter Realty & Development Corp. 1666 Massachusetts Avenue, Suite 6A Lexington, MA 02420

PROJECT TITLE Proposed Building G at South Cape Village Shopping Center 11 Commercial Street Mashpee, MA 02649

Table with 2 columns: DATE, DESCRIPTION

SHEET TITLE

Legend and General Notes Plan

SHEET NO C1.0

DATE: JULY 10, 2021



SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE JOB NO.: 2015-049 FILE: 2015-049 SW LG.dwg

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

0 - 2015-2015-049-CTMILL/PLCOT/Sherwin Williams 2015-049 SW LG.dwg, 7/16/2021 9:08:30 AM, DWG To PDF.pc3, ARCT full bleed D 24.00 x 36.00 inches, 1:1

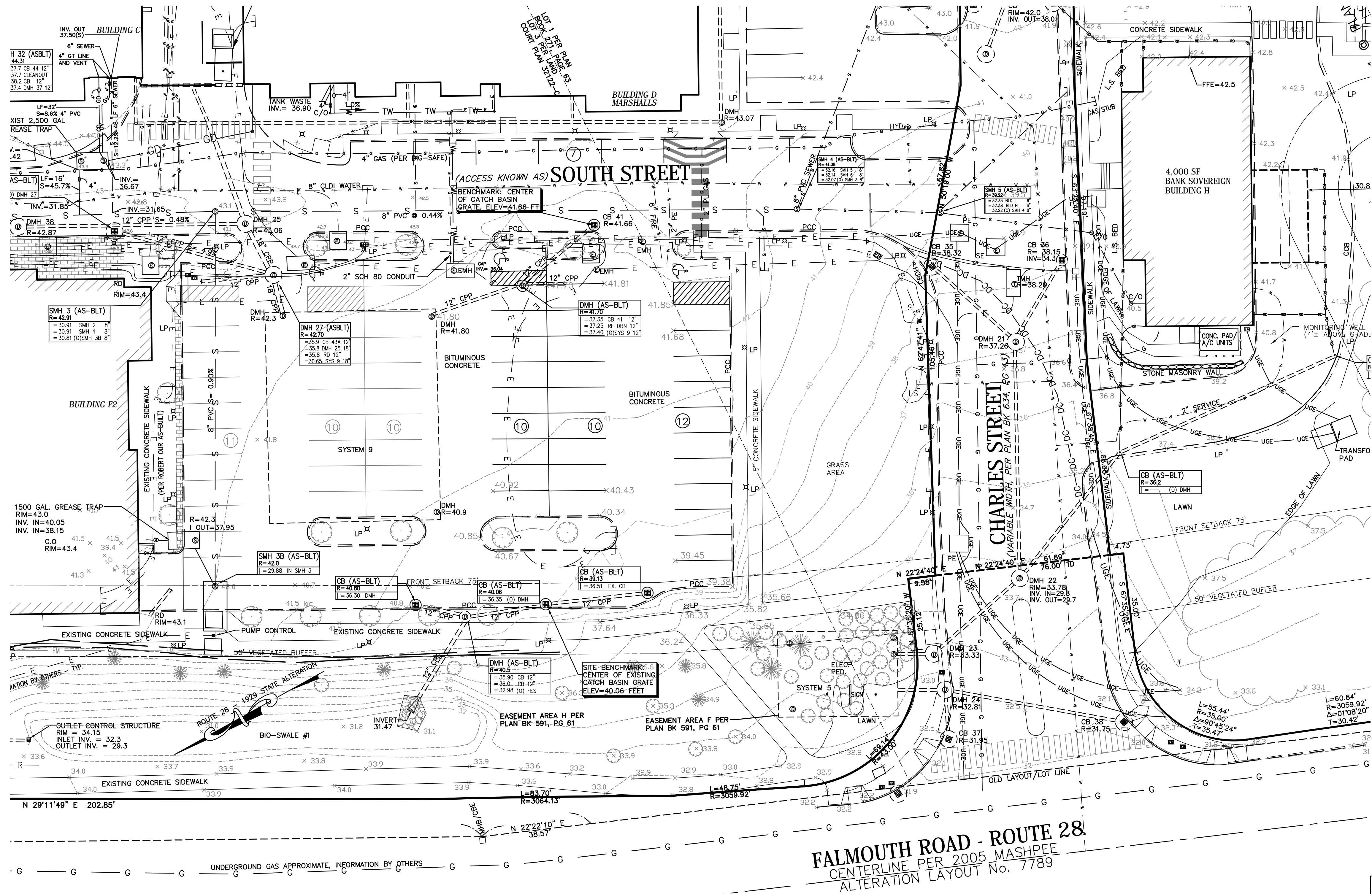
GENERAL NOTES:

- THIS PLAN IS AN ADDENDUM TO PLAN SET ENTITLED: "SOUTH CAPE VILLAGE CONSTRUCTION PLAN SET" PREPARED FOR C. TALANIAN REALTY CO., 176 NEWBURY STREET BOSTON, MA 02116, DATED SEPTEMBER 15, 2004, PREPARED BY COLER & COLANTONIO, INC. & SHOULD BE READ IN CONJUNCTION WITH SHEETS INCLUDED THEREIN.
 - THE INTENT OF THIS PLAN IS TO DETAIL EXISTING SITE CONDITIONS WITHIN THE PROPOSED PROJECT LOCUS "BUILDING G" AS OF THE NOTED DATES OF SURVEY.
 - PER CURRENT ASSESSOR'S RECORDS: ASSESSOR'S PARCELS: 0081-004, 0081-0016, 0081-0025
TOTAL PARCELS AREA = 13.3± ACRES.
- OWNER: DPF MASHPEE, LLC
C/O BLACK CREEK GROUP
518 17th STREET, 17th FLOOR
DENVER, CO 80202
- CERTIFICATE OF TITLE: #205910
- RECORD PLAN: LAND COURT PLAN 32122-C LOT 3
PLAN BOOK 271 PAGE 63
PLAN BOOK 634 PAGES 43 & 44
MASS HIGHWAY ALTERATIONS 7789, 7745, AND 2557
- PROJECT BENCHMARK: AS SHOWN ON THIS PLAN
 - ZONING DISTRICT: C-1
CURRENT MINIMUM ZONING REQUIREMENTS:
MIN. LOT AREA = 40,000 SF
MIN. LOT FRONTAGE = 200'
FRONT YARD = 40' (75' TO ROUTE 28)
SIDE & REAR YARD = 40' / 20'
- SUBJECT TO REQUIREMENTS OF SOUTH CAPE VILLAGE SPECIAL PERMIT FROM MASHPEE PLANNING BOARD RECORDED IN BOOK 16641 PAGE 122, WITH LAST MODIFICATION OF SPECIAL PERMIT RECORDED IN BOOK 30563, PAGE 222.
- A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENT, TAKINGS, MORTGAGES, RIGHT OF WAYS ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SURVEYING.
 - THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES WITHIN THE "BUILDING G" PROJECT LIMITS SHOWN HEREON WERE OBTAINED FROM ONGOING UPDATES OF ON THE GROUND FIELD SURVEY PERFORMED BY BAXTER NYE ENGINEERING & SURVEYING BETWEEN JULY 2006 AND THE LATEST SURVEY FOR THIS PROJECT PHASE ON MARCH 4, 2021.
 - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 250009 0751 J, EFFECTIVE DATE JULY 16, 2014.

9. ENVIRONMENTAL INFORMATION:

PER MASS GIS OLIVER AS OF 03/24/2021:

- SITE DOES NOT APPEAR TO BE WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 - SITE DOES NOT APPEAR TO BE WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE AS MAPPED ON MASS GIS OLIVER PER NHESP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
 - SITE DOES NOT APPEAR TO CONTAIN A CERTIFIED VERNAL POOL AS MAPPED ON MASS GIS OLIVER PER NHESP "CERTIFIED VERNAL POOLS."
 - SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT AS MAPPED ON MASS GIS OLIVER PER NHESP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).
 - SITE DOES NOT APPEAR TO BE WITHIN A STATE APPROVED ZONE II GROUNDWATER RECHARGE PROTECTION AREA.
- 10. UTILITY INFORMATION SHOWN HEREIN:**
- THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE THE LOCATION OF ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFERS FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
 - SOURCE INFORMATION FROM PLANS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - EXISTING WASTEWATER SYSTEM INFORMATION OBTAINED FROM FIELD LOCATION BY BAXTER NYE ENGINEERING AND SURVEYING AND COMPILED FROM SEPTIC SYSTEM AS-BUILT PLAN BY ALPHA LAND SURVEYING & ENGINEERING ASSOCIATES, DATED 7-6-04.
 - WATER LINES SHOWN ON THIS PLAN FROM AS-BUILT RECORD PLANS AND FIELD LOCATION BY BAXTER NYE ENGINEERING AND SURVEYING.
 - GAS SERVICE LINES SHOWN ON PLAN WERE COMPILED FROM NATIONAL GRID RECORD PLANS AND FIELD LOCATION BY BAXTER NYE ENGINEERING AND SURVEYING.
 - ELECTRIC LINES SHOWN ON THIS PLAN WERE COMPILED FROM EVERSOURCE AND NSTAR RECORD PLANS AND FIELD LOCATION BY BAXTER NYE ENGINEERING AND SURVEYING.
 - COMPILED UTILITY INFORMATION ALSO TAKEN FROM PLAN ENTITLED "SOUTH CAPE VILLAGE CONSTRUCTION PLAN SET" PREPARED FOR C. TALANIAN REALTY CO., 176 NEWBURY STREET BOSTON, MA 02116, DATED SEPTEMBER 15, 2004, PREPARED BY COLER & COLANTONIO, INC.



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Hyannis, Massachusetts 02601

Phone - (508) 771-7502
Fax - (508) 771-7622
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CONSULTANT
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PREPARED FOR:
DPF Mashpee, LLC
c/o Charter Realty &
Development Corp.
1666 Massachusetts Avenue,
Suite 6A
Lexington, MA 02420

PROJECT TITLE
**Proposed Building G at
South Cape Village
Shopping Center
11 Commercial Street
Mashpee, MA 02649**

DATE	DESCRIPTION

SHEET TITLE
**Partial Existing
Conditions Plan**

SHEET NO
C2.0

DATE: JULY 10, 2021
SCALE IN FEET
SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE
JOB NO.: 2015-049 FILE: 2015-049 SW EC.dwg

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1666 Massachusetts Avenue,
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Lexington, MA 02420

PROJECT TITLE

**Proposed Building G at
South Cape Village
Shopping Center
11 Commercial Street
Mashpee, MA 02649**

DATE DESCRIPTION

SHEET TITLE

Site Layout Plan

SHEET NO

C3.0

DATE: JULY 10, 2021

20 0 20 40

SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE


JOB NO.: 2015-049 FILE: 2015-049 SW DM.dwg

ZONING TABLE

ZONING: C-1 (COMMERCIAL)		
ALLOWED USE: BY SPECIAL PERMIT-COMMERCIAL CENTER PROPOSED USE: RETAIL		
(ZONING ORDINANCE SECTION: 174-31 & 174-45.1)		
	REQUIRED/ALLOWED	PROVIDED/PROPOSED
LOT SIZE	40,000 SF	392,054 SF (9.00 AC)
LOT WIDTH	200 FT	
FRONT SETBACK (FALMOUTH ROAD)	75 FT (FROM OLD LAYOUT)	80.8 FT
FRONT SETBACK (DONNA'S LANE)	40 FT (FROM OLD LAYOUT)	
SIDE SETBACK	20 FT	N/A
REAR SETBACK	40 FT	N/A
BUILDING HEIGHT	35 FT, 2 STORIES	24.3 FT, 1 STORY
PARKING TABLE		
RETAIL STORE - 4,860 SF / 300 SF=16.2	16 SPACES	PER SPECIAL PERMIT
HANDICAP PARKING (TOTAL/VAN)	1 SPACE	1/1 SPACES
DESIGN VEHICLE		WB-67

NOTES:

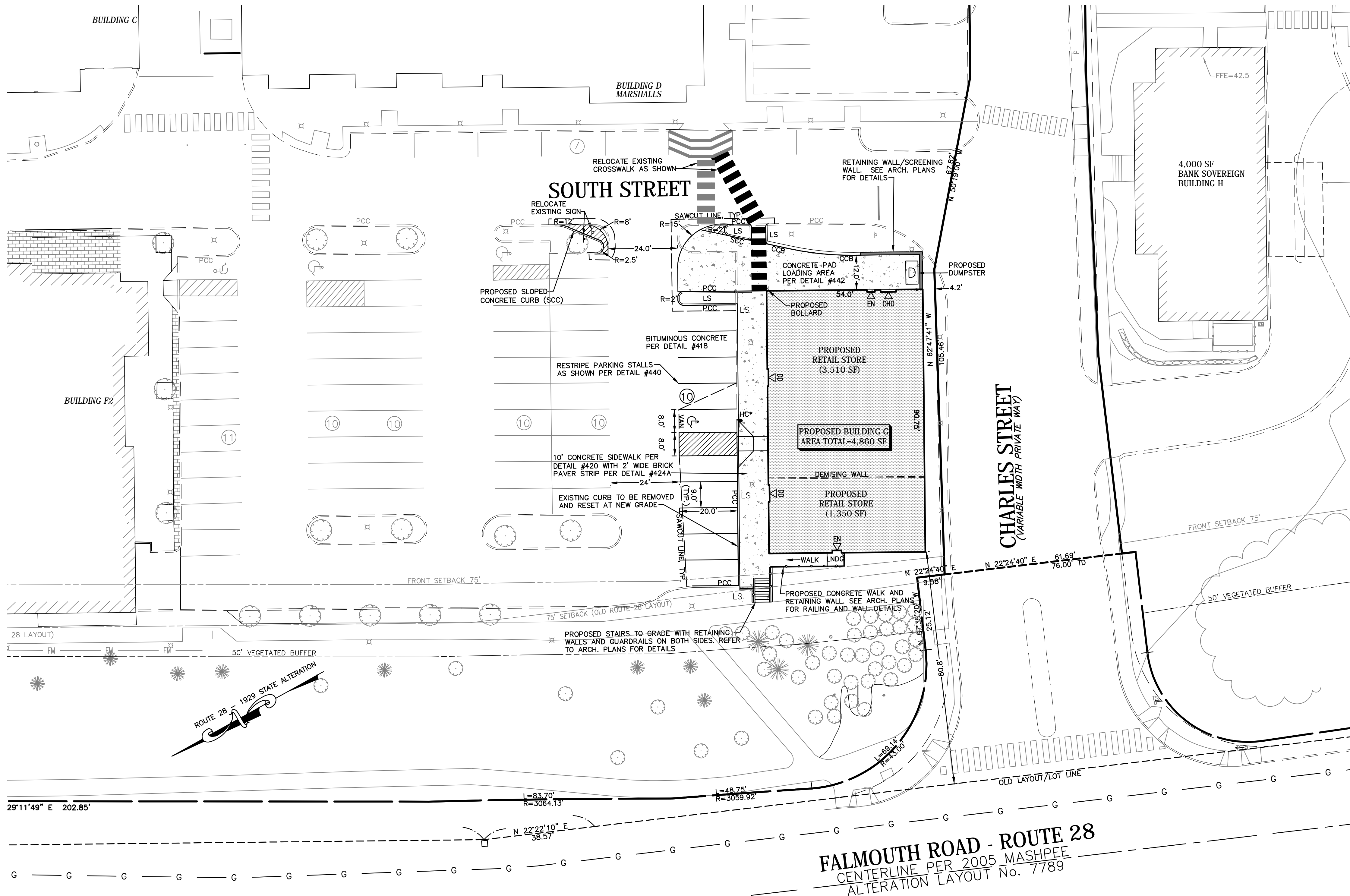
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MHDSS, TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
4. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES < 2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
5. EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
6. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE.
7. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.
8. ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MDOT SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROJECTING.
9. ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MUTCD STANDARDS. TYPICAL LINE WIDTH FOR LANE AND PARKING STALL STRIPING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STALL COLOR SHALL BE WHITE, TYPICAL, UNLESS OTHERWISE NOTED.
10. BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
11. SITE LIGHTING - SEE ELECTRICAL DRAWINGS IN ARCHITECTURAL PLAN PACKAGE FOR DETAILED INFORMATION.
12. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

SIGN SUMMARY				
M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	HEIGHT	TEXT	QUANTITY
HC*	18"	24"	 SEE LOCAL REQUIREMENTS (VAN)	1
				(1)

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS, ORDINANCES, AND BYLAWS. SEE SIGN INSTALLATION DETAIL HEREIN.

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN WORDING AND COLOR REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (NOTE TO CONTRACTOR TO VERIFY HANDICAP PARKING SIGN FORMAT - SEE DETAIL HEREIN)

* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED



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Plant Legend

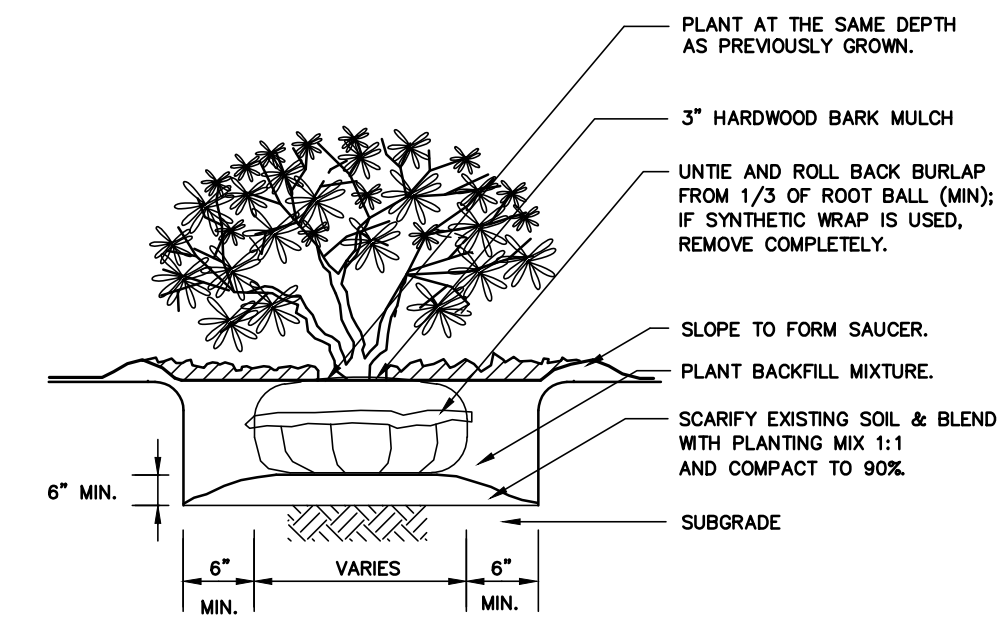
(PLANTS NOTED MAY BE SUBSTITUTED WITH EQUIVALENT VEGETATION, AS APPROVED BY THE BUILDING DEPARTMENT)

KEY	DESCRIPTION	BOTANICAL	QTY.	SIZE AT PLANTING
TREES	BRADFORD PEAR	PYRUS CALLERYANAN	4	3"
SHRUBS	LIMELIGHT PANICLE HYDRANGEA	HYDRANGEA PANICULATA LIMELIGHT	11	#10
	BLUSHING KNOCK OUT ROSE	ROSA BLUSHING KNOCK OUT	3	#3
	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALLS SMARAGD	13	6/7"
	NORTHERN BAYBERRY	MYRICA PENNSYLVANICA	3	3 GALLON
GRASSES	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS	16	#3
	WISTERIA VINE	WISTERIA FRUTESCENS	8	2 GALLON

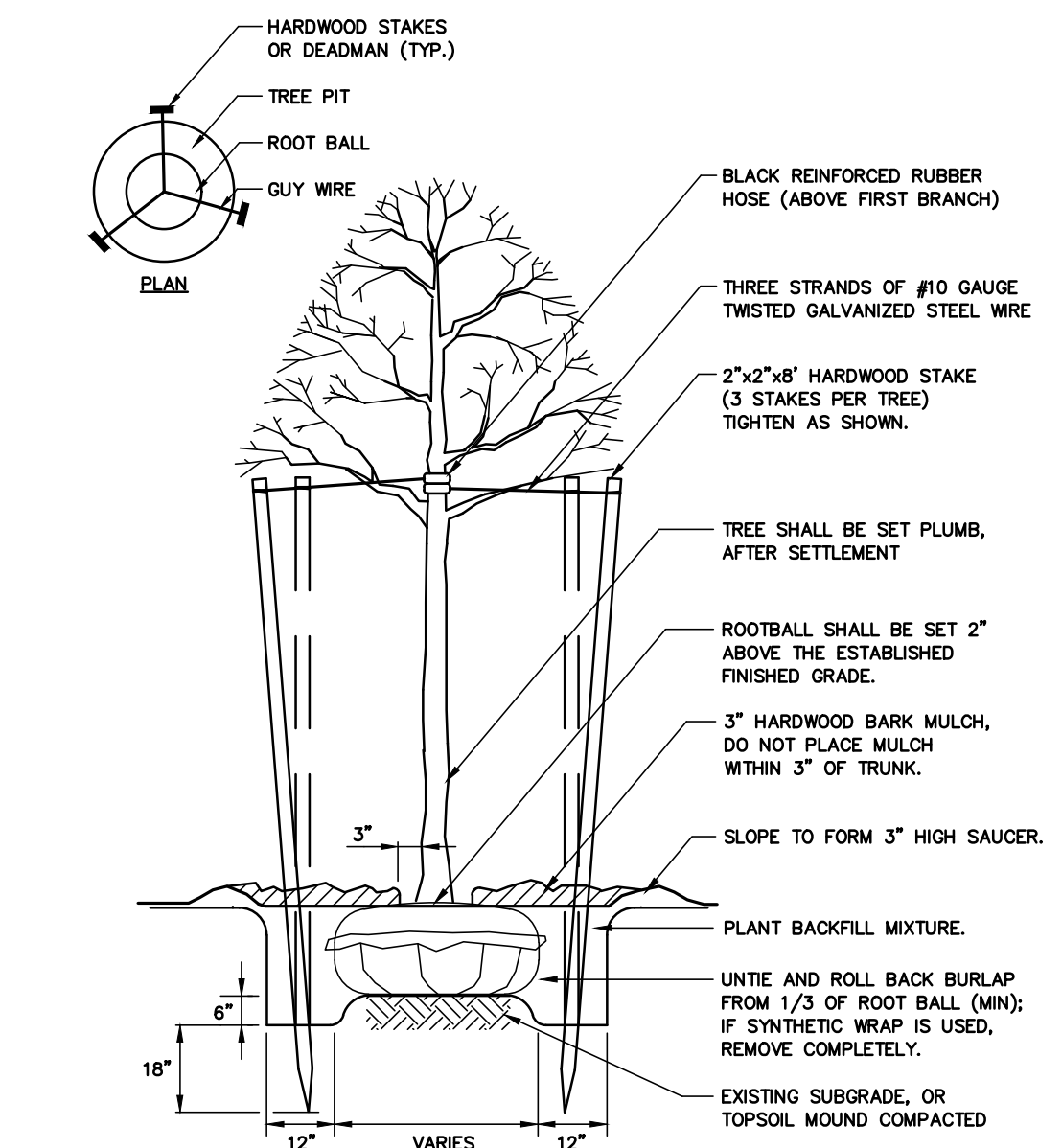
NOTES:

1. PLANT SOIL SHALL BE 1/3 SPHAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.
 2. MULCH SHALL BE HORTICULTURAL QUALITY HEMLOCK BARK. WHERE MULCH BEDS ARE AROUND A BUILDING THE MULCH SHALL BE HELD 20" OFF THE BUILDING AND 3/8" LANDSCAPE PEASTONE SHALL BE PLACED WITHIN THIS 20" AS A DROP EDGE AROUND THE BUILDING PERIMETER. PEASTONE COLOR TO BE SELECTED BY OWNER/ARCHITECT.
 3. PLANTS SHALL CONFORM TO MOST RECENT STANDARDS OF THE AMERICAN NURSERYMENS ASSOCIATION.
 4. PROVIDE 6" TOPSOIL & FINE GRADE & SEED ALL AREAS NOT OTHERWISE NOTED.
 5. ALL PLANTINGS AT DRIVE WAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF 3" OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.
- IRRIGATION NOTES:**
1. CONTRACTOR TO INSTALL ON-SITE IRRIGATION WELL PER TOWN IRRIGATION REQUIREMENTS.
 2. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
 3. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
 4. RAINBIRD CONTROL VALVES, COUPLINGS, SPRINKLER HEADS SERIES 1812 AND 1804 SHALL BE USED. USE TORO SUPER 700 LAWN ROTOR WHERE REQUIRED.
 5. MAINLINE AND LATERAL LINE PIPE SHALL BE CLASS 200 PVC IRRIGATION SLEEVE SHALL BE SCHEDULE 40 PVC
 6. INCLUDE BACKFLOW PREVENTER ASSEMBLY AND SPRINKLER CHECK VALVE DEVICES WHERE LOW HEAD DRAINAGE MAY OCCUR.

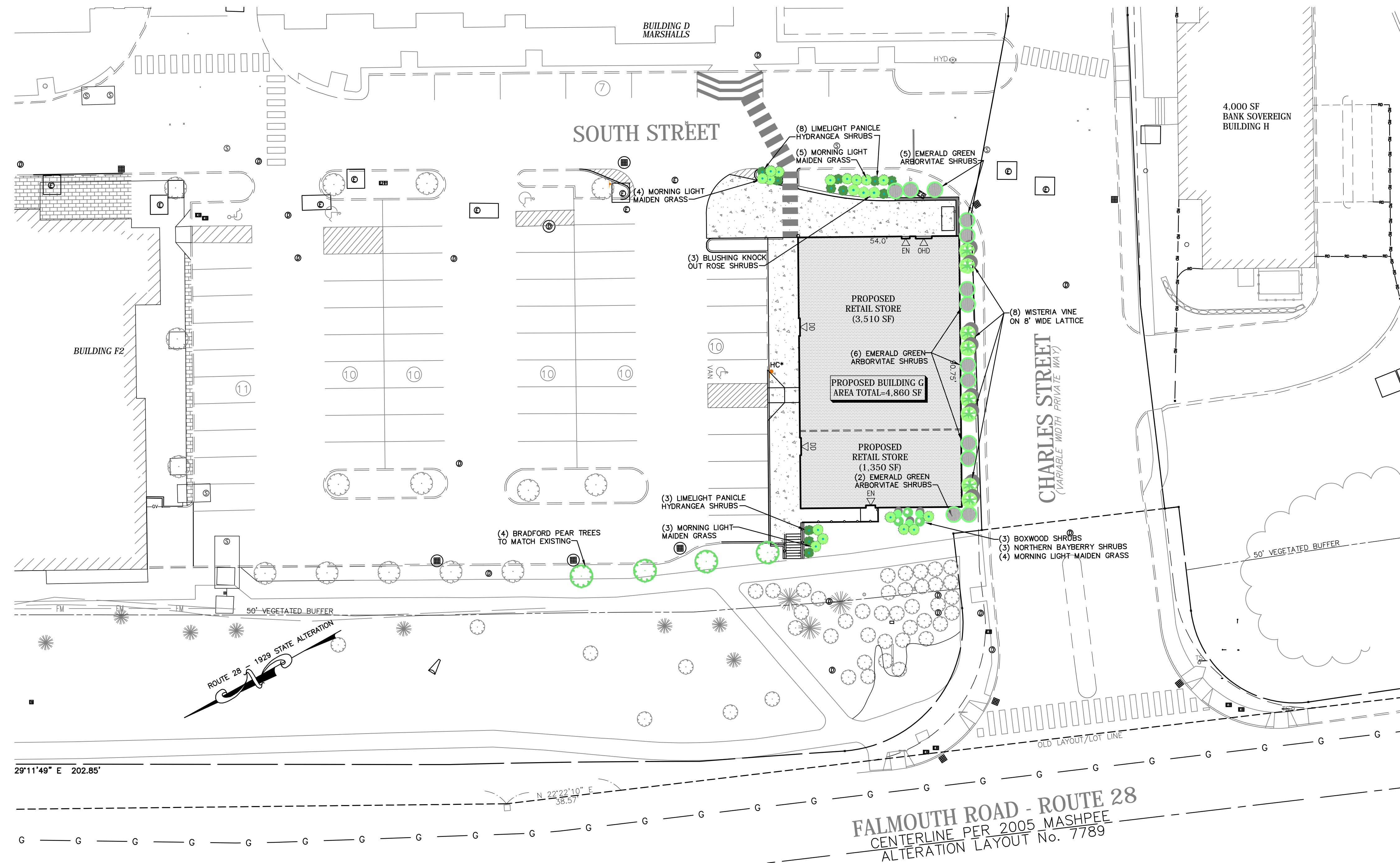
CAUTION: LANDSCAPER SHALL IDENTIFY ALL UTILITIES AND BUILDING CONNECTIONS PRIOR TO INSTALLING PLANTINGS.



C-500 SHRUB PLANTING DETAIL N.T.S.



C-501 TREE PLANTING (For Trees under 4\"/>



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Hyannis, Massachusetts 02601

Phone - (508) 771-7502
Fax - (508) 771-7622
www.baxter-nye.com

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CONSULTANT

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PREPARED FOR:

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c/o Charter Realty &
Development Corp.
1666 Massachusetts Avenue,
Suite 6A
Lexington, MA 02420

PROJECT TITLE

**Proposed Building G at
South Cape Village
Shopping Center
11 Commercial Street
Mashpee, MA 02649**

DATE DESCRIPTION

SHEET TITLE

Landscape Plan

SHEET NO

C3.1

DATE: JULY 10, 2021

20 0 20 40

SCALE IN FEET

SCALE: 1"=20'

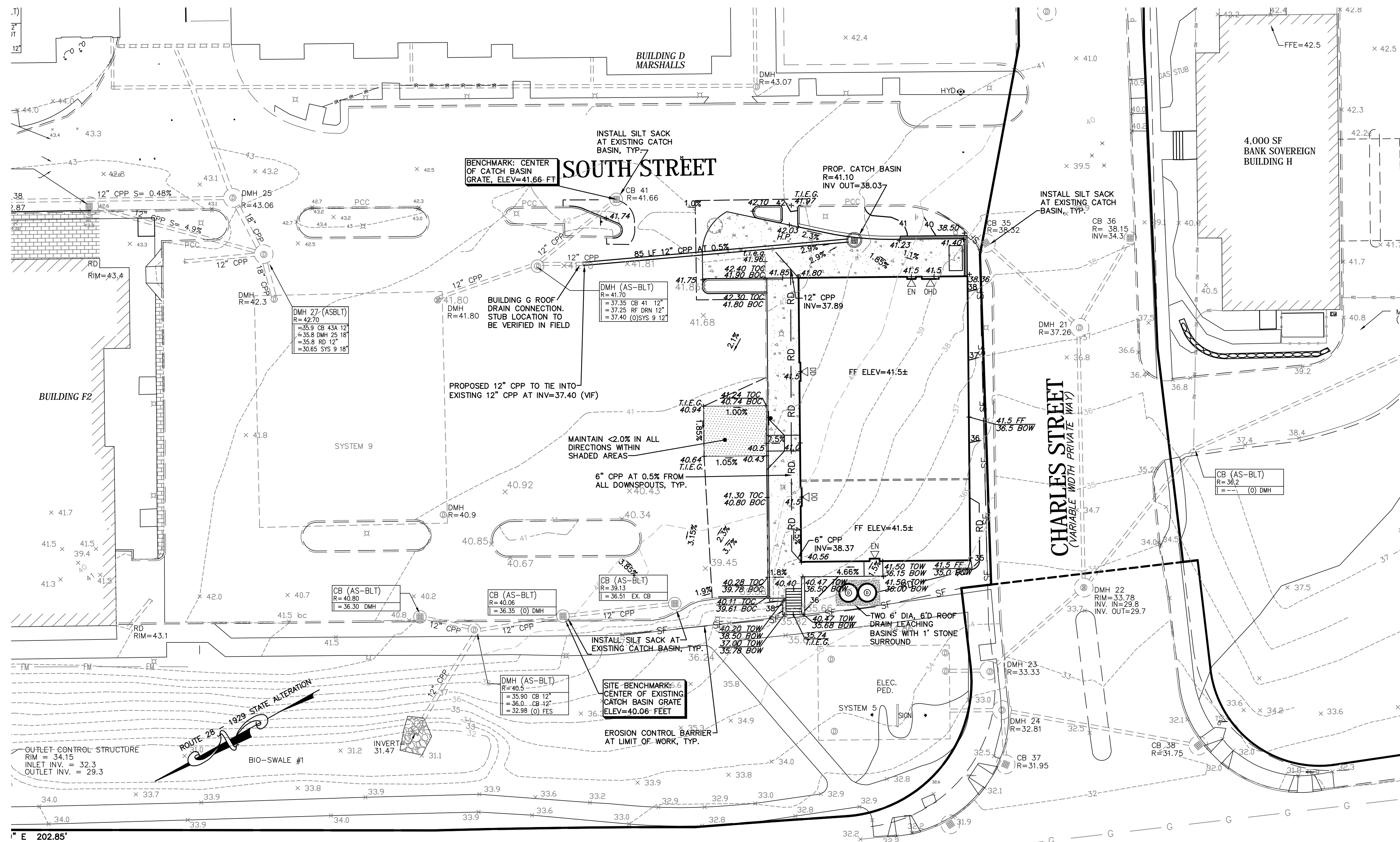
DRAWN BY: JKL CHECKED BY: MWE

JOB NO.: 2015-049 FILE: 2015-049 SW LA.dwg

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GRADING AND DRAINAGE NOTES:

1. THE PROPOSED FIRST FLOOR ELEVATION = 41.5.
THE PROJECT ELEVATIONS ARE BASED ON THE NAVD88 VERTICAL DATUM.
2. DEBRIS, STUMPS, EXCESS, AND UNSUITABLE MATERIALS FROM THE CLEARING & DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.
3. DISTURBED AREAS SHALL BE PROTECTED AT ALL TIMES TO CONTROL SEDIMENT TRANSPORT BEYOND THE LIMIT OF WORK.
4. DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED ALTERNATIVE, TO CONTROL THE DUST.
5. THE SITE SUBCONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL AND COMPACTION NECESSARY TO ACHIEVE THE FINISH GRADES SHOWN ON THE PLANS AND FOR INSTALLATION OF BUILDING STRUCTURES, PAVING, STORMWATER MANAGEMENT AND ALL UTILITIES (INTERIOR AND EXTERIOR). SITE CONTRACTOR TO REFER TO SITE ELECTRICAL, MEP AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAIL.
6. EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSUITABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE ACCOMPLISHED WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
7. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE STABILIZED WITH 4" LOAM, SEED, & MULCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 AND AREAS THAT SHOW SIGNS OF EROSION FROM CONCENTRATED FLOWS SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX DOUBLE NET - CURLEX II .98 BY AMERICAN EXCELSIOR COMPANY OR EQUIVALENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE REQUIRED ECB'S AND PROPERLY STABILIZE ALL AREAS OF THE SITE.
8. ANY USE OF WOOD MULCH SHALL BE KEPT A MINIMUM OF 20' OFF ALL BUILDING FACES.
9. ALL DRAINAGE STRUCTURES AND PIPING SHALL BE DESIGNED AND INSTALLED FOR H-20 LOADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 AND AREAS THAT SHOW SIGNS OF EROSION FROM CONCENTRATED FLOWS SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX DOUBLE NET - CURLEX II .98 BY AMERICAN EXCELSIOR COMPANY OR EQUIVALENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE REQUIRED ECB'S AND PROPERLY STABILIZE ALL AREAS OF THE SITE.
10. FOR STORMWATER MANAGEMENT FACILITIES, THE CONTRACTOR SHALL VERIFY IN FIELD, WITH ENGINEER PRESENT, SOIL INFILTRATION RATE AND GROUNDWATER ELEVATION PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF CONSTRUCTION (ASSUMED 8.27 INCHES/HR. INFILTRATION RATE). IF RATE VARIES FROM ASSUMPTION OR GROUNDWATER IS PRESENT, SYSTEM MAY HAVE TO BE REDESIGNED AS DETERMINED BY THE ENGINEER. ANY MATERIALS ORDERED OR CONSTRUCTION COMMENCED PRIOR TO THIS OCCURRING IS AT THE CONTRACTORS OWN RISK.
11. UNSUITABLE MATERIALS ENCOUNTERED ADJACENT TO SOIL INFILTRATION LAYERS SHALL BE REMOVED FOR 5 FT AROUND THE LEACHING SYSTEMS/FACILITIES AND REPLACED WITH SAND BORROW PER MHD 1.04.0 TYPE B.
12. 12" CPP - HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR WALL TO MEET ADS N-12 PIPE SPECIFICATION OR EQUIV. CPP PIPE USE SHALL BE ALLOWED AS NOTED, WITH A DIAMETER UP TO AND INCLUDING 24". BACK FILLING CPP MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS AND SPECIAL CARE MUST BE EXERCISED (SEE ADS PRODUCT NOTE 3.115).
13. ALL ROOF DOWNSPOUTS SHALL BE TIED INTO ROOF DRAINS. REFER TO ARCHITECTURAL PLANS FOR ALL LOCATIONS OF DOWNSPOUTS. CONTRACTOR SHALL PROVIDE TE-INS TO ALL DOWNSPOUT LOCATIONS. ROOF DRAINS TO BE AT LEAST 6" CPP AT 1.00% SLOPE MINIMUM, UNLESS OTHERWISE NOTED ON THE PLAN. MINIMUM TYPICAL COVER SHALL BE 2 FEET, U.O.N.
14. ALL PIPE INSTALLATIONS SHALL FOLLOW PROJECT SPECIFICATIONS AND PIPE MANUFACTURER RECOMMENDATIONS.
15. ALL GRADING WORK SHALL BE DONE IN A WORKMANLIKE MANNER ACCOMPLISHED TO CREATE POSITIVE DRAINAGE AND ELIMINATE ANY PUDDLING OR PONDING. WHERE NOT OTHERWISE NOTED OR DEFINED ON THE PLAN, ALL CUT AND FILL SHALL BE BLENDED TO DAYLIGHT AT EXISTING GRADE WITH A 3:1 SLOPE.
16. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITH ANY GRADE ISSUES OR QUESTIONS PRIOR TO PERFORMING THE FINISH GRADING WORK.
17. TYPICAL CURB REVEAL IS TO BE 6 INCHES (FOR VERTICAL FACE) UNLESS OTHERWISE NOTED BY TOP OF CURB (TOC) AND BOTTOM OF CURB (BOC) ELEVATIONS. WHERE THESE ARE NOTED THE CONTRACTOR SHALL REVIEW TO PROVIDE REQUIRED REVEALS AND THEN PROPERLY TAPER THE CURB AND FINISH GRADE BACK TO THE TYPICAL 6 INCH REVEAL. IF TOC OR BOC LABELS ARE NOT SHOWN, ALL SPOT ELEVATIONS ARE BOTTOM OF CURB WHEN ADJACENT TO A CURB FACE.
18. BOTTOM OF WALL (BOW) OR TOP OF WALL (TOW) ELEVATIONS FOR RETAINING WALLS NOTED ON THE PLAN ARE APPROXIMATE ELEVATIONS WHERE THE WALL IS EXPECTED TO DAYLIGHT WITH EXISTING GRADE. STRUCTURAL RETAINING WALL DESIGN IS DONE BY OTHERS AND THE BOW OR TOW EXISTING GROUND ELEVATIONS FOR WHERE THE WALL WOULD DAYLIGHT TO EXISTING GRADES SHALL BE VERIFIED AS NEEDED FOR THE STRUCTURAL DESIGN. THE ACTUAL BOW OR TOW ELEVATION AT THE PROPOSED WALL(S) MAY DIFFER FROM CONTOURS SHOWN ON THE PLANS ESPECIALLY AT STEEP SLOPES AREAS.
19. STORMWATER MANAGEMENT FACILITIES SHALL BE PROTECTED FROM SEDIMENT AND SILTATION AT ALL TIMES. JUST PRIOR TO COMPLETION, THE SITE SUBCONTRACTOR SHALL PERFORM A FINAL INSPECTION AND CLEANING OF THE STORMWATER MANAGEMENT SYSTEM. ALL SEDIMENT AND SILTATION SHALL BE REMOVED FROM CATCH BASINS, LEACHING BASINS, FOREBAYS, ETC. AND THESE AREAS SHALL BE SHOWN TO FINAL CONTOURS AND ELEVATION PER THE PLANS. ALL REPAIRS SHALL BE MADE AS NECESSARY TO THE SATISFACTION OF THE ENGINEER PRIOR TO PLACING FINAL TOPSOIL, MULCH, VEGETATION, SEEDING, ETC.
20. ANY DEWATERING OPERATION WHEN REQUIRED AS PART OF THE CONSTRUCTION PROCESS SHALL ENSURE ALL DEWATERING OCCURS THROUGH A PROPER DEWATERING BASIN (STONE, FILTER FABRIC AND HAYBALES OR OTHER ACCEPTABLE MEANS) PRIOR TO DISCHARGE FROM THE SITE.
21. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.



FALMOUTH ROAD - ROUTE 28
 CENTERLINE PER 2005 MASHPEE
 ALTERATION LAYOUT No. 7789

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 Lexington, MA 02420

PROJECT TITLE
**Proposed Building G at
 South Cape Village
 Shopping Center
 11 Commercial Street
 Mashpee, MA 02649**

DATE	DESCRIPTION

SHEET TITLE
**Grading &
 Drainage Plan**

SHEET NO
C4.0

DATE: JULY 10, 2021

SCALE IN FEET
 SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE
 J.O.B. NO.: 2015-049 FILE: 2015-049 PG 20.dwg

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PROJECT TITLE
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Shopping Center
11 Commercial Street
Mashpee, MA 02649**

DATE DESCRIPTION

SHEET TITLE

Utility Plan

SHEET NO

C5.0

DATE: JULY 10, 2021

20 0 20 40

SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE

JOB NO.: 2015-049 FILE: 2015-049 UT.dwg

UTILITY NOTES:

1. CAUTION: THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE LOCATION OF EXISTING UNDERGROUND SYSTEMS, INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY. MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, THE ENGINEER, OR ITS REPRESENTATIVE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID SYSTEMS, INFRASTRUCTURE AND UTILITIES EXACTLY. IF ELEVATION INFORMATION DIFFERS FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. AT UTILITY CROSSINGS, VERIFY IN FIELD THE LOCATION AND INVERTS OF WATER, ELECTRIC, GAS, TELEPHONE & DATA/COMM AND RELOCATE IF CONFLICTING WITH PROPOSED INVERTS PER THE ENGINEERS DIRECTION. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND SYSTEMS, INFRASTRUCTURE AND UTILITIES AS REQUIRED.

2. 12" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS.

3. A MINIMUM 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHERE WATER LINES CROSS SEWER LINES, THE SEWER LINE SHALL BE LOCATED WITH A MINIMUM VERTICAL CLEARANCE OF 18" BELOW THE WATER LINE. THE SEWER LINE JOINTS SHALL BE LOCATED EQUIDISTANT AND AS FAR AWAY FROM THE WATER LINE AS POSSIBLE. WHEN IT IS IMPOSSIBLE TO ACHIEVE HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER LINE AND SEWER LINE AT THE CROSSING LOCATION SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT-LINED DUCTILE IRON PIPE FOR ONE FULL 20' PIPE LENGTH OR ANOTHER EQUIVALENT THAT IS WATERTIGHT AND STRUCTURALLY SOUND. THE JOINTS FOR BOTH PIPES SHALL BE LOCATED AS FAR AWAY FROM THE CROSSING AS POSSIBLE. BOTH PIPES SHOULD BE PRESSURE TESTED TO 150 PSI TO ENSURE THAT THEY ARE WATERTIGHT.

4. COMMERCIAL SEWER BUILDING CONNECTIONS SHALL BE 6" MIN. SCHEDULE 40 PVC U.O.N. AT A MINIMUM SLOPE OF 1.2% U.O.N. FROM MAINLINE TO BUILDING. INSTALL A CLEANOUT ON EACH SERVICE LINE AT DISTANCE OF 10'±(U.O.N.) OFF THE FOUNDATION, AT A CHANGE OF HORIZONTAL DIRECTION GREATER THAN 45° OR WERE MORE THAN ONE CHANGE OF HORIZONTAL DIRECTION GREATER THAN 45° OCCURS WITHIN 40 FEET. CLEANOUTS SHOULD BE LOCATED AT INTERVALS OF NOT MORE THAN 100 FEET. ALL PIPING FOR COMMERCIAL BUILDINGS SHALL BE PER PLUMBING CODE WITHIN 10 FEET OF BUILDING.

5. ALL WATERLINE MATERIALS AND WORKMANSHIP TO CONFORM TO THE RULES, REGULATIONS AND SPECIFICATIONS OF THE MASHPEE WATER DISTRICT AS AMENDED TO PRESENT. WATER DIVISION HAS AUTHORITY TO AMEND PLANS. IF ANY CONFLICTS WITH THE CONTRACT DOCUMENT OCCUR THE HIGHER STANDARD SHALL APPLY. THE WRITTEN SPECIFICATIONS OF THE TOWN MASHPEE WATER DIVISION ARE HEREBY INCLUDED BY REFERENCE AND CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

6. VALVE BOXES AND CURB BOXES SHALL BE BUFFALO OR PIONEER AND SHALL BE FURNISHED AND INSTALLED FOR ALL VALVES. THEY SHALL BE CAST IRON, TAR COATED, SLIDING TYPE ADJUSTABLE VALVE BOXES TOGETHER WITH CAST IRON COVERS. SEE WATER DIVISION REGULATIONS.

7. TYPICAL COVER OVER WATER LINE SHALL BE 5'. IF LESS THAN 4' OF COVER IS PROVIDED, INSULATE WATER LINE AGAINST FREEZING IN ACCORDANCE WITH DETAIL #205 OR EQUAL.

8. WATERLINE INSTALLATION REQUIRES THE ROD RESTRAINED JOINTS TO BE USED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS, PER MASHPEE WATER DIVISION REQUIREMENTS. RESTRAINED JOINTS TO BE INSTALLED PER MASHPEE WATER DIVISION REQUIREMENTS.

9. IF RESTRAINED JOINTS CAN'T BE USED DUE TO PHYSICAL CONSTRAINTS, ONLY AS SPECIFICALLY APPROVED BY THE WATER DIVISION, THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS IN ACCORDANCE WITH DETAIL #301. CONCRETE THRUST BLOCKS AS REQUIRED. CONCRETE SHALL BE 1 PART CEMENT TO 2 PARTS SAND AND 4 PARTS COARSE AGGREGATE. CONCRETE CLASS "C" WITH A 28 DAY COMPRESSION STRENGTH OF 2000 PSI MINIMUM AGGREGATE SIZE OF 1-1/2". THRUST BLOCKS SIZED PER SPECIFICATIONS. ALTERNATELY PRECAST THRUST BLOCKS TO DIVISION SPECIFICATIONS MAY BE UTILIZED. CARE SHALL BE TAKEN TO ENSURE THAT ALL CONCRETE THRUST BLOCKS BEAR AGAINST UNDISTURBED TRENCH WALLS AND NOT TO ENCASE FLANGES AND BOLTS ON MECHANICAL JOINT FITTINGS. WHERE UNSUITABLE BEARING MATERIAL IS ENCOUNTERED, EXCAVATE AND PLACE SUFFICIENT CONCRETE BALLAST TO OFFSET THE ANTICIPATED THRUSTS.

10. MASHPEE WATER DIVISION APPROVED WATER SUBCONTRACTOR AND THIRD PARTY INSPECTOR REQUIRED. COST OF THE INSPECTOR SHALL BE BORN BY THE CONTRACTOR/WATER SUBCONTRACTOR.

11. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH MASSACHUSETTS BUILDING CODE AND APPLICABLE NFPA REGULATIONS, IF SO REQUIRED.

12. PROVIDE A STORZ OR OTHER REQUIRED FIRE DEPARTMENT CONNECTION (FDC) AT THE LOCATION AS SHOWN ON THE PLAN IF SO NOTED. FINAL LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. REFER TO ARCHITECTURAL, MEP AND FPE PLANS FOR LAYOUT, DETAILS, AND SPECIFICATIONS OF FIRE SPRINKLER SYSTEM.

13. GAS, ELECTRIC, DATA/COM IS SHOWN SCHEMATICALLY HEREON. ALL LABOR, WORK, EQUIPMENT AND MATERIALS FOR INSTALLATION OF THESE UTILITIES SHALL BE OWNED AND PERFORMED BY THE CONTRACTOR. UTILITIES SHALL BE INSTALLED WITH A MINIMUM COVER OF 3 FEET U.O.N. OR OTHERWISE DIRECTED BY THE CONTROLLING UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ALL FINAL LAYOUTS AND DETAILS WITH APPLICABLE UTILITY COMPANY.

14. POWER AND COMMUNICATION DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL #C-832. WHERE A DESIGN BY THE UTILITY COMPANY OR MEP ENGINEERS ARE PROVIDED THOSE SHALL SUPERCEDE #C-832.

15. ALL COMMERCIAL LIGHTING SHALL DIRECT ALL LIGHT SO AS TO KEEP ALL LIGHTING WITHIN SUBJECT LOT. ALL COMMERCIAL LIGHTING SHALL HAVE THE FIXTURE HEIGHT SET AT 25' MAXIMUM HEIGHT ABOVE GRADE.

16. ALL LIGHTING FIXTURE LOCATIONS, SPECIFICATIONS AND PHOTOMETRIC PLAN SHALL BE DEVELOPED BY THE LIGHTING VENDOR AND/OR ELECTRICAL ENGINEER. ALL FIXTURES SHALL BE LED AND MOUNTED ON NOTED POLE HEIGHT AND CONCRETE BASE HEIGHT (FIXTURE HEIGHT NOT TO EXCEED 25 FT ABOVE GRADE OR AS OTHERWISE NOTED).

17. ALL UTILITY CUTS THROUGH EXISTING CONCRETE OR BITUMINOUS CONCRETE PAVED SURFACES SHALL BE SAWCUT. BACK FILLING OF TRENCH SHALL INCLUDE 12" IN DEPTH FLOWABLE FILL TO THE BASE COURSE OF THE SURFACE TREATMENT. THE SURFACE TREATMENT SHALL THEN BE REPLACED IN KIND.

18. SITE CONTRACTOR TO OWN ALL EXCAVATION, TRENCHING & BACKFILLING FOR ALL UTILITIES AND MISCELLANEOUS WORK INCIDENTAL TO THE SCOPE OF THE PROJECT AND CONTRACT DOCUMENTS. CONTRACTOR SHALL REFER TO MEP AND LANDSCAPE PLANS BY OTHERS FOR ADDITIONAL INFORMATION AS APPLICABLE.

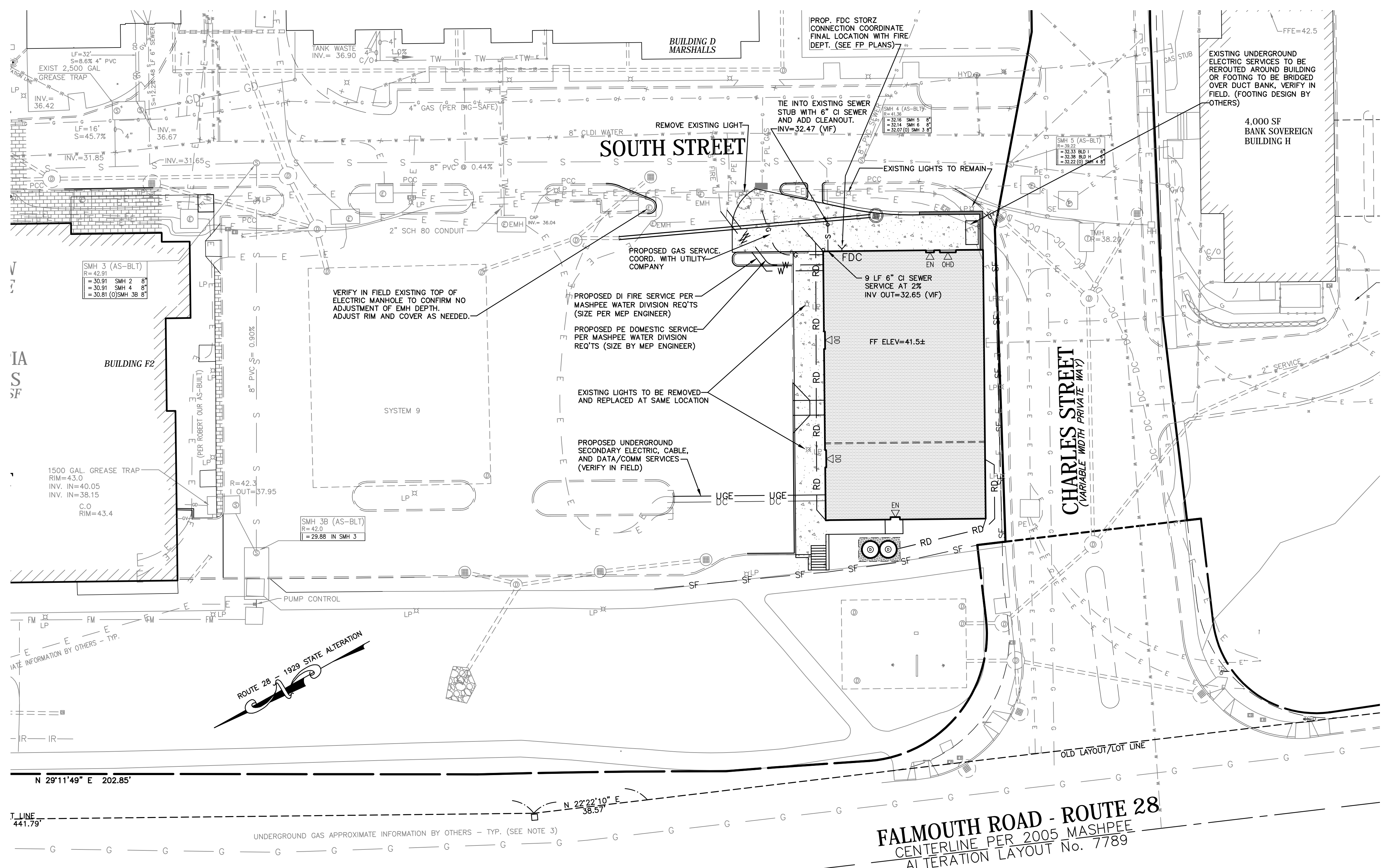
19. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

20. ALL COVERS, CURB BOXES, GRATES, AND OTHER FINISH SURFACES SHALL BE RESET TO THE NEW FINISH GRADE.

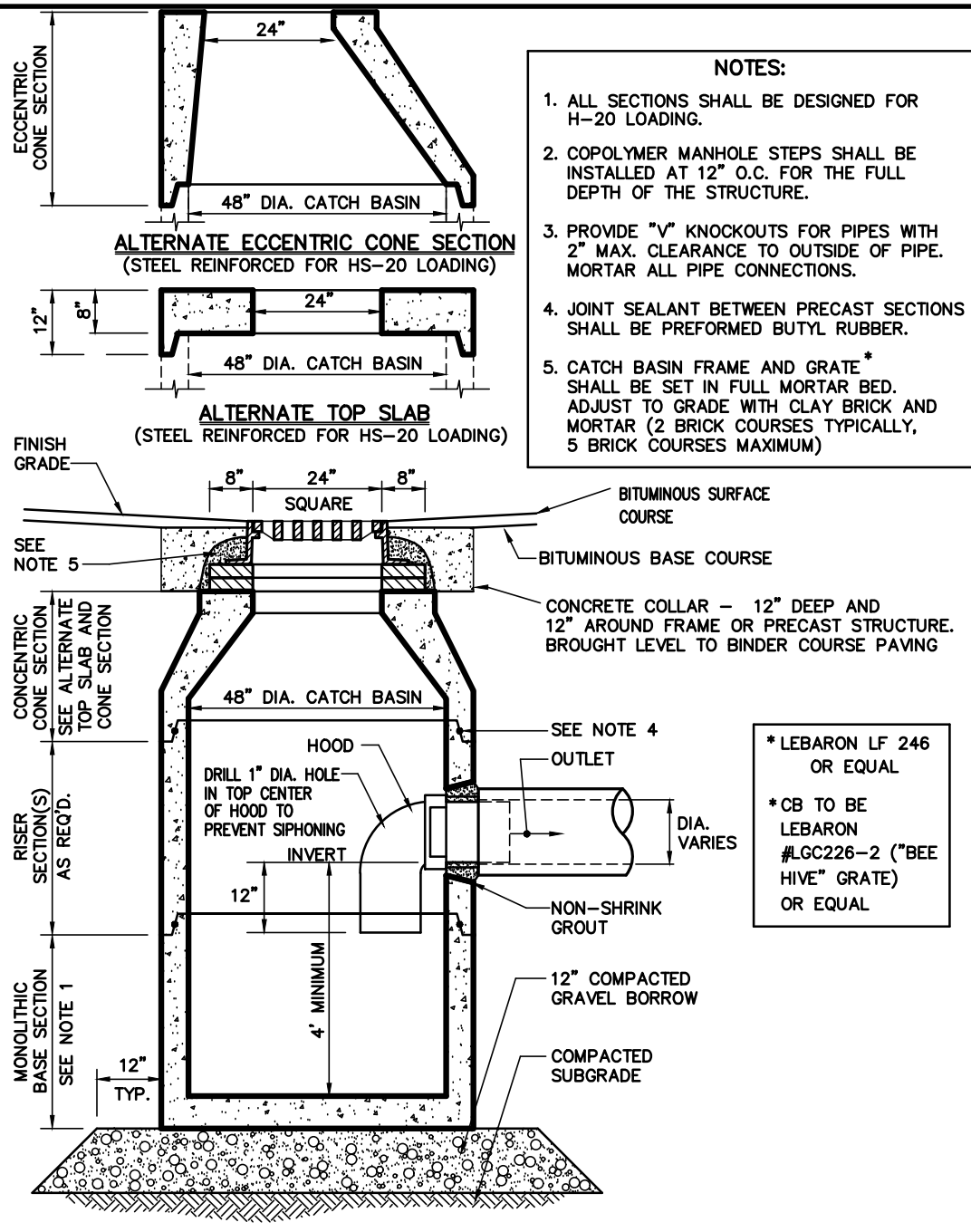
21. THE FIRST 10 FEET FROM THE BUILDING FACE FOR STORM DRAIN, SEWER AND WATER PIPING SHALL FOLLOW THE PLUMBING CODE. THIS INCLUDES THE FIRST 10 FT OF STORM DRAIN AND SEWER PIPE TO BE CAST IRON MATERIAL. REFER TO PLUMBING PLANS BY OTHERS AS APPLICABLE.

22. WHERE UTILITIES CALLED OUT TO BE ABANDONED IN PLACE OR REMOVED AS NEEDED CONTRACTOR SHALL OWN REMOVING PIPE AND APPURTENANCES AS NEEDED WHERE THEY CONFLICT WITH PROPOSED WORK.

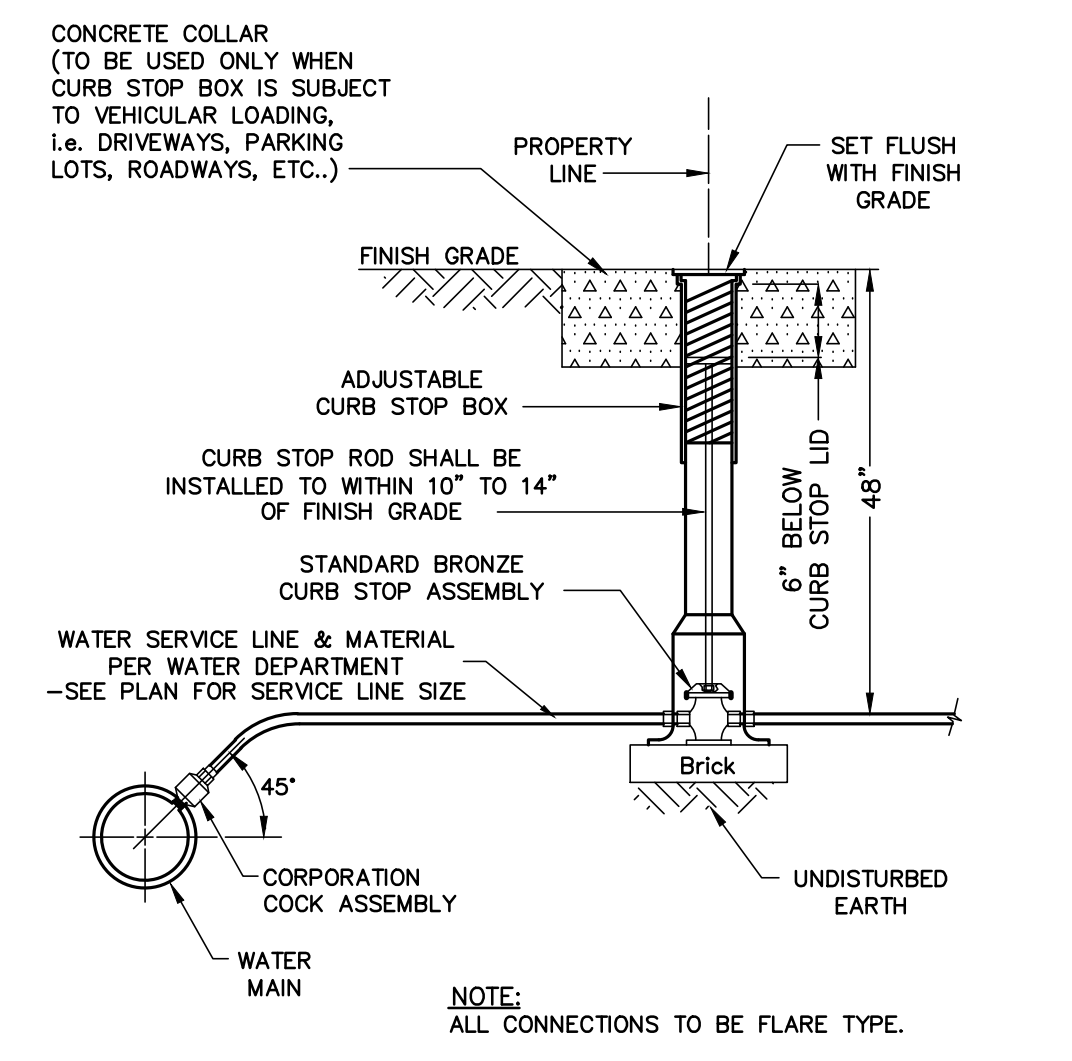
23. ALL UTILITY STUB LOCATIONS SHALL BE VERIFIED IN FIELD BY CONTRACTOR AND COORDINATED WITH APPROPRIATE UTILITY COMPANIES.



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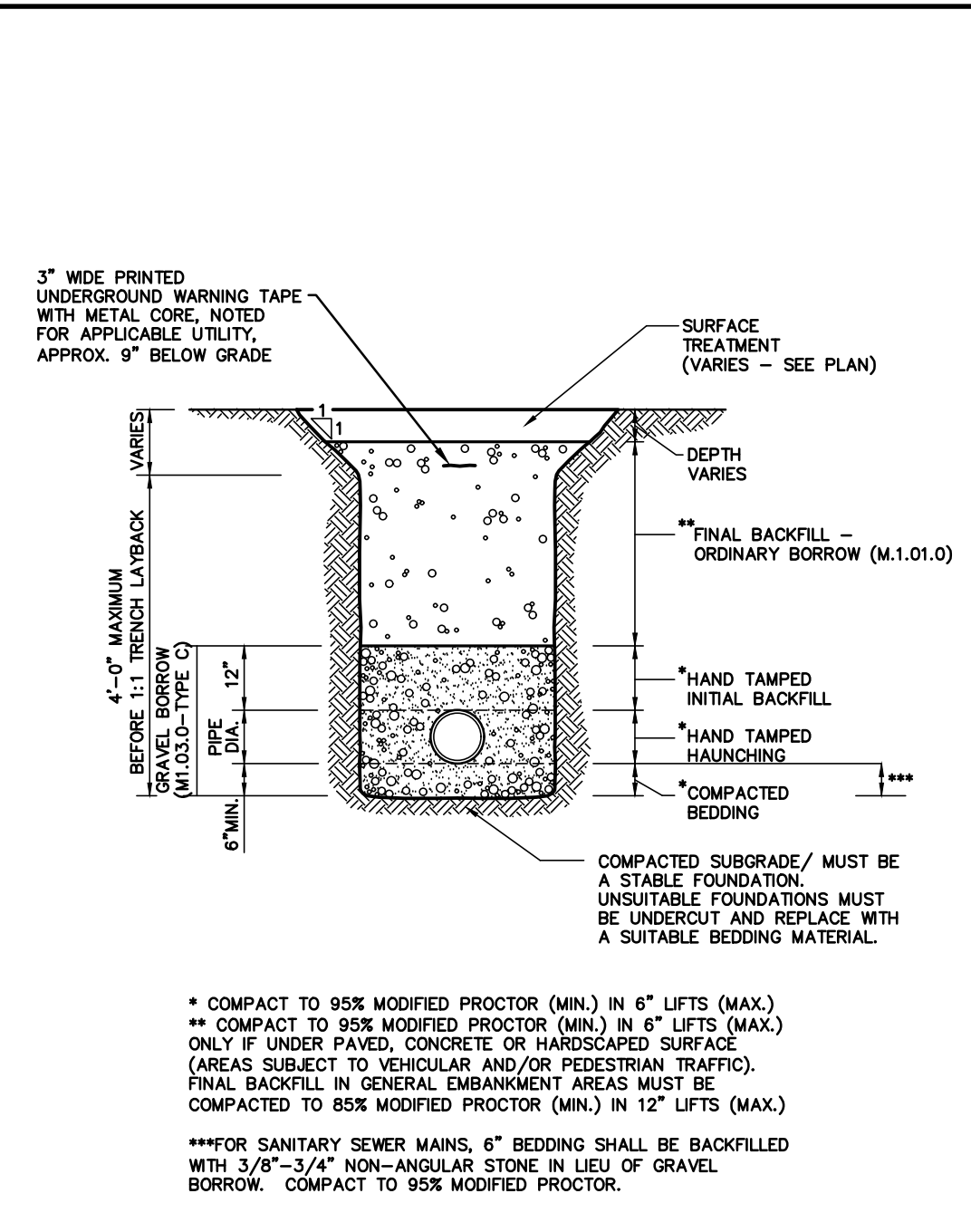
C-105-A CATCH BASIN (CB) WITH GAS TRAP DETAIL N.T.S.



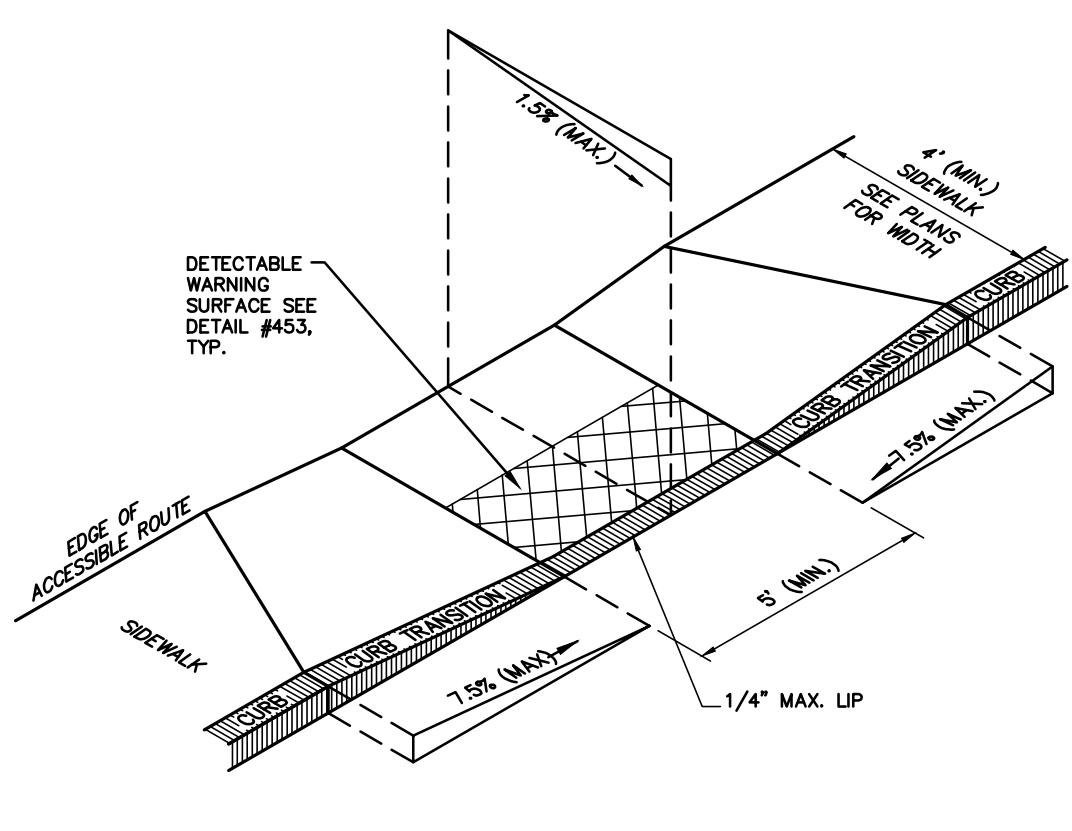
C-313 SINGLE WATER SERVICE CONNECTION DETAIL N.T.S.



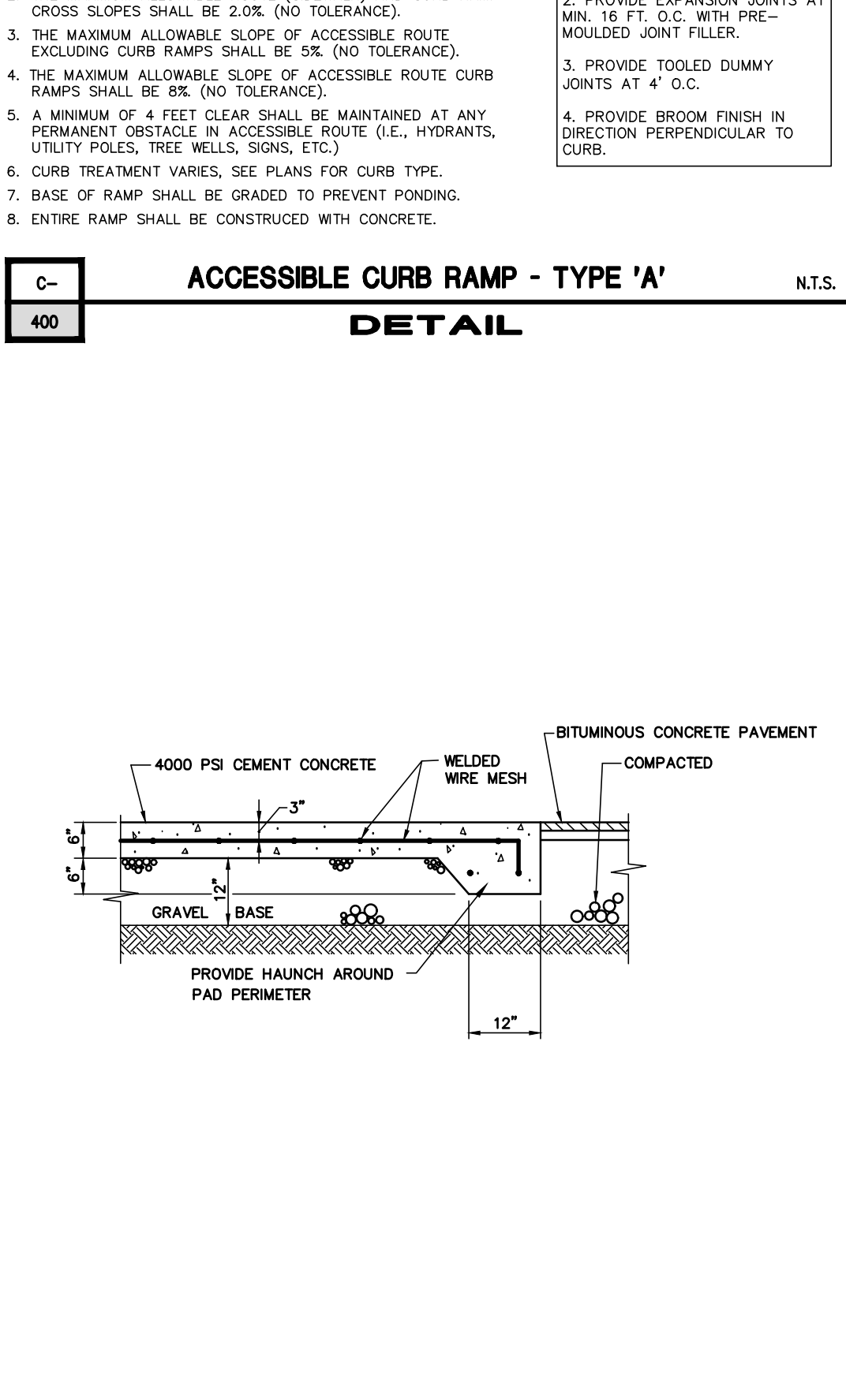
C-440 HANDICAP PARKING AND STANDARD STALL LAYOUT DETAIL N.T.S.



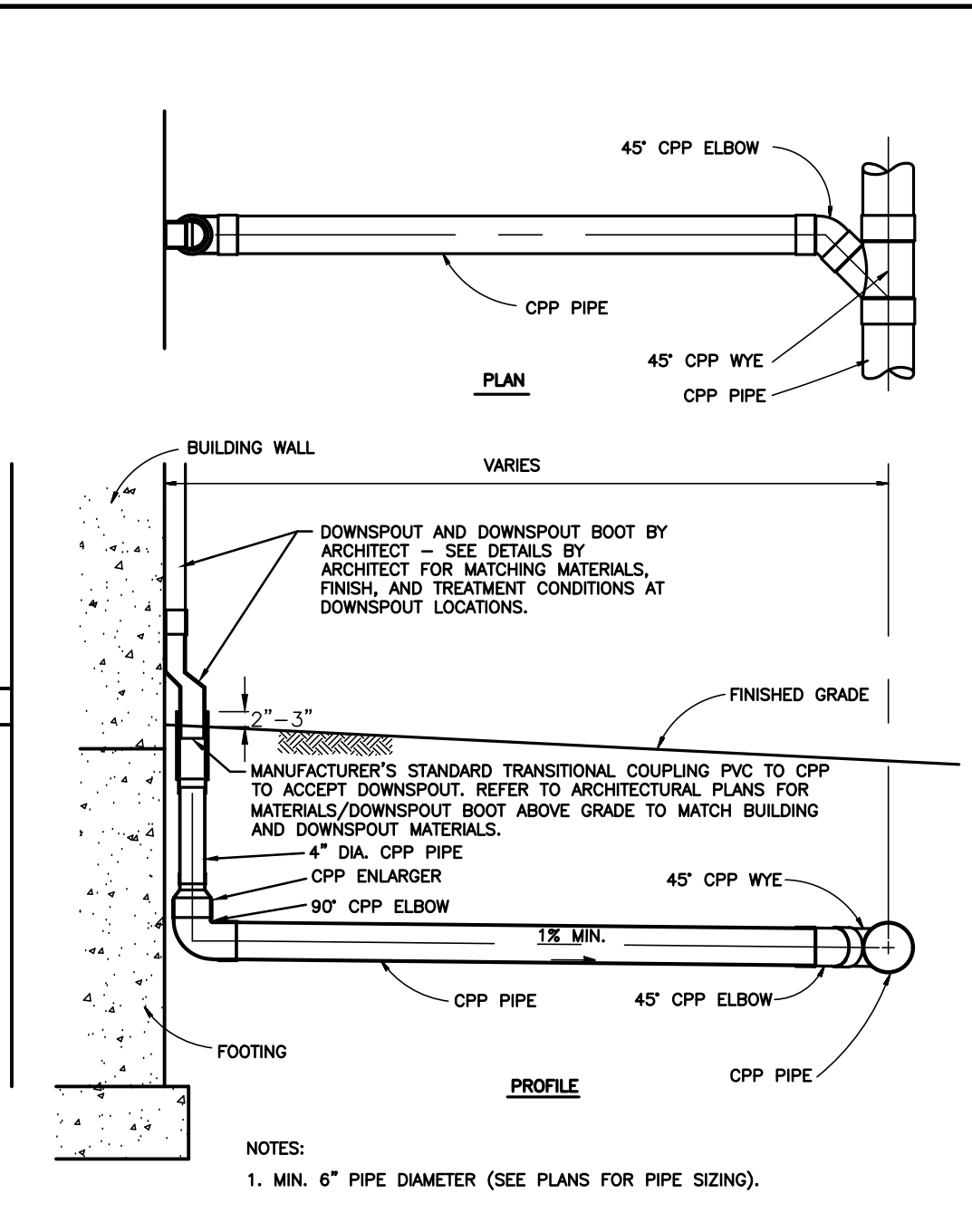
C-118 UTILITY TRENCH DETAIL N.T.S.



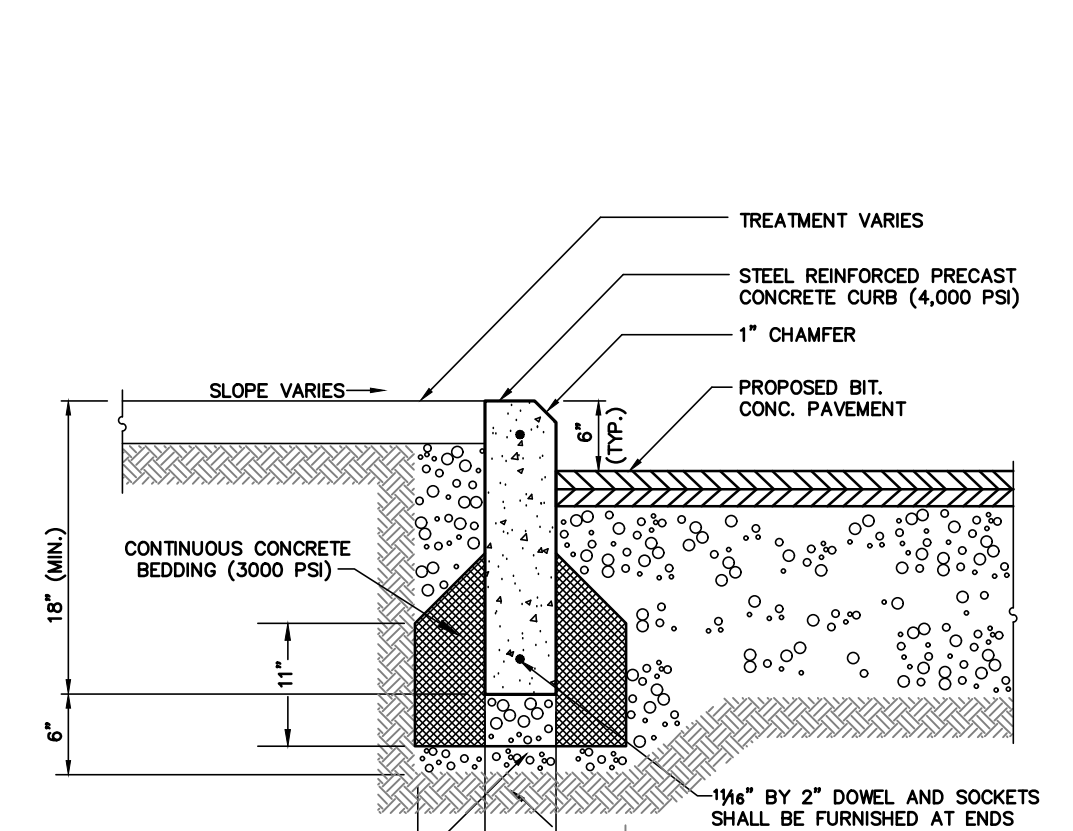
C-400 ACCESSIBLE CURB RAMP - TYPE 'A' DETAIL N.T.S.



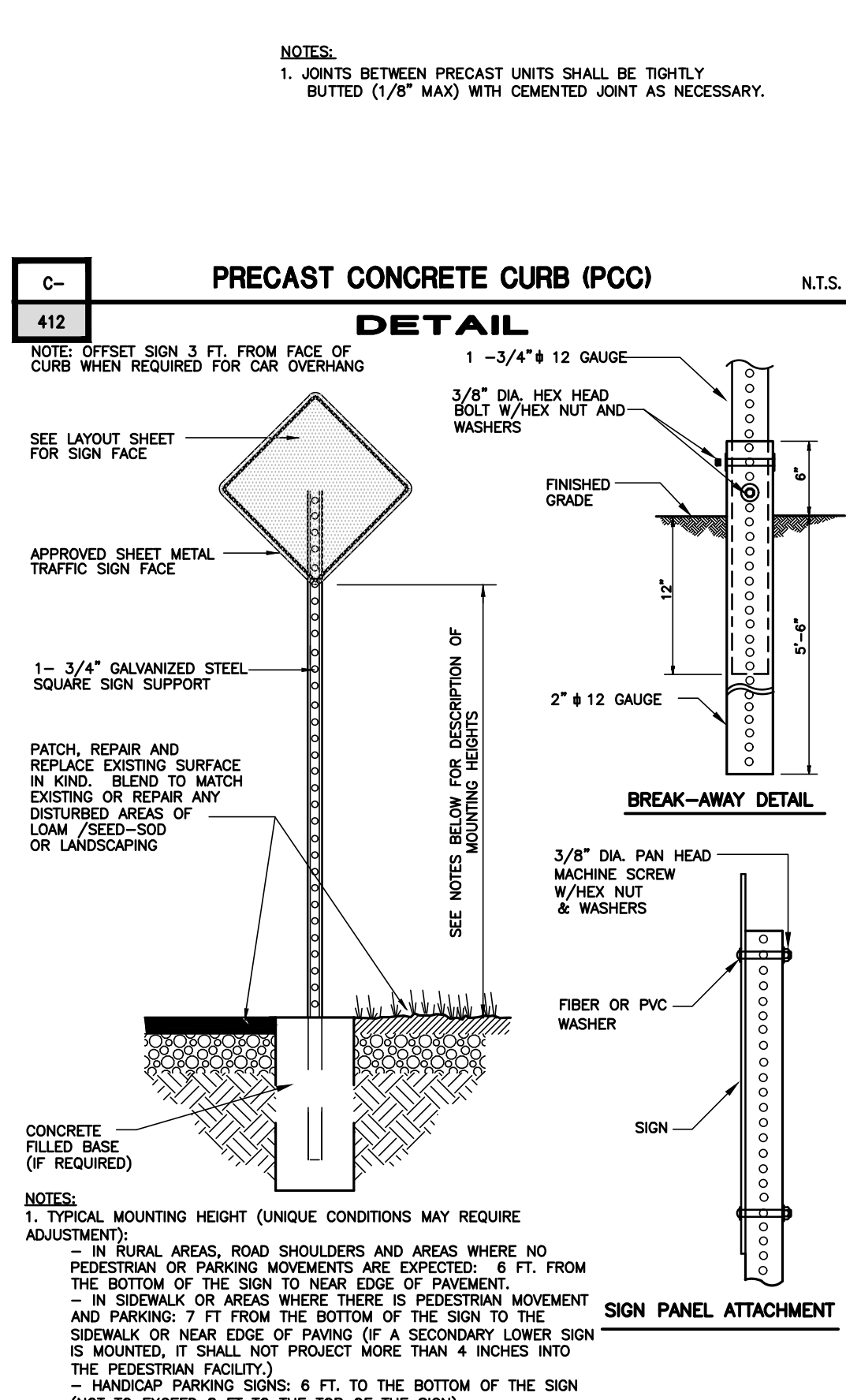
C-442 CONCRETE PAD DETAIL N.T.S.



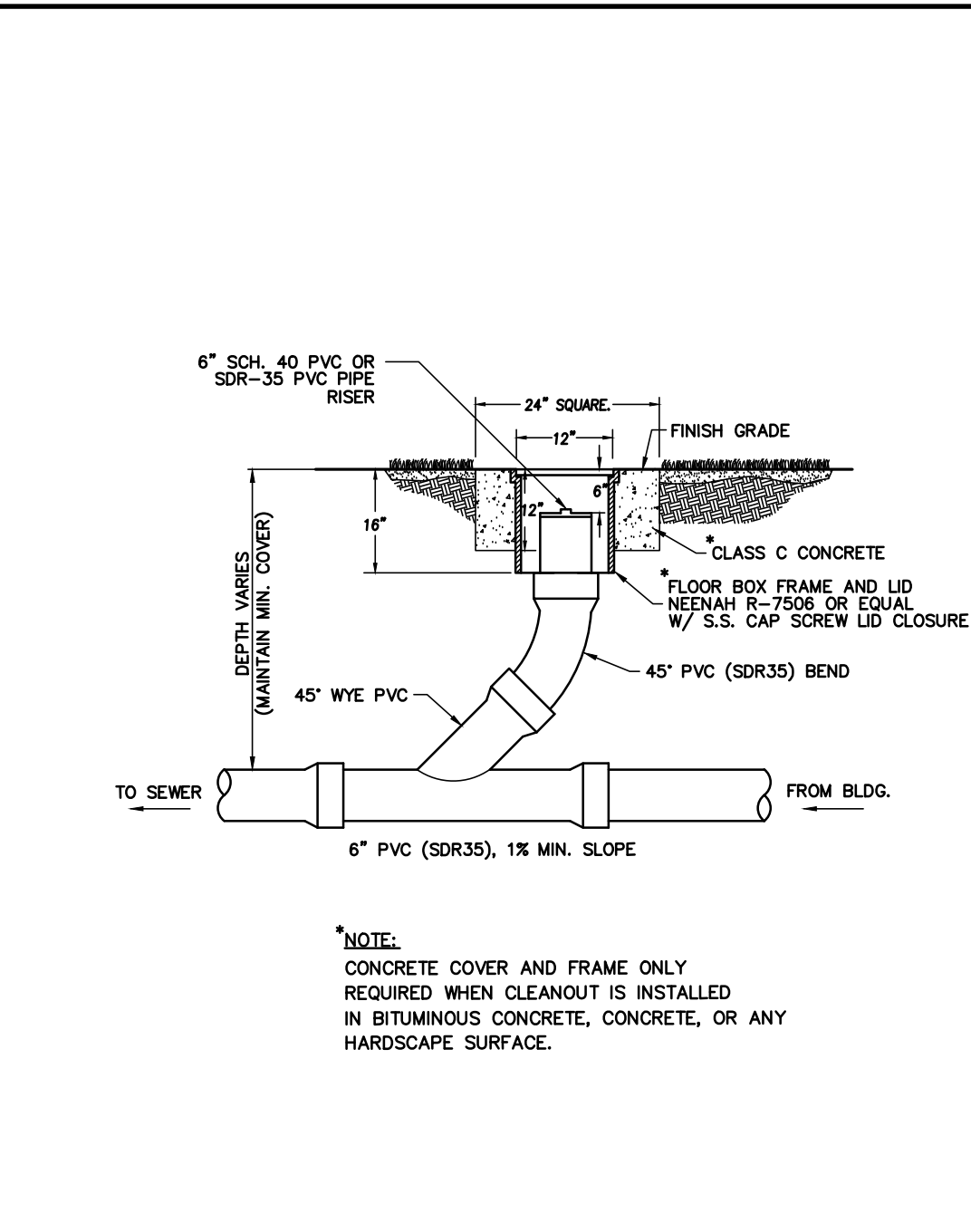
C-132 ROOF DRAIN DETAIL N.T.S.



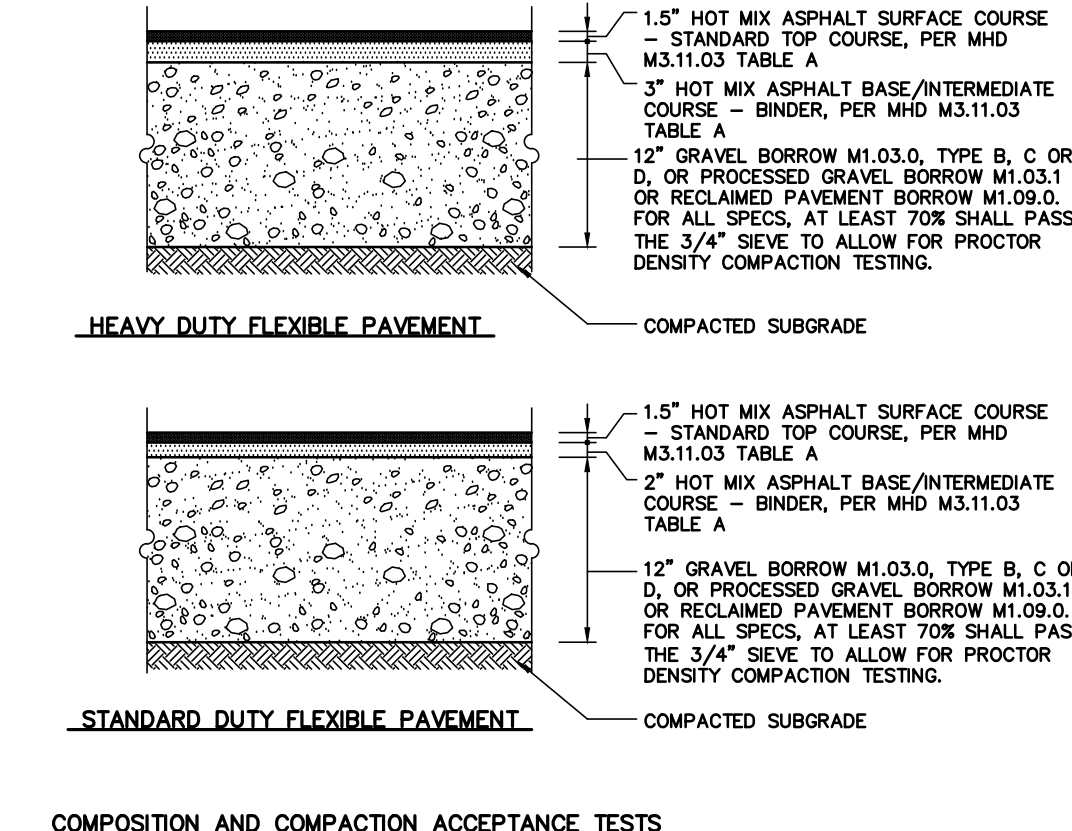
C-412 PRECAST CONCRETE CURB (PCC) DETAIL N.T.S.



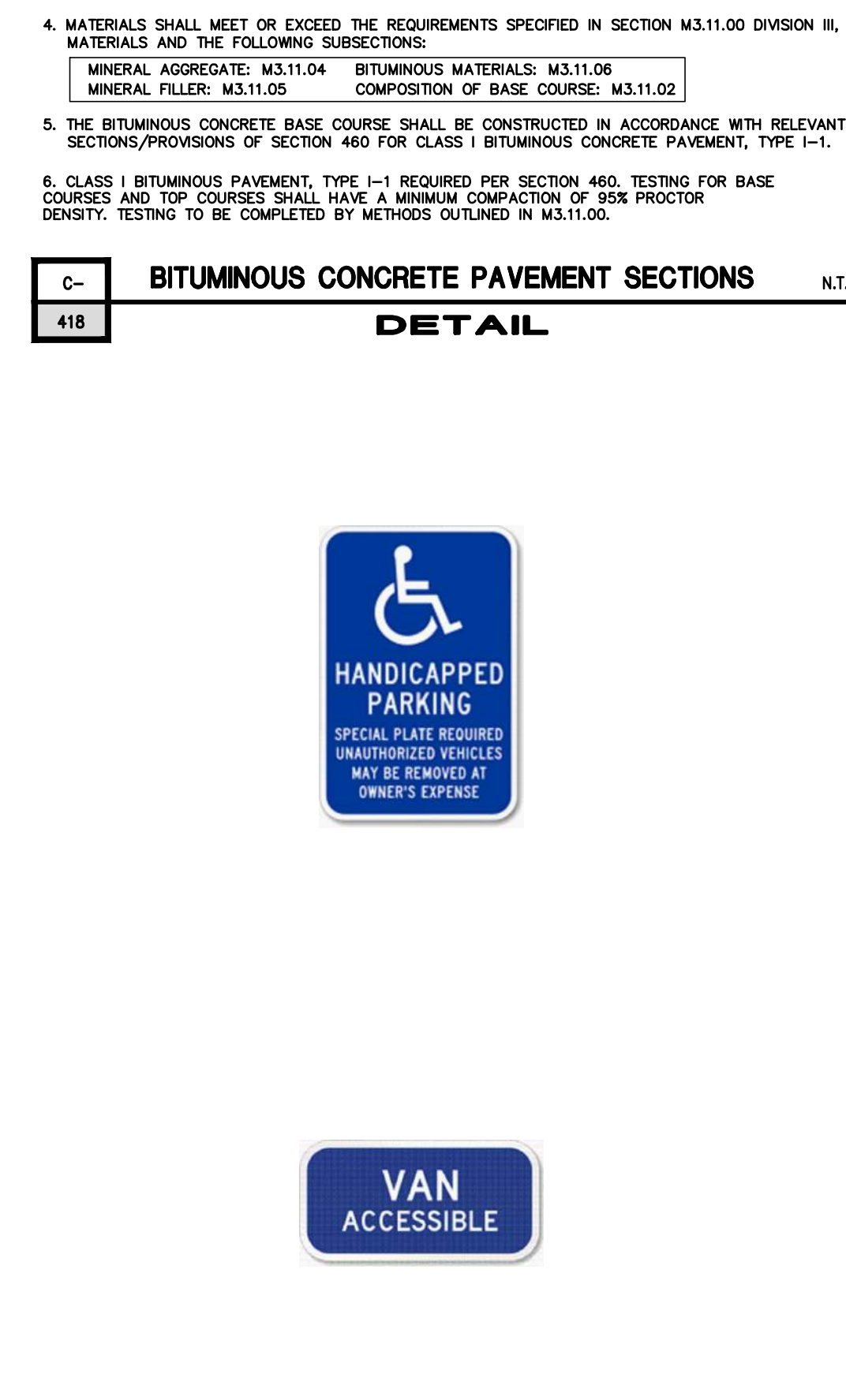
C-715 TRAFFIC SIGN POST DETAIL N.T.S.



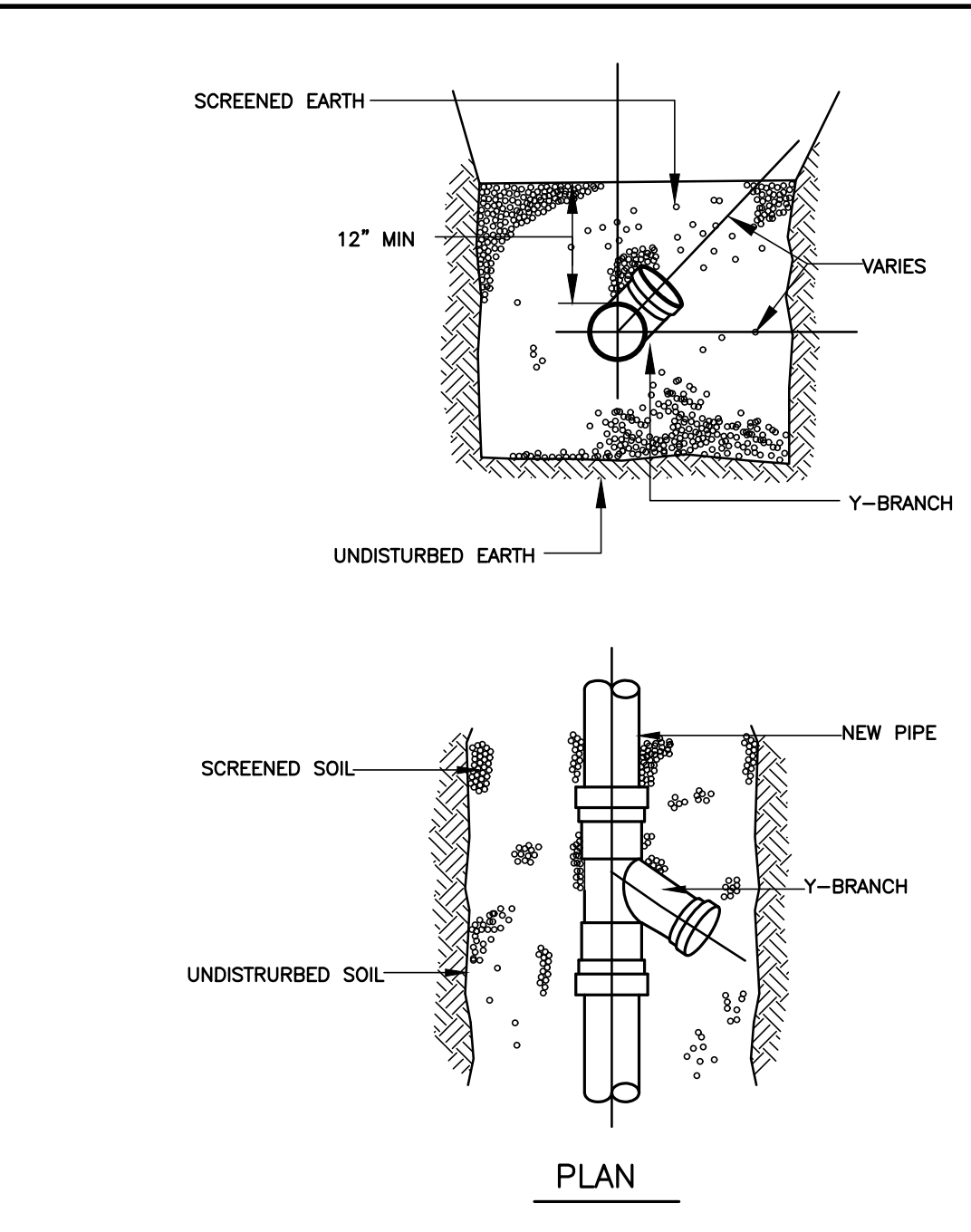
C-204 SEWER SERVICE CLEAN-OUT DETAIL N.T.S.



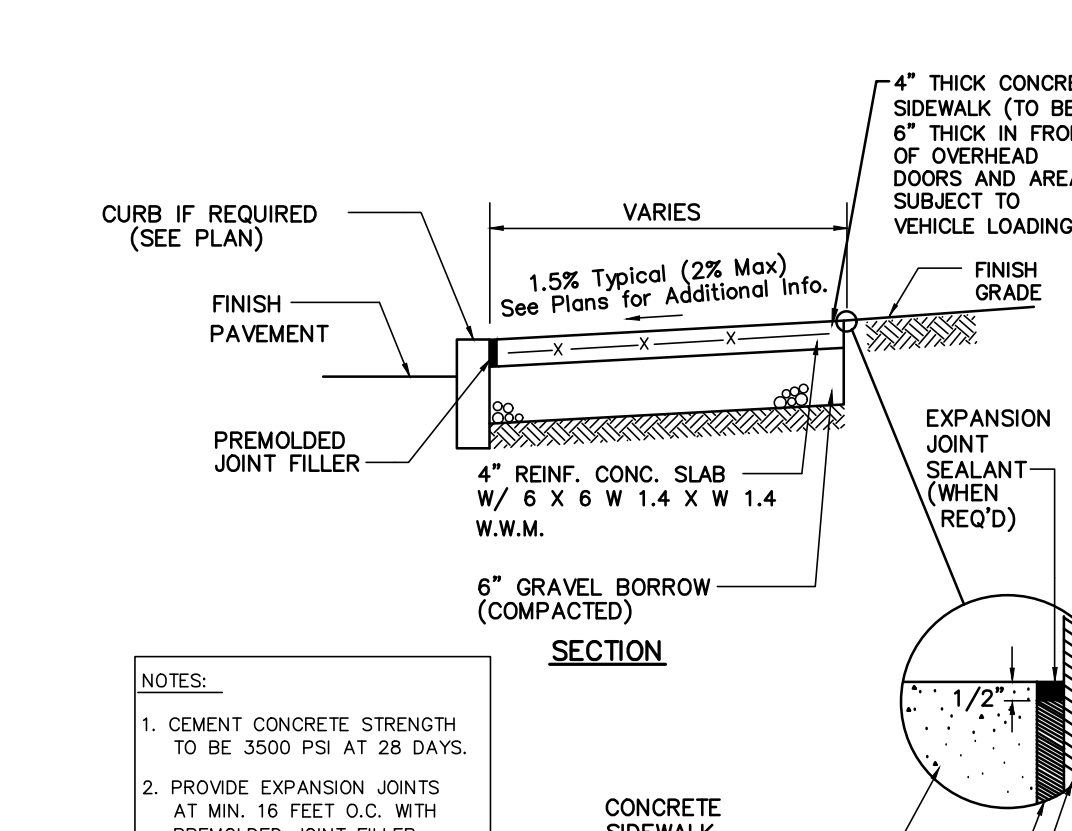
C-418 BITUMINOUS CONCRETE PAVEMENT SECTIONS DETAIL N.T.S.



C-727 ACCESSIBLE PARKING SIGN DETAIL N.T.S.



C-221 SEWER SERVICE CONNECTION DETAIL N.T.S.



C-420 CONCRETE SIDEWALK DETAIL N.T.S.

STAMP STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
DPF Mashpee, LLC
c/o Charter Realty & Development Corp.
1666 Massachusetts Avenue,
Suite 6A
Lexington, MA 02420

PROJECT TITLE
Proposed Building G at South Cape Village Shopping Center
11 Commercial Street
Mashpee, MA 02649

DATE	DESCRIPTION

SHEET TITLE
Details Plan

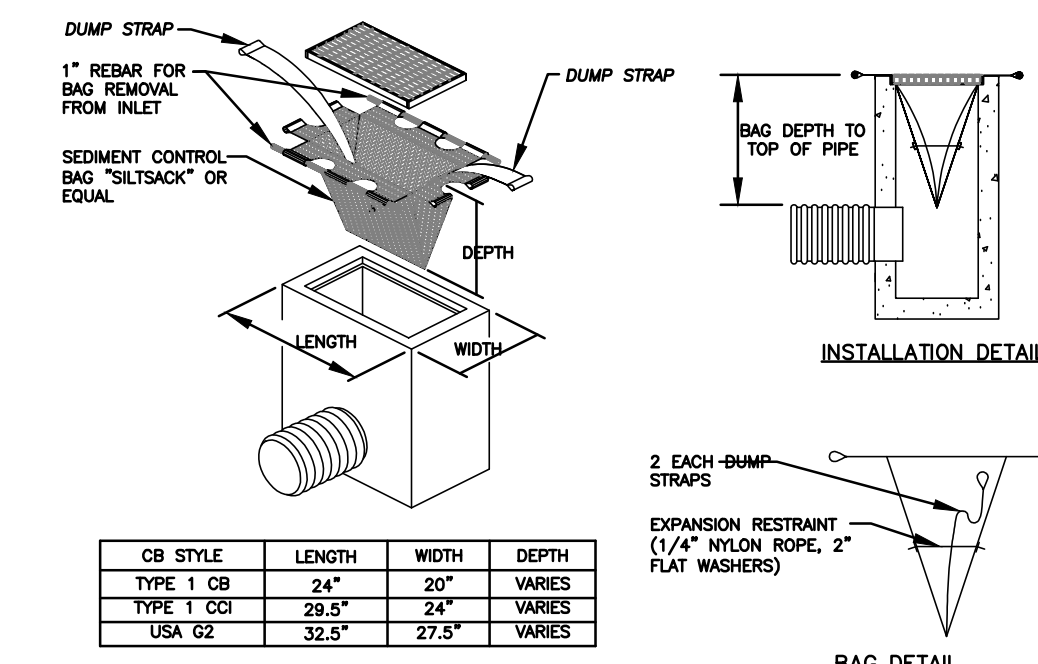
SHEET NO.
C6.0

DATE: JULY 10, 2021

SCALE: NO SCALE
DRAWN BY: JKL CHECKED BY: MWE
JOB NO.: 2015-049 FILE: 2015-049 SW DT.dwg

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CB STYLE	LENGTH	WIDTH	DEPTH
TYPE 1 CB	24"	20"	VARIES
TYPE 1 CD	29.5"	24"	VARIES
USA 02	32.5"	27.5"	VARIES

NOTES:
THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/FT), AS PER THE MANUFACTURER'S SPECS.
THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.
SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.
RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.
THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL.

STAMP STAMP

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Proposed Building G at South Cape Village Shopping Center
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DATE DESCRIPTION

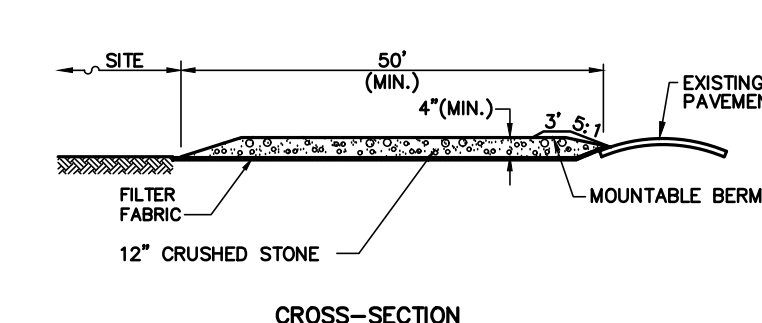
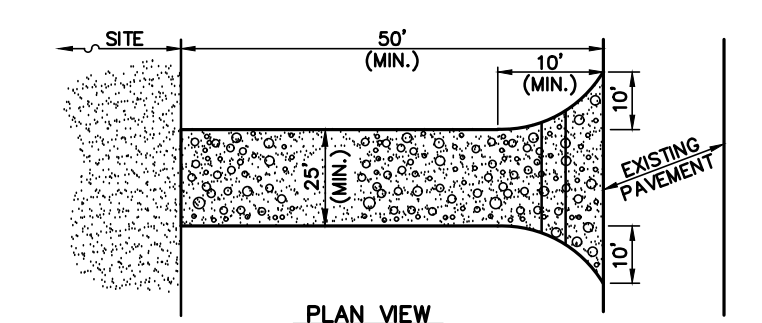
SHEET TITLE
Details Plan

SHEET NO
C6.1

DATE: JULY 10, 2021

SCALE: NO SCALE

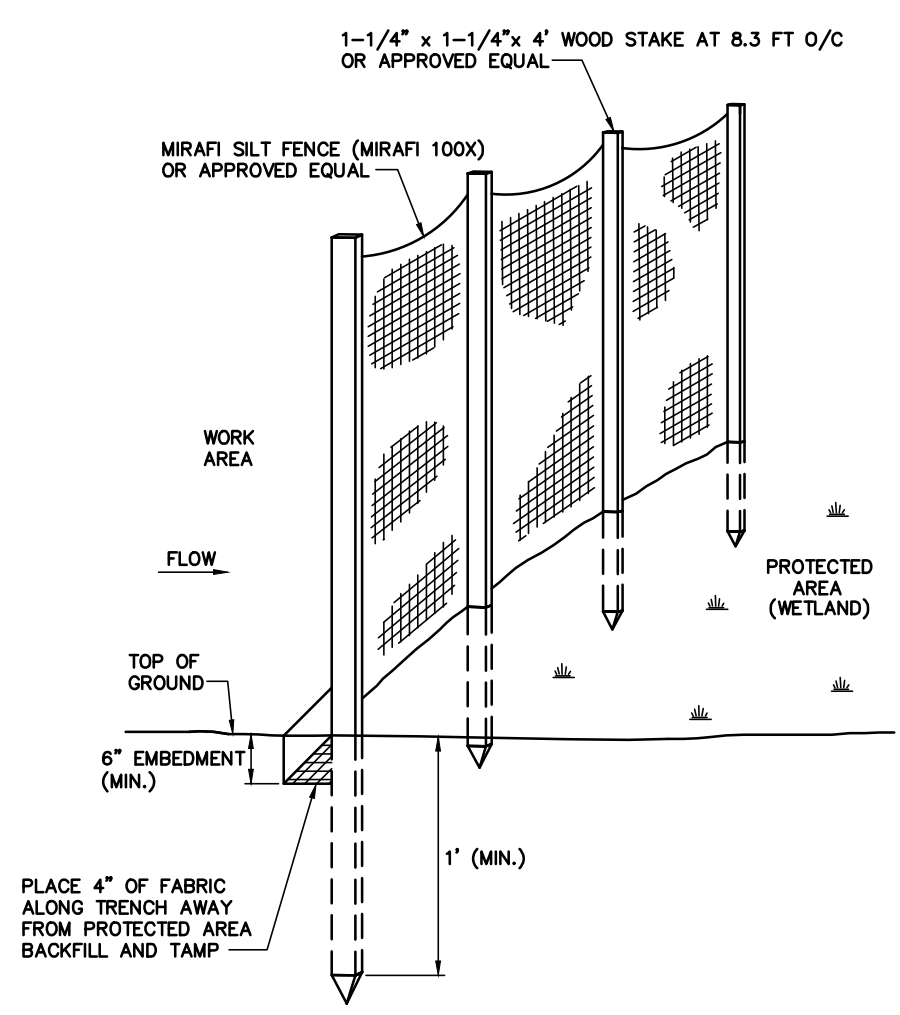
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JOB NO.: 2015-049 FILE: 2015-049 SW DT.dwg



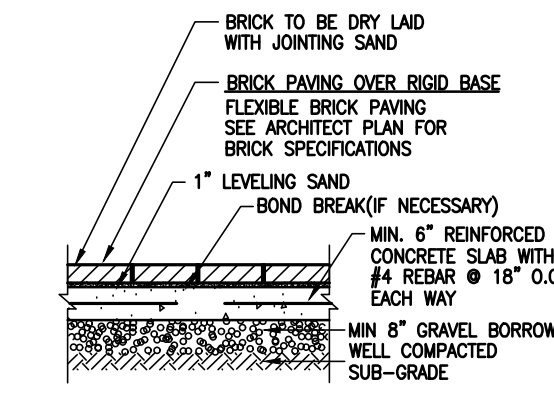
NOTES:
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

STABILIZED CONSTRUCTION EXIT
DETAIL N.T.S.

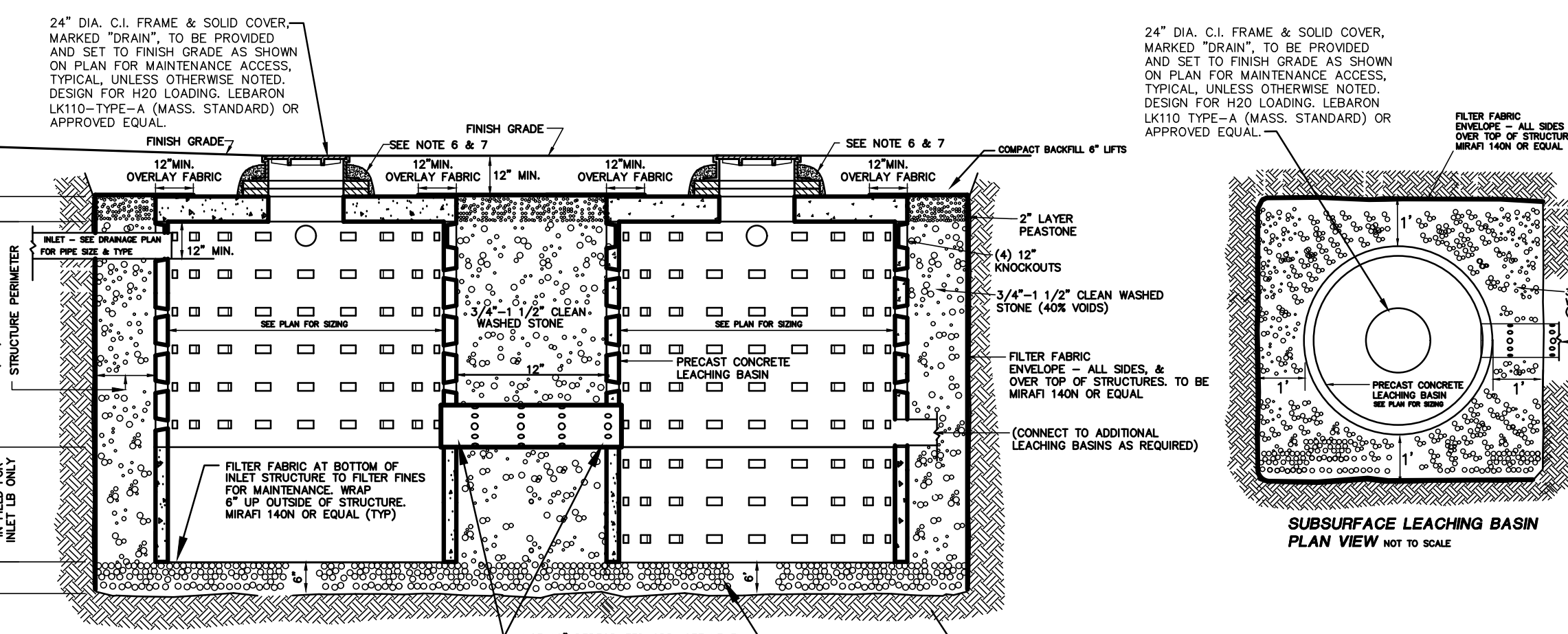
'BOSTON BAR' CROSSWALK
DETAIL N.T.S.



SILT FENCE BARRIER
DETAIL N.T.S.

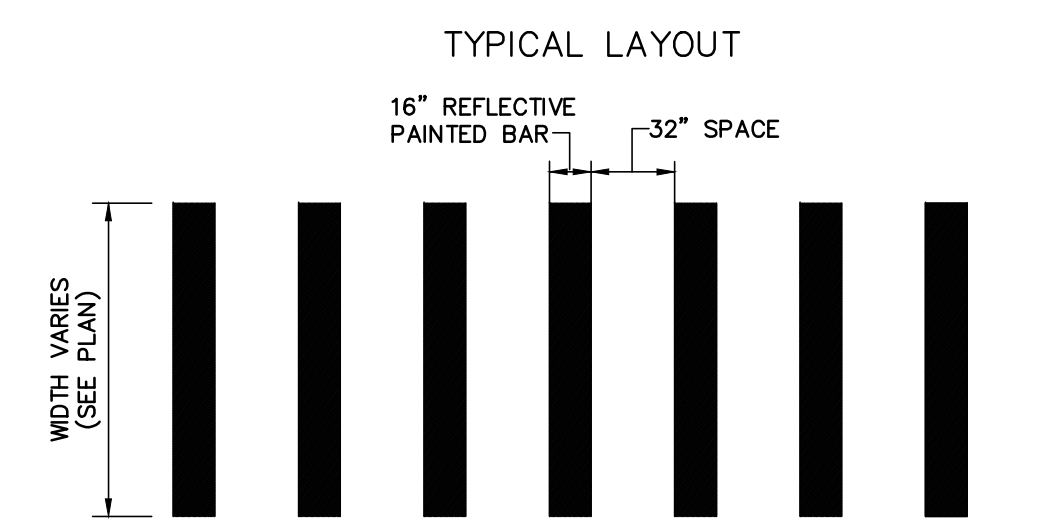


BRICK PAVING APPLICATION
DETAIL N.T.S.

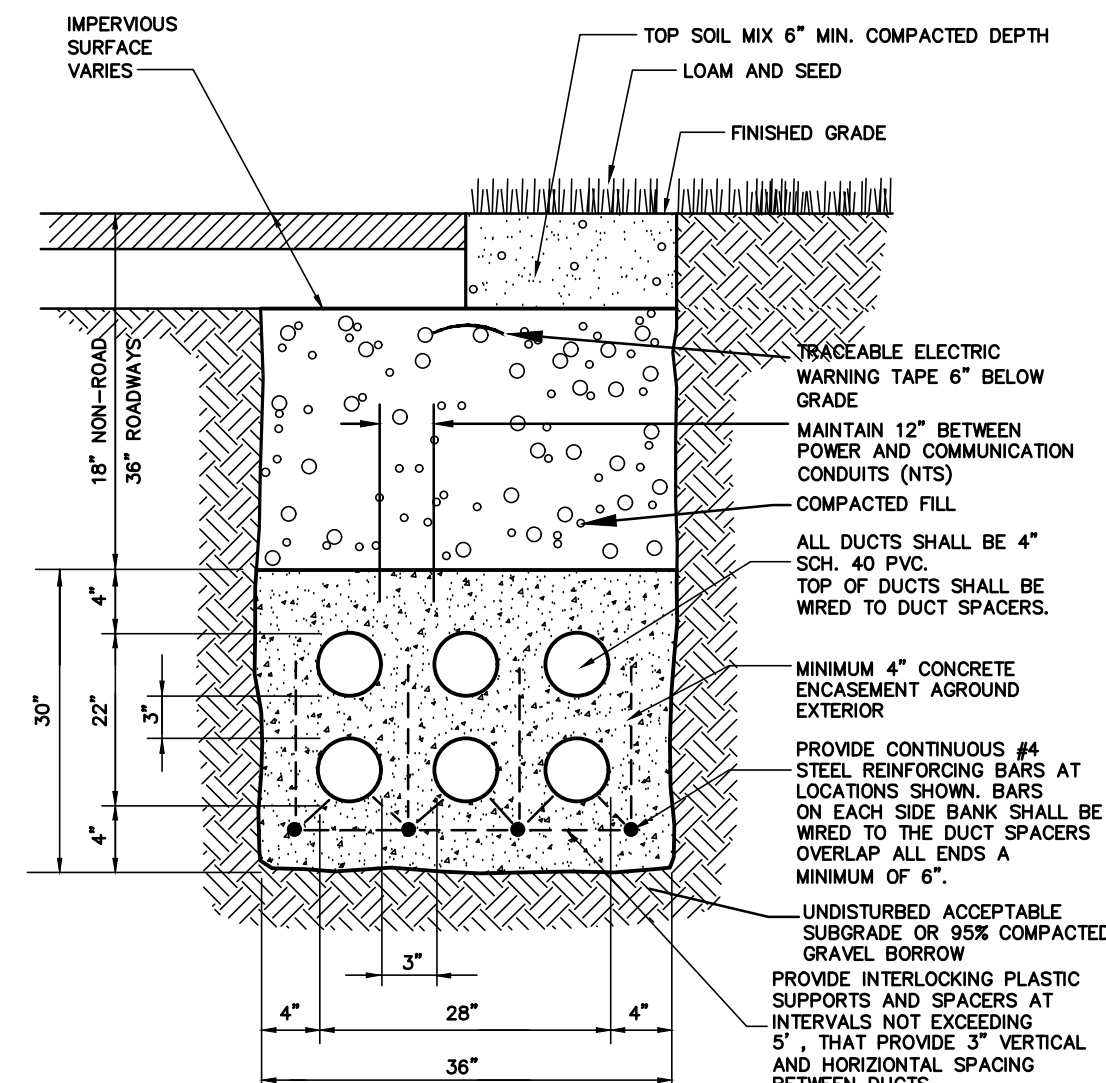


NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH OUTSIDE DIAMETER.
2. ALL PRECAST COMPONENTS SHALL BE DESIGNED FOR H-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND COVERS SHALL BE HEAVY DUTY AND DESIGNED FOR H-20 LOADING.
5. PROVIDE 1\"/>

SUBSURFACE LEACHING BASIN
DETAIL N.T.S.



'BOSTON BAR' CROSSWALK
DETAIL N.T.S.



NOTES:
1. ANY POWER (PRIMARY AND/OR SECONDARY) AND DATA/COMM LAYOUTS SHOWN ON THE SITE PLAN SHALL BE INSTALLED PER THIS DETAIL. IF A SPECIFIC DESIGN IS PROVIDED BY THE UTILITY COMPANY OR MEP ENGINEERS THOSE DESIGNS SHALL SUPERSEDE THIS DETAIL.
2. SURFACE OF DUCTBANK SHALL BE ACCEPTABLE UNDISTURBED MATERIAL OR GRAVEL BORROW COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D1557.
3. PROVIDE 4000 PSI CONCRETE FILL AROUND DUCTS.
4. IN GENERAL, DUCTBANKS SHALL BE CONSTRUCTED USING FORMS FOR SIDEWALLS. IF SOIL CONDITIONS ARE SUITABLE/STABLE TRENCH WALLS MAY BE USED AS THE FORM.
5. DUCT SPACERS TO BE USED AT 5'-0\"/>

UTILITY DUCT BANK (POWER, DATA/COM)
DETAIL N.T.S.

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Meredith L. M. Kilpatrick

508-539-1990 (H) 978-621-1489 (C) P.O. Box 1481; Mashpee, MA 02649 mkilpatrick@kw.com

30 August 2021 via email

Town of Mashpee
Planning Board Chair, John Fulone
16 Great Neck North
Mashpee, MA 02649

RE: South Cape Village – **Water/Wastewater/Sewer issues** in parking lot **July & August 2021**
AND South Cape Village **Expired DRI 31MAR2021**
SCHEDULED FOR REVIEW AT THE 01SEP21 PLANNING BOARD MEETING

Dear Chair Fulone,

Thank You in advance for your time and attention. Attached please a photo summary page of the parking lot at South Cape Village, Roche Brothers Grocery Store for your review. Oddly, I noticed a steady, repetitive stream running down the parking lot at Roche Brothers prior to the 4th of July weekend. Upon returning a few days later, the same stream was present, very wet for hundreds of feet, that ended with a flow into the storm water drain close to the grocery store at the front traffic lanes. The next few weeks we enjoyed 80-90 degree days with little to no rain and this steady stream was ever present and therefor concerning, I looked for the source.

Please see photos of an island at the rear of the Roche Brothers parking lot that has a fluid, possibly effluent providing a steady source of non-drying stream that continued for weeks.

1. Has anyone investigated the SCV water usage reports? Could this possibly be a simple broken sprinkler head and poor maintenance of the SCV allowed it to run for weeks?
2. Has anyone investigated the accuracy of the SCV sewer treatment inflow/outflow reports for integrity?
3. What is this stream of liquid?
4. How long had it been in this condition prior to July 2021? The unusual colored growth surrounding the curb and parking lot indicates a lengthy time of continued flourishing flow.
5. What is the activity noted in the photograph from today, 30AUG21?

Also attached for review is a copy of the modification to the “DRI Permit Extension Decision- South Cape Village” dated 01OCT2015 from the Cape Cod Commission. Please note, this modification was obtained in 2015 to destruct existing retail space, parking spaces and a brick, vehicle passageway to make room for the expanded HomeGoods retail space. **This DRI Permit extension expired effective 31MAR21.**

It is concerning to me that Design Review Committee for the Town of Mashpee did not address any of the maintenance problems at South Cape Village, including the ever present trash. It is equally concerning, that no conversation investigated or confirmed or even occurred on the expired DRI permit extension and what consequences are the result of submitting any permit under this expired permit.

As you know, South Cape Village was sold by the Talanian Realty Co. (a.k.a. Mashpee Investors, LLC) to DPF Mashpee LLC, a registered subsidiary of Black Creek Group of Denver, CO, now known as ARES of London, England. All entities now affiliated with South Cape Village = DPF Mashpee LLC, Black Creek Group and ARES are registered in the State of Massachusetts as Foreign Limited Liability companies, with local agent Eliza Cox of Nutter, McClellan & Fish as their sole, local fiduciary and legal representative.

Meredith L. M. Kilpatrick

508-539-1990 (H) 978-621-1489 (C) P.O. Box 1481; Mashpee, MA 02649 mkilpatrick@kw.com

30AUG21 – Planning Board Chair Fulone & SCV – Page 2

As I know you agree, it is important to hold accountable for action and process, any developer in the Town of Mashpee. I ask that any current requests for permits before the Mashpee Planning Board for South Cape Village be denied without extension and any work be halted immediately until the town's permitting matches the Cape Cod Commission regulatory DRI process AND most especially, until the parking lot fluid stream issue be made public with confirmation of all requisite water billing and private wastewater treatment reports be confirmed for accuracy and integrity.

Thank you again for your time and attention.

Kind Regards,

Meredith L. M. Kilpatrick signed electronically 30AUG21

Meredith L. M. Kilpatrick

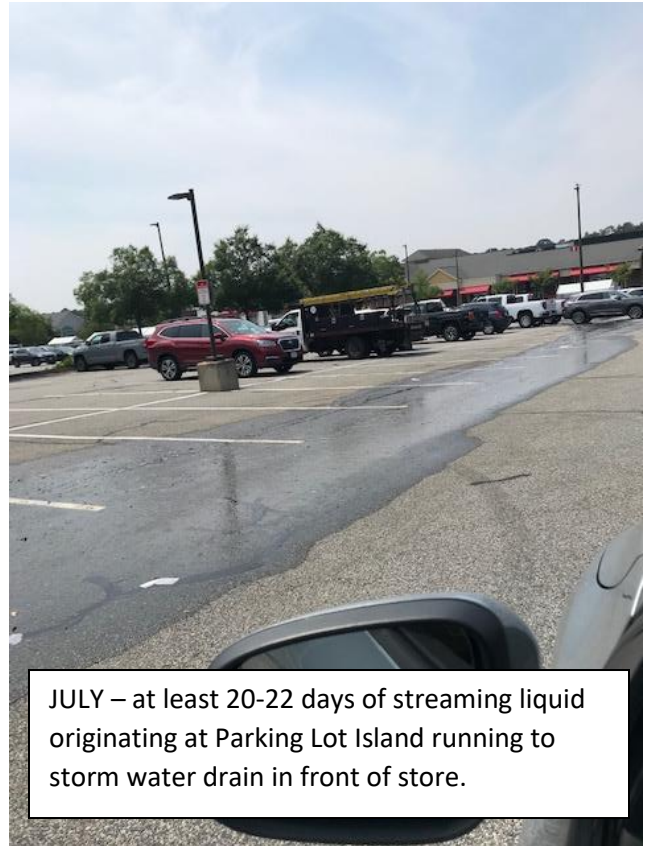
N.B. = cc for inclusion as public record are:

- Mashpee Select Board Chair, Carol Sherman
- Mashpee Town Manager, Rodney Collins
- Mashpee Town Planner, Evan Lehrer
- Mashpee Town Clerk, Deborah Dami
- MA State Senator Julian Cyr
- Office of MA State Senator Cyr – Legal Counsel, Elizabeth Ganz
- Office of MA State Senator Cyr – Legislative Aide, Ashley Benson

**SOUTH CAPE VILLAGE – ROCHE BROTHERS PARKING LOT UPPER LEFT ISLAND
2021 MULTIPLE DAYS AND WEEKS IN JULY & AUGUST**



JULY – at least 20 days at Pkg Lot Island – enlarge to see green/multi color slime/sludge on curb.



JULY – at least 20-22 days of streaming liquid originating at Parking Lot Island running to storm water drain in front of store.



August – 1st week at Pkg Lot Island – enlarge to see **sludge and/or paper** at right of pink flag.



August 30, 2021 – What is happening here?

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

DRI Permit Extension Decision- South Cape Village, Mashpee

Date: October 1, 2015

To: DPF Mashpee LLC (Applicant/ Owner)
c/o Eliza Cox, Esq.
Nutter McClennen & Fish LLP
1471 Lyannough Road
P. o. Box 1630
Hyannis, Massachusetts 02601-1630

Re: Development of Regional Impact- Permit Extension

Project/ South Cape Village (CCC Nos. TR97007 and MOD 02030)
Project Site: Route 28 (Falmouth Road) & Donna's Lane, Mashpee

-
1. The above-referenced Project has the benefit of a Cape Cod Commission development of regional impact decision, TR97007, dated December 14, 2000, which was subsequently modified several times, including two major modifications (noted as CCC Project No. MOD02030) dated, respectively, April 10, 2003, and March 31, 2005 (collectively, the "DRI Permit").
 2. By virtue of the terms and conditions of the DRI Permit and the Commonwealth's Permit Extension Act, the DRI Permit will expire March 31, 2016.
 3. The DRI Permit approved construction of up to 160,000 square feet of shopping center space in designated building footprint areas, together with associated landscaping, parking, drainage and other site and transportation improvements.
 4. Most of the shopping center has been constructed; however there is one designated building footprint area/phase, approved under the DRI Permit for approximately 12,000 square feet of floor area, which remains unconstructed (which uncompleted phase is shown on the plan submitted with the Applicant's DRI Permit extension request entitled "Master Plan, Sheet EX1.0, dated September 14, 2015, prepared by Baxter Nye Engineering and Surveying for DPF MASHPEE LLC c/o Dividend Capital Diversified Property Fund Inc.").

5. The Applicant/ Owner recently purchased the Project/ Project Site from the original permittee Mashpee Investors, LLC in April 2015 (See deed recorded with the Barnstable County Registry of Deeds in Book 28780, Page 94, and with the Barnstable County Registry District of the Land Court as Document Number 1,266,509).

6. The extension is requested to allow the Applicant sufficient time to plan and construct the final building phase ("Building Area 'G'") approved under the DRI Permit. The Applicant has requested a five year extension to the DRI Permit pursuant to Section 7 of the Commission's DRI Enabling Regulations, stating in its request that, rather than immediately obtain all local permits and start construction of this additional building area within the remaining 7 months of the DRI Permit, it desires to complete a thorough assessment of the needs of the shopping center and thoughtfully plan and design the remaining building program. The DRI Enabling Regulations authorize the Commission's Committee on Planning and Regulation, upon appropriate request and after public hearing, to grant an extension of a DRI Permit for up to five years.

7. The DRI Permit contains Conditions requiring Cape Cod Commission staff review of each building/ phase of the Project to ensure compliance with the DRI approval. As such, when the proposed building and program are finalized, Commission staff will review the proposal to ensure consistency with the DRI Permit, including of the final phase yet unconstructed.

8. The requested extension will not result in any changes to the findings or conditions of the DRI Permit.

9. The Committee on Planning and Regulation (CPR), after public hearing and for good cause shown by the Applicant, hereby grants a five year extension to the DRI Permit in accordance with Section 7(c)(xiv) of the Commission's Enabling Regulations. Pursuant to this extension, the period for the Applicant to obtain local permits, licenses and approvals pursuant to the DRI Permit, for development authorized under and subject to said DRI Permit, shall now expire **March 31, 2021**.

Signature page(s) follow

SIGNATURE(S)

Executed this 1st day of October 2015.

For the Commission by:
Chair, Committee on Planning and Regulation

Royden E. Richardson
Signature

ROYDEN E. RICHARDSON
Print Name

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss October 1, 2015

Before me, the undersigned notary public, personally appeared Royden Richardson,

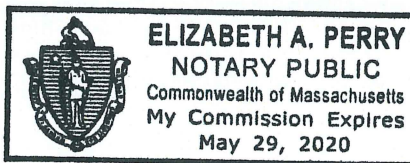
in his/her capacity as CPR Chair of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was [] photographic identification with signature issued by a federal or state governmental agency, [] oath or affirmation of a credible witness, or [X] personal knowledge of the undersigned.

E. Perry

Notary Public

My Commission Expires:

SEAL





PESCE ENGINEERING & ASSOCIATES, INC.

**43 Porter Lane
West Dennis, MA 02670
Phone: 508-333-7630
epesce@comcast.net**

August 30, 2021

Mashpee Planning Board
Attn: Mr. Evan Lehrer, Town Planner
Mashpee Town Hall
16 Great Neck Road North
Mashpee, MA 02649

RE: Engineering Review of the Proposed Modification of a Special Permit
South Cape Village – Building G

Dear Mr. Lehrer & Members of the Planning Board:

Pesce Engineering & Associates, Inc. is pleased to provide you this engineering review of the proposed modification of a previous Special Permit for Building G at South Cape Village. We have evaluated the plans for consistency with the Town's Zoning Bylaw, and general conformance with the Massachusetts Stormwater Management Regulations.

In addition to a site visit on August 6th, we have reviewed the following new information to prepare this letter report:

- Letter from Eliza Cox, Esq. of Nutter McClennan & Fish, LLP to Evan Lehrer, Town Planner, Re: South Cape Village, Mashpee, Modification of a Special Permit Decision dated May 21, 2001 (as modified), dated July 18, 2021, with Application for Special Permit Modification.
- Site Development Plans entitled “Proposed Building G at South Cape Village Shopping Center,” prepared by Baxter Nye Engineering & Surveying, 9 Sheets, dated July 10, 2021.
- Stormwater Management Report for “South Cape Village Building G” prepared for DPF Mashpee LLC, prepared by Baxter Nye Engineering & Surveying, dated July 10, 2021.
- Architectural Plans, prepared for DPF Mashpee LLC, prepared by Phase Zero Design, 2 sheets, dated July 20, 2021.

This project calls for the construction of the proposed “Building G,” at South Cape Village. The proposed building is 4,860 square feet (SF), and is planned to house a new Sherwin Williams retail paint store, and another future retail tenant. This site is located in the Commercial-1 (C-1) Zoning District. The project site is entirely upland area, and is not located within the 100-yr. floodplain. The proposed building will be serviced by the municipal water system and a privately operated wastewater collection system and treatment facility.

The following are our review comments:

Site Plan, Layout & Architectural

We have the following site plan, layout and architectural comments:

1. From review of the application documentation, Building G was originally designed/approved as a 10,000 square foot (SF). It is understood that the current proposal represents a reduction of 5,140 SF for the proposed building. Based on the previous plans and approvals, we assume for the purposes of this project that the wastewater treatment system is properly sized to handle the additional flow from this reduced size building.
2. In reviewing the architectural floor plan and elevation drawings, the color selections seem to be in keeping with a typical Cape Cod architectural design and color schemes, which should complement the other existing buildings of South Cape Village. However, we defer to the Board regarding the final selected building, roof, awning, and brick wall colors and finishes.
3. The cover letter accompanying the Application for Special Permit Modification explains that the previous May 2001 Planning Board Decision allowed for "alternate setbacks, and that the applicant "... *DPF also seeks to confirm the proposed setbacks at approximately 4.2 feet from Charles Street as consistent with the Decision.*"

In reviewing the referenced Decision (recorded in Book 16641, Page 122), on page 2 under Section IV. Decision, Waivers and Findings, the Decision states; "...*pursuant to the provisions of §174-45.1.1. of the Zoning Bylaw, the Board approves a revised schedule of dimensional controls to allow that building setbacks from Commercial Street, South Street and Shellback Way shall be reduced to 10 feet...*" We could not find any other reference to specific building setbacks. We recommend that the applicant review the need and justification for the proposed 4.2 ft. setback with the Board.

4. The proposed site layout involves the placement of new parking spaces in the general vicinity of the existing parking spaces adjacent to the grassed area abutting Charles Street. However, we have the following comments:
 - a. An existing Handicapped Parking (HP) space located in the southeast corner, (closest to building D) is to be removed. Is the loss of this parking space and the HP/ADA access going to impact Building D?
 - b. There are 12 existing parking spaces at the southern end of the parking lot. The proposed layout will reduce this to 10 parking spaces. The Zoning Table on Sheet C3.0 lists a requirement of 16 spaces, and the "Provided/Proposed Per Special Permit." Without having an analysis of the existing and required parking spaces under current zoning (or by Special Permit) for all the facilities served by this parking area, it is not possible to determine the compliance or adequacy of the proposed parking.
5. We recommend that a Note be added to the plans (or Condition be provided in the final Decision) regarding exterior site lighting; "All exterior site lighting shall be fitted to have proper guards/shielding with a 90-degree vertical cutoff in order to be "Dark Sky" compliant."

6. The final revised plans submitted to the Board should have the stamps & signatures of the record project engineer & land surveyor (as appropriate) on all sheets.

Stormwater Management

This project proposes to mitigate post-development runoff via the use of the existing stormwater management systems (SMS). Part of the proposed roof runoff, and east side area will be piped to the existing SMS #9 consisting of a deep sump catch basin (with outlet hood), piped to subsurface storage and infiltration chambers with crushed stone. The remaining roof area (west side) will be piped to an infiltration system consisting of 2 six ft. diameter leaching pits with crushed stone. The runoff from the new parking spaces will be directed to the existing catch basins on the west side of the parking lot, which are piped to the existing Bio-Swale #1, and ultimately to SMS #6 (subsurface infiltration). These stormwater management systems are designed for the 100-yr. storm event.

We have the following stormwater management comments:

1. From our review of the Stormwater Management Report, we find that all the stormwater management systems are properly sized for the proposed project, and acknowledge the following:
 - a. There is no net increase in impervious area contributing to SMS #6.
 - b. There is a smaller impervious area contributing to SMS #9.
2. For better clarity during construction, we recommend that the Grading & Drainage Plan show the proposed roof drain invert elevations for the east side connection to the existing stormwater piping, and the rims & invert elevations of the proposed leaching pits on the west side of the building.

Thank you for this opportunity to assist the Planning Board in their review of this project, and please call or e-mail me if you have any questions or comments.

Sincerely,

PESCE ENGINEERING & ASSOCIATES, INC.



Edward L. Pesce., P.E., LEED® AP
Principal

cc: Matt Eddy, PE, Baxter Nye Engineering & Surveying
Attorney Eliza Cox, Nutter McClennan & Fish



TOWN OF FALMOUTH
MASSACHUSETTS

AUG 24 2021

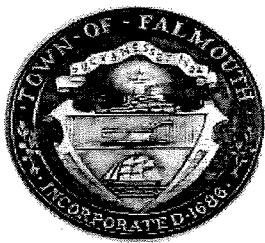
BOARD OF APPEALS Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by **Pheasant Lane, LLC, 33 Pheasant Lane, East Falmouth, Ma.**

(Map 40 Lot 013) **under 240-202** of the Zoning By-Law and (c.40A §§ 8 &15) as amended to deny the Applicant's appeal seeking to overturn the Enforcement Order of the Building Commissioner dated May 13, 2021.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **August 18, 2021** which is the date the Decision was filed in the office of the Town Clerk.

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



TOWN OF FALMOUTH

ZONING BOARD OF APPEALS

AUG 24 2021

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

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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

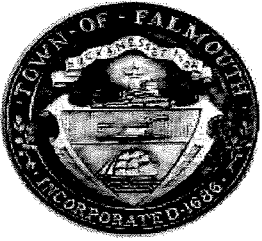
Application #062-21 Adelle F. McDermott, Trustee, 30 Harrington Street, Teaticket, Ma.; Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. of the Code of Falmouth to construct a dormer to the 2nd floor, remove existing deck and construct a screened porch on subject property known as 30 Harrington Street, Teaticket, Ma.

Map 39A Section 30 Parcel 000 Lot(s) 082

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, September 9, 2021 at 6:30PM**
You are invited to be present.

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

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



TOWN OF FALMOUTH

ZONING BOARD OF APPEALS

AUG 24 2021

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

BOARD OF APPEALS NOTICE OF PUBLIC HEARING

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

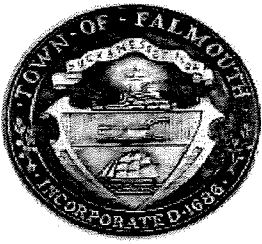
Application #059-21 Eel Pond Realty, LLC, 87 Water Street, Woods Hole, Ma.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C., 240-18.1, 240-51 D. and 240-107 B. of the Code of Falmouth to allow a restaurant in addition to existing market and a new deck with steps at the rear of the existing structure; increasing lot coverage by structures. The subject property is 87 Water Street, Woods Hole, Ma.

Map 49A Section 01 Parcel 003 Lot(s) 000

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, September 9, 2021 at 6:30PM**
You are invited to be present.

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

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



TOWN OF FALMOUTH

ZONING BOARD OF APPEALS

AUG 24 2021

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

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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

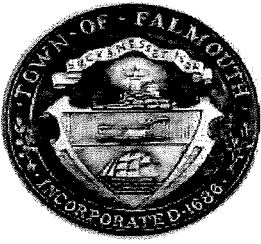
Application #061-21 Richard R. Mello, Jr., 19 John Parker Road, East Falmouth, Ma.: Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-23 G(1)(b) of the Code of Falmouth to allow a detached garage exceeding 900s/f in size on subject property known as 19 John Parker Road, East Falmouth, Ma.

Map 33 Section 03 Parcel 015A Lot(s) 000

A public hearing will be given on this application, in the Selectmen's Meeting Room, Town Hall, on **Thursday, September 9, 2021 at 6:30PM**
You are invited to be present.

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

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



TOWN OF FALMOUTH

ZONING BOARD OF APPEALS

AUG 24 2021

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

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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

Application #060-21 Susan C. and Peter J. Boni, Trustees, 50 Loop Road, West Falmouth, Ma.:

Applied to the Zoning Board of Appeals for a special permit pursuant to section(s) 240-3 C. of the Code of Falmouth to construct an addition to the 2nd floor of the non-conforming single family dwelling on subject property known as 50 Loop Road, West Falmouth, Ma.

Map 36 Section 05 Parcel 014 Lot(s) 000C

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

September 9, 2021 at 6:30PM

You are invited to be present.

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

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



AUG 20 2021

TOWN OF FALMOUTH
MASSACHUSETTS

BOARD OF APPEALS

Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by Woods Hole Partners LLC, 533 Woods Hole Road, Woods Hole, Ma.

(Map 51 Lot 002B) **under** 240-240 G.(1)(b) of the Zoning By-Law, as amended to **grant** the modification of special permit #115-18 to allow modifications to previously approved plans.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **August 13, 2021** which is the date the Decision was filed in the office of the Town Clerk.

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



AUG 20 2021

**TOWN OF FALMOUTH
MASSACHUSETTS**

BOARD OF APPEALS

Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by **Amy L. Greene**, 27 Bar Neck Road, Woods Hole, Ma.

(Map 49A Lot 031) **under** 240-3 C. and 240-69 E. of the Zoning By-Law, as amended to **grant** the special permit to construct an addition to the existing single-family dwelling, exceeding 20% lot coverage.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **August 18, 2021** which is the date the Decision was filed in the office of the Town Clerk.

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



AUG 17 2021

TOWN OF FALMOUTH
MASSACHUSETTS

BOARD OF APPEALS

Notice of Decision

Notice is hereby given that the Board of Appeals of the Town of Falmouth has made a decision on a petition by Nandu J. and Jean Marketkar, 159 Grand Avenue, Falmouth, Ma.

(Map 46B Lot 133) **under** 240-3 C. and 240-69 E. of the Zoning By-Law, as amended to grant the special permit to allow renovations to the second floor and a roof deck.

Appeals, if any, shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17, and shall be filed within twenty (20) days after **August 10, 2021** which is the date the Decision was filed in the office of the Town Clerk.

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

TOWN CLERK
TOWN OF SANDWICH

4/5 03 2021

1 H 22 M 4 MG
RECEIVED & RECORDED

TOWN OF SANDWICH ZONING BOARD OF APPEALS
COMPREHENSIVE PERMIT UNDER CHAPTER 40B

DECISION

SCG DEVELOPMENT PARTNERS, LLC and
COMMONS AT THE WING LIMITED PARTNERSHIP

AUG 17 2021

Re: 33 Water Street, Sandwich, MA

PETITIONER: SCG Development Partners, LLC and Commons at the Wing Limited Partnership

LAND OWNER: Commons at the Wing Limited Partnership or its affiliate

LOCATION: 33 Water Street, Sandwich, MA

ZONE: Residence 1 (R-1), as well as Municipal Reuse Overlay District and Parking Overlay District

PURPOSE: Comprehensive Permit Per M.G.L. Chapter 40B to construct 128 affordable units of senior (62+) rental housing with deep supportive housing services

DATES OF PUBLIC HEARINGS: June 22, 2021 and July 13, 2021

DISPOSITION: Comprehensive Permit Approved with Conditions

I. COMPREHENSIVE PERMIT DECISION

Pursuant to M.G.L. Chapter 40B and the Massachusetts Department of Housing and Community Development (“DHCD”) Local Initiative Program (“LIP”), the **Sandwich Zoning Board of Appeals** (The “Board”), after public hearings and making findings of fact stated herein, voted **5-0** to **GRANT** a Comprehensive Permit to SCG Development Partners, LLC (“SCG”) and Commons at the Wing Limited Partnership (collectively, “Applicant”) to construct 128 units of senior (62+) rental housing units to be constructed in three phases (“Project”) on land located at 33 Water Street and formerly known as the Henry T. Wing School (“Property”). Of the 128 units, 108 units (“Affordable Units”) will be rented to households having an annual income of no more than 60% of the Area Median Income (“AMI”). Of those affordable units, 29 units will be rented to household with incomes of no more than 30% of the AMI. The remaining 20 units may be rented at market rate.

II. FACTUAL BACKGROUND

The Property was previously owned by the Town and used as an elementary school. In 2019, the Town issued a Request for Proposals (“RFP”) to dispose of the Property for the purpose of creating affordable housing opportunities within the Town. SCG was the successful proposer. In or about July 2020, SCG and the Town have entered into an Option to Purchase (“Option”), providing the Applicant with site control.

The Property consists of approximately 6.2 acres of land and is listed as Assessors Map 45, Parcel 5. The Applicant proposes to construct the project in three phases. The first phase will include rehabilitation of the original 1927 historic Wing School building and will contain 43 units, as well as a community center; the second phase will contain up to 41 units in a three-story multifamily structure; and the third phase will contain up to 44 units in a three-story multifamily structure. The Applicant may increase or decrease the number of units in any particular phase by up to five (5) units without requiring modification of this Comprehensive Permit, provided that the total number of units in the Project do not change. The first two phases will be served by the existing on-site septic system. The third phase will be constructed upon completion of a planned future municipal sewer system, at which time the first two phases will also be connected to the municipal system.

The underlying zoning of the Property is R-1, and the Property is also located in the Municipal Reuse Overlay District and the Parking Overlay District. The Project requires a number of waivers, including waivers from minimum requirements for front yard, side yard and rear yard, as well as lot coverage and parking.

III. PROCEDURAL HISTORY

The Applicant received a Project Eligibility Letter from DHCD on February 4, 2021. The Applicant filed its current application for a comprehensive permit with the Board on May 21, 2021 and requested an extension of the time to open the public hearing. The Board opened the public hearing on June 22, 2021, and the Board voted to approve the project on July 13, 2021.

IV. SUBMITTALS

- A. Application for Comprehensive Permit filed by Applicant dated and received by the Town Clerk on May 21, 2021, including:
1. Submittal Letter from SCG, dated May 21, 2021
 2. Completed Comprehensive Permit Application Form
 3. Preliminary Site Development Plans
 4. Report on Existing Site Conditions

5. Preliminary, Scaled Architectural Plans
6. Tabulation of Proposed Buildings by Type, Size and Ground Coverage
7. Preliminary Subdivision Plan
8. Preliminary Utilities Plan
9. Jurisdictional Requirement Documents
10. Requested Exception (Waiver) List
11. Site Approval (Project Eligibility) Letter
12. Pro Forma
13. Option Agreement
14. Certified List of Abutters
15. Engineering Narrative
16. Stormwater Report

B. Supplemental materials: In response to comments by the Board and Town staff, the Applicant submitted the following, which were received by the Board on July __, 2021:f

- 1.

C. Town Departments Comments: The Board received various comments from Town departments, boards and commissions in writing as well as verbally. All written comments were read into the record.

D. Public Comments: The Board received no comments from abutters or members of the public.

V. FINDINGS OF FACT

A. The proposed development consists of 128 units in three structures to be constructed in three phases. The Property contains of approximately 6.2 acres of land located on the corner of Beale Avenue and Water Street. The land is zoned Residential 1 (R-1) and is also located in the Municipal Reuse and Parking Overlay Districts.

B. Of the 128 units in the Project, 108 units will be Affordable Units, and shall be rented to households having an annual income of no more than 60% of the AMI. Of the

Affordable Units, 29 units will be rented to household with incomes of no more than 30% of the AMI

- C. The Town of Sandwich is in need of affordable housing. Currently, only 3.8% of the Town's housing stock is affordable, according to DHCD's December 21, 2020 Subsidized Housing Inventory ("SHI).
- D. The Town does not assert that it satisfies any statutory minima or qualifies for any safe harbor under 760 CMR 56.03.
- E. The Board finds that the Applicant has complied with all rules and regulations of the Town as they pertain to the application for a Comprehensive Permit.
- F. The Board finds that the Applicant is qualified pursuant to 760 CMR 56.04(1) in that:
 - i) The Applicant will form a limited dividend or nonprofit entity, consistent with M.G.L. c. 40B, § 21 and 760 CMR 56.04(1)(a);
 - ii) The Applicant has a funding commitment from a subsidizing agency as evidenced by the Project Eligibility Letter from DHCD (the "Subsidizing Agency") dated February 4, 2021; and
 - iii) The Applicant has "control of the site" as that term is used M.G.L. c. 40B, § 21 and 760 CMR 56.04(1) and (4), by virtue of the July 2020 Option to Purchase by and between the Applicant and the Town of Sandwich.
- G. The Board finds that the Project, as conditioned herein, is consistent with local needs.

VI. CONDITIONS OF APPROVAL

Based upon the above findings of the Board and testimony and information received into the record during the public hearing process, the Board grants to the Applicant a Comprehensive Permit to construct 128 multi-family units in three phases on the Property in accordance with G.L. c. 40B and its implementing regulations 760 CMR. § 56.00, subject to the conditions and limitations set forth herein.

Unless otherwise stated herein, the Board hereby approves the requested relief from local bylaws, zoning bylaws and subdivision control regulations identified in the Requested Exception (Waiver) List submitted by the applicant, to the extent such waivers are within the Board's authority to grant. In granting this relief, the Board recognizes that the legal requirements for issuing a comprehensive permit have been met and finds that the Comprehensive Permit is consistent with local needs as defined in G.L. c. 40B, §20.

A. ADMINISTRATIVE

1. This Comprehensive Permit is granted to the Applicant and its non-profit and/or limited dividend successors and assigns for the purpose of constructing the Project as described herein and may not be transferred or assigned to any party without the approval of the Subsidizing Agency and notice to the Board, as required by 760 CMR 56.05(12) (b) or any successor regulation, provided, however, that the pledging of the property as security under any conventional construction loan financing terms, as set forth in the financing entity's loan documents, or any foreclosure sale pursuant to the same shall not constitute an assignment or transfer under this paragraph.
2. Construction of the Project is to be carried out consistent with the Final Plans as defined herein, including all notes on the Final Plans, and subject to the conditions set forth in this Decision. The Final Plans shall incorporate the approved Site Plans listed in Section IV above, which shall be modified as necessary to comply with this Decision, and submitted to the Board. Final As-Built Plans, including Building Plans, shall be submitted to the Building Inspector prior to the issuance of the final certificate of occupancy for each unit.
3. The Board shall have the power, at a public meeting and without further public hearing to modify or amend the terms and conditions of this Comprehensive Permit on the application of the Applicant, or upon its own motion, to correct technical errors in this Comprehensive Permit, or to address the Applicant's noncompliance with any terms or conditions of this Comprehensive Permit.
4. In the event the Applicant seeks any change in the Comprehensive Permit after this Decision is final, any such change must be presented to the Board for approval and for modification of this decision. Within 20 days the Board shall determine and notify the Applicant whether it deems the change substantial or insubstantial, with reference to the factors set forth at 760 CMR 56.07(4). If the change is determined to be insubstantial or if the Board fails to notify the Applicant by the end of such 20-day period, the Comprehensive Permit shall be deemed modified to incorporate the change. If, during a public meeting, the Board deems a change to be substantial, then the Board shall hold a subsequent public hearing within 30 days of its determination and issue a decision within 40 days of termination of the hearing, at which the Board may approve or disapprove the requested modifications or amendments to this decision, in accordance with the provisions of Mass. Gen. Laws c. 40B, section 21, the provisions of 760 CMR 56.05 (11). The Board will determine whether additional information and advice is necessary from other boards and officials in the event of such substantial change and will then determine whether the change or requested relief is to be approved and the decision amended accordingly. "Substantial Change" for the purposes of this paragraph shall include, but not be limited to, all matters defined as substantial changes in 760 CMR 56.07(4). If it deems necessary, the Board may at the Applicant's expense retain consultants to review and advise the Board regarding any proposed changes.

5. All easements and covenants affecting the use of the Property, including, without limitation, those listed in the Engineering Narrative submitted by the Applicant, shall be prepared and approved by Town Counsel, and shall be recorded, prior to issuance of any certificates of occupancy for the Project.
6. Unless substantial construction of the first phase of the Project has commenced as evidenced by the issuance of a building permit, the Comprehensive Permit shall expire three years from the date the Decision is filed with the Town Clerk, excluding any time required to adjudicate or resolve any appeal. Any requests for an extension of time shall be made in writing no less than thirty days prior to the expiration of the Comprehensive Permit, and such request shall not be unreasonably denied.
7. Phasing of development shall be in accordance with the Development Agreement between the Applicant and the Town.
8. This decision will be deemed to be final upon the later of the expiration of the appeal period with no appeal having been filed or upon the final judicial decision following the filing of any appeal. Following the passage of the appeal period or if an appeal is filed, within thirty (30) days of the final adjudication or resolution of said appeal, the Applicant shall record this Decision at the Barnstable County Registry of Deeds with the plans itemized herein and provide proof of said recording to the Board and Building Inspector. No building permits will be issued until this condition is satisfied.
9. Any transfer of the Project shall be in accordance with 760 CMR 56.05(12) (b). Prior to substantial completion of the Project or a phase thereof, a Comprehensive Permit may be transferred to a person or entity other than the Applicant, upon written confirmation from the Subsidizing Agency that the transferee meets the requirements of 760 CMR 56.04(1)(a) and (b), and upon written notice to the Board. Transfer of a permit shall not, by itself, constitute a substantial change pursuant to 760 CMR 56.07(4). After substantial completion, a Comprehensive Permit shall be deemed to run with the land.
10. The Applicant shall, upon request, promptly pay the reasonable and customary fees of the Board's consultants incurred in connection with its review of the application and for post-permit reviews of the plans or documents described herein and for inspections during the construction phase, as may be deemed necessary or appropriate by the Board.
11. Copies of all required legal documents including, but not limited to the Regulatory Agreement, Affirmative Fair Marketing Plan, and Monitoring Agreement, if a separate Monitoring Agreement is required by the subsidizing agency, shall be submitted to the Board and Town Counsel for review and comment, prior to issuance of any certificate of occupancy.

12. The Applicant shall provide the Board with copies of any and all documents and statements provided by the Applicant to the Subsidizing Agency or its designated auditor of the Applicant's costs and revenues for informational purposes.
13. The Applicant's profit shall not exceed what is statutorily allowed for the Project. Any profit in excess of what is statutorily allowed shall be paid in accordance with 760 CMR 56.04(8) (c).
14. The Board or its agent(s) may enter onto and view and inspect the subject Property during regular business hours, with prior written notice, with consent not to be unreasonably denied or delayed and until as-built plans are approved, to ensure compliance with the terms of this Decision, subject to applicable safety requirements. After completion of construction, the Town's inspection officials shall have authority subject to prior written notice, with consent not to be unreasonably denied or delayed to enter the common areas of the Property for purposes of ensuring compliance with the conditions of this Decision and any other applicable permits, regulations, bylaws and statutes.
15. The Town, by and through the Board or its designee, shall have continuing jurisdiction over the Project to ensure compliance with the terms and conditions of this Decision.
16. Project surety in the form of a covenant shall be held by the Town Treasurer until the Treasurer is notified by the Board to release the covenant. The covenant shall secure the completion of the access roadways and related infrastructure as determined by the Board's engineer or designated consultant. The covenant shall be provided prior to the issuance of the first building permit. The covenant shall be fully released upon the completion of the covered work.

B. HOUSING

1. This comprehensive permit is issued pursuant to the Applicant's DHCD project eligibility letter dated February 4, 2021, which approved the construction of 128 units of senior (62+) housing, of which 108 units shall be Affordable Units as set forth herein. In accordance with DHCD's final approval process, the Applicant shall submit to DHCD for review and final acknowledgement of consistency with this Decision, the Final Plans.
2. The Affordable Units shall remain affordable in perpetuity. All of the units within the Project, including the Affordable Units, shall be and shall remain eligible to be included in the Town's Subsidized Housing Inventory, as maintained by DHCD.
3. All of the units in the Project shall be age restricted as set forth in the Application documents.
4. The Applicant shall notify the Board when building permits are issued and cooperate with the preparation of request forms to add units to the Town's SHI. The Applicant

shall notify the Board when occupancy permits are issued and cooperate with the preparation of request forms to add the units to the Town's SHI permanently.

5. Upon request, the Applicant shall provide the Board with copies of any loan agreement, tax credit regulatory agreement, management agreement, management plan, tenant selection plan or affirmative fair housing and marketing plan which the Applicant executes with DHCD.
6. The Applicant shall enter into a Permanent Restriction/Regulatory Agreement with the Town, reasonably acceptable to the Board and its counsel as to form and consistency with this Decision (the "Town Regulatory Agreement"), which shall be recorded with the Barnstable Registry of Deeds prior to issuance of any certificate of occupancy and signed by all necessary parties, including all mortgagees and lien holders of record,
7. The Town Regulatory Agreement: (i) shall only become effective if and when the Regulatory Agreement with the Subsidizing Agency is terminated, expires or is otherwise no longer in effect and is not replaced with another regulatory agreement with another Subsidizing Agency; (ii) shall require that the Affordable Units shall remain affordable so long as the Project does not conform to local zoning; (iii) shall require that the Affordable Units in the Project shall be rented to households earning at or below 60% or 30% of the Area Median Income as set forth herein; and (iv) shall restrict or limit the dividend or profit of the Applicant only if and as required under G.L. c.40B and 760 CMR 56.00, et seq., and no independent limitation on dividends or profits is imposed hereunder.
8. The Town Regulatory Agreement shall constitute a restrictive covenant and shall be recorded against the Property and shall be enforceable by the Town and shall require that the Affordable Units shall remain affordable in perpetuity, meaning, specifically, for so long as the Project does not conform to the Town Zoning Bylaws or for the longest period allowed by law, whichever period is longer.
9. If and when the Town Regulatory Agreement takes effect, the affordability requirements shall be enforceable by the Town or its designee, to the full extent allowed by M.G.L. Chapter 40B, Sections 20-23. However, this clause shall not be used or construed or otherwise exercised in conflict with the holdings in Board of Appeals of Amesbury v. Housing Appeals Committee, 457 Mass. 748 (2010) or any other relevant decisional law or amendment to G.L. Chapter 40B, §§20-23, nor shall the foregoing be deemed to limit the Town's authority to enforce the provisions of this Comprehensive Permit in accordance with the legal exercise of its zoning enforcement powers.
10. If at any time it appears that the Applicant is in violation of an affordable housing restriction, then the Board may pursue such enforcement rights as it may have under the affordable housing restriction and/or applicable law.

C. PLANS

1. Unless otherwise set forth herein, the Project shall be constructed in substantial conformance with the plans and Application documents listed herein and the Final Plans.
2. ANR Plan. The Applicant shall prepare an Approval Not Required Plan for the Town of Sandwich to submit to the Planning Board for endorsement within sixty (60) day hereof.
3. Prior to commencement of construction at the Property ("Site Activities"), the Applicant shall submit its Final Plans to the Board for review to determine consistency with this Comprehensive Permit. Such Final Plans shall reflect: (a) the additional plan details and revisions called for under the Conditions set forth herein; (b) any additional changes required by other boards and agencies to comply with state and federal law and any local regulations not waived by this Comprehensive Permit; and (c) any requirements of DHCD upon final approval of the Project.
4. Final Plans. At least thirty (30) days prior to applying for a building permit, the Applicant shall provide the Town with a sufficient number of sets of full-size plans to ZBA, Building Inspector and other Town Departments as deemed necessary by the Building Inspector. In addition, the Applicant shall submit to the Building Inspector one set of reduced copies of the Final Plans, in addition to any recordable plan sheets, as well as a digital copy of the final endorsed plan set prior to the issuance of a building permit.
5. Construction Plans. Not less than thirty days prior to the anticipated start of construction, and to the degree that the following plans are not part of the plan set described herein, the Applicant shall submit final construction plans to the Board and Building Department, for purposes of confirming that the construction plans are consistent with the requirements of this Decision. The approval of the Building Department shall not be unreasonably withheld. All site plans shall be stamped by a registered professional engineer, and all building plans shall be stamped by a registered professional engineer or architect. The Board may engage, at the Applicant's expense and upon prior agreement to scope and cost of services, one or more agents to review the plan(s) and make recommendations for approval or disapproval to the degree that a plan or plans are inconsistent with this decision.
6. As-built Plans. Prior to the issuance of the final certificate of occupancy, the Applicant shall provide "as-built" plans of the roads, buildings, water, and electrical distribution systems to the Board of Appeals, Fire Department, Building Department and Highway Department; such plans shall be reviewed by the Board or its agent for consistency with this decision and shall not be unreasonably withheld. The Applicant shall provide these plans in digital format acceptable to the Town including but not limited to a format compatible with the Town's Geographic Information System (GIS).

7. The digital copy of the final set of approved as-built plans must follow the five requirements listed below unless otherwise required by the Building Department:
 - a) All plans and specifications must be submitted on electronic media (via cloud, flash drive, CD or DVD_ROM) using an IBM-PC or compatible file format). Acceptable file formats include: AutoCAD *.dwg, AutoCAD *.dxf, Arc View *.shp, or ArcGIS Geodatabase *.mdb. The files must be identical to the printed plan and contain all information included on the written plan. Upon project completion a digital submission of the "as-built" plan is required prior to receiving a Certificate of Completion from the Building Department.
 - b) All digital mapping data must be delivered in the Massachusetts State Plane Coordinate system with a horizontal datum of NAD83 and vertical datum of NGVD88.
 - c) Each feature type must be organized in the CAD or GIS data structure as a separate layer using logical layer names. For example, there must be separate CAD layers for buildings, roads, parcel lines, and wetlands. Having all these features in a single CAD layer or GIS file will not be accepted.
 - d) Documentation of the data format must be provided with a description of the CAD layers and list of the types of features placed in each layer. Submission of multiple files must also include a list of the files and their purpose.
 - e) The data submitted must include documentation on the method used to gather the data, the name of the person(s) responsible for preparing the data, contact information, an estimation of the horizontal and vertical accuracy, and the date of data capture. All media shall be free from any and all defects and viruses and labeled as to their contents.

D. CONSTRUCTION

1. No construction activity shall occur on the Project, and no building permit shall be issued, until the Applicant shall have:
 - a) Submitted to the Board and the Building Inspector a Construction Management Plan (CMP), as well as a Construction Management Schedule (CMS), that generally conforms to industry standard practice and addresses all construction-related conditions specifically set forth in this Decision. Additional copies of the proposed CMP shall be provided to the Zoning Board of Appeals, Board of Health and Fire Chief.
 - b) Provide procedures to the Building Inspector and Director of Public Works that outline the specific operation and maintenance measures for all stormwater/drainage facilities.
2. **Prior to Site Activities**, the Applicant shall provide, and update as necessary, to the Board and Building Inspector:

- a) the company affiliation, name, address and business telephone number including 24-hour contact information of the construction manager who shall have overall responsibility for construction activities on site;
 - b) a copy of a municipal lien certificate indicating that all taxes, assessments and charges due on the Premises have been paid;
 - c) certification from the Applicant that all required federal, state and local licenses and permits have been obtained;
 - d) proof that street signage is in place to ensure that emergency personnel can locate the site to provide emergency services to protect and secure the site and construction personnel (if determined necessary by the Fire Department and/or Police Department); and
 - e) at least 48 hour written notice. If activity on site ceases for longer than thirty days, 48 hour written notice is required prior to restarting work.
3. During construction, the Applicant shall conform to all local, state and federal laws regarding noise, odor, vibration, dust, and blocking of Town Roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Except for emergency work, and/or exceptions approved in advance, there shall be no exterior construction on any Sunday or state or federal legal holiday. For this condition, construction activities shall include, but not be limited to: start-up of equipment or machinery; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; demolition of existing structures; removal of stumps and debris; and erection of new structures. Deliveries shall not commence before 7:00 a.m.
 4. During construction, at the end of each work day, the Applicant shall cause all erosion control measures to be in place and shall cause all materials and equipment to be secured. Upon completion of all work on site and prior to as-built approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations and the Board shall be notified in writing of the final disposition of the materials.
 5. No tree stumps or other demolition and construction debris shall be buried on the Property. All tree stumps shall either be ground or removed from the Property. No burning is allowed on the Property.
 6. All fire protection systems shall comply with the State Fire Code and State Building Code and any amendments thereto.
 7. All staging areas, including without limitation parking areas for construction personnel, portable toilets, temporary work facilities, etc. shall be on the Property.

Parking for construction volunteers shall not be permitted off site. Thirty days following the certificate of occupancy, construction staging areas shall be cleared and completed in accordance with Final Plans.

8. If construction activity ceases for longer than 30 days, then written notice shall be provided by the Applicant to the Building Inspector at least 48 hours before resuming work. Pursuant to 780 CMR 33 Safeguards during Construction and applicable states, the Building Inspector may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.
9. If construction is temporarily suspended during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.
10. Prior to the commencement of any ground disturbance or construction the Applicant's engineer shall provide to the Town's Engineer a detailed construction sequencing plan and a construction traffic management plan during each phase of the work, which includes requirements relative to any and all appropriate signage and police details during the construction phase.
11. The Applicant shall pay all reasonable and customary fees imposed by the Town for the purpose of inspecting and monitoring the compliance of the Project's construction with the terms of this permit, local bylaw requirements not waived by this permit, and other permits and approvals issued with respect to this Project for which the Town has monitoring responsibility. Any outstanding fees owed for consulting services incurred by the Board before this decision was rendered shall be paid forthwith and before any building permit issues. Thereafter, no occupancy permit shall issue if an outstanding fee bill is 30 days overdue.

E. INFRASTRUCTURE

1. All infrastructure of the Project, including without limitation the following, shall be and shall remain forever private and the Town of Sandwich shall not have, now or ever, any legal responsibility for their operation, maintenance, repair, or replacement of:
 - a) The entire on-site stormwater management system and all stormwater and water connections, lines and equipment required from the public way to the Property;
 - b) The entire sewage management system and all connections, lines, leach fields and other features;

- c) The driveways, roads, utilities, drainage systems, water system, fire protection, gas if applicable, electric, telephone, and cable system and all other infrastructure shown on the Final Plans as serving the Project, including but not limited to plowing, sanding, snow removal, trash collection, and landscape maintenance;
 - d) Property lighting, landscaping and screening.
2. All utilities and water connections shall be constructed consistent with the Final Plans and otherwise in accordance with Town of Sandwich requirements except as otherwise shown on the Final Plans.
 3. All utilities within the Project shall be installed underground.
 4. Applicant shall provide an Operations and Maintenance plan for all septic systems and drainage systems.

F. STORMWATER MANAGEMENT

1. The Applicant shall comply with the stormwater management measures detailed in the Applicant's Stormwater Report and shown on the Final Plans.
2. Snow shall not be placed within or above the stormwater management systems, provided that snow storage may be located upon imperviously paved areas of the Project, notwithstanding that stormwater management systems may be located below such paved areas.

G. GENERAL CONDITIONS

1. The Applicant shall be permanently responsible for the following at the Project:
 - a) all plowing, sanding, and snow removal. Snow shall be piled in designated locations as shown on the Final Plans;
 - b) all site maintenance and establishing a regular schedule for site maintenance;
 - c) repairing and maintaining all on-site ways, including drainage structures and utilities therein;
 - d) conducting annual inspection, maintenance and cleaning of all elements of the drainage system, including but not limited to catch basins, drain manholes, detention basins, swales and pipelines; and
 - e) site lighting and landscaping.

3. No stumps or construction debris shall be buried or disposed of at the Property.
4. If any part of this Decision is for any reason held invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other portion of this Decision.
5. Any outdoor lighting subsequently installed by successive owners shall comply with Town bylaws and regulations.
6. Lapse. Any comprehensive permit granted hereunder shall lapse three years from the date that it takes final effect (i.e., the date that it is filed with the Town Clerk, subject to tolling in the event of any appeal and as provided in 760 CMR 56.05(12) (c)), unless the comprehensive permit is duly recorded before the three year period elapses and unless construction on the Project has commenced within such period. The Applicant may apply to the Board for reasonable extensions of these deadlines for good cause but shall do so before any lapse occurs.
7. This comprehensive permit shall not be valid until it is duly recorded with the Registry of Deeds and evidence of such recording is provided to the Building Inspector and the Board. Any modification of this comprehensive permit shall be subject to 760 CMR 56 or any successor regulation thereto.
8. Applicant will take all steps necessary to request that DHCD allow the maximum allowable number of units to be set aside for residents of Town under DHCD's local preference guidelines.
9. All Affordable Units shall be occupied by income-eligible renters. No units may be used as short term rentals.
10. Applicant agrees to comply with the inspection requirements of the Planning Board's Subdivision Rules and Regulations pertaining to the construction of the access ways/private driveways.

VII. RECORD OF VOTE

On July 27, 2021, the Board voted 5-0 to approve the waivers requested and listed in Requested Exception (Waiver) List filed with the Application, to the extent such waivers are within the Board's authority, with the exception of the Applicant's request that the Board waive all Town fees in connection with the Project. Instead, the Board voted to grant a 25% reduction of all such fees. The Board further voted to allow the Applicant to defer payment of any building permit fee(s). Such building permit fee(s) shall be paid upon request for issuance of certificates of occupancy. On July 27, 2021, the Board, by a vote of 5-0 voted to approve this Comprehensive Permit and voted to authorize the Chair to sign this decision on behalf of the Board.

The Board has complied with all statutory requirements for the issuance of this Comprehensive Permit. A copy of this decision will be filed with the Town Clerk. Copies of this decision have been, or will be mailed, to all parties, persons or boards as required by M.G.L. c. 40B.

The grant of this comprehensive permit hereunder is dependent upon compliance with all of the conditions set forth above and upon the following additional terms and conditions.

This Comprehensive Permit Decision shall be a master permit which shall subsume all local permits and approvals normally issued by local boards, as that term is defined in 760 CMR 56.00 et seq., but does not apply to building permits, septic system permits issued under Title V or any permit required under the State Wetlands Protection Act, G.L. c. 131. Upon presentation of this Comprehensive Permit and subsequent more detailed Final Plans as required pursuant to this Decision and in order to obtain other relevant approvals, together with final approval from DHCD pursuant to 760 CMR 56.04(7), all Local Boards shall take all actions necessary, including but not limited to issuing all necessary permits, approvals, waivers, consents, and affirmative action such as plan endorsements and requests for waivers, after reviewing such plans only to ensure that they are consistent with this Comprehensive Permit (including any waivers or lack of waivers set forth herein), the final approval of the Subsidizing Agency, and in compliance with applicable state and federal laws, regulations, and codes.

Any person aggrieved by this decision may appeal to a court of competent jurisdiction within 20 days as provided by M.G.L. c. 40A, § 17 or M.G.L. c. 40B, §20 et seq., as applicable.

Zoning Board of Appeals of the Town of Sandwich



By Erik Van Buskirk, Chair

Date: 8/31, 2021

NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

I hereby certify that this is a true copy of the decision rendered by the Board of Appeals and filed in the office of the Town Clerk on _____, 2021; I further certify that twenty days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Sandwich, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Sandwich Town Clerk



Eliza Cox

Direct Line: 508-790-5431

Fax: 617-310-9191

E-mail: ecox@nutter.com

August 31, 2021

#115991-6

Via e-mail

John Fulone, Chairman
Mashpee Planning Board
16 Great Neck Road North
Mashpee, MA 02649

Re: DPF Mashpee, LLC - South Cape Village
Modification of Special Permit Decision

Dear Chairman Fulone:

On behalf of DPF Mashpee, LLC, the applicant in the above-referenced Modification of Special Permit application, I am writing to request that the public hearing currently scheduled for September 1, 2021 be continued, without testimony, to the September 14, 2021 Planning Board hearing agenda.

Please advise if this letter will be sufficient to effectuate this request or if any additional information is needed.

I apologize for any inconvenience and thank you for your assistance and consideration.

With best regards, I am,

Very truly yours,

Eliza Cox

EZC:cam

5292621.1

MEMORANDUM

To: John Fulone, Chair and the members of the Mashpee Planning Board
Cc: Eliza Cox, Nutter McLennan and Fish
Rodney Collins, Town Manager
Carol Sherman, Chair, Board of Selectmen.
From: Evan R. Lehrer, Town Planner
Date: August 31, 2021
Re: Build Out Analysis and Recommendations relative to the proposed Mashpee Commons
Development Agreement

Overview and Methodology

According to the most recent 2020 Census figures Mashpee's population has grown approximately 7.5% since 2010, increasing by more than 1,000 people. Almost all of this growth has been accommodated by completion of the Southport Retirement Community Development and New Seabury's largely seasonal 'The Cottages' development. There has been little to no production of any product other than detached single family homes and age-restricted retirement housing. The percentage of the population aged 65 years or older continues to grow and sits now at about 1/3 of the Town's population while people aged 18 or under is declining, and is now about 15%.ⁱ Since 1992, there have been more births than deaths in the region until at least 2017 and that trend has likely continued and is predicted to continue until at least 2025.ⁱⁱ

Under current zoning, in a best-case scenario (in terms of adding supply) Mashpee could potentially produce an additional 294 (two hundred and ninety-four) building lots town-wide for single-family home construction under the cluster subdivisions bylaw. This maximum build out makes no assumptions regarding the impact any land area needed for roadways may have on subdividable land area nor any areas under wetlands jurisdiction that may impact the denominator of land area suitable for subdivision. Further, this analysis makes no assumptions regarding pre-existing nonconforming lots where building permits could potentially be issued under section 174-21 of the Mashpee Zoning Bylaw. As a result, this figure is likely inflated and the potential for new detached single-family production is likely less substantial.

This analysis relied upon the available data from the Mashpee Assessor's Office. First, all parcels totaling less than 160,000 s.f. in the R5 and less than 80,000 s.f. in the R3 were removed from further consideration. Of the remaining parcels, those owned by the Town, Conservation Commission, the Commonwealth, the United States Government (including those lands held in trust for the Mashpee Wampanoag Tribe), any of the other Partners of the Mashpee National Wildlife Refuge, and neighborhood open space parcels controlled by homeowners associations were removed from consideration. Also, any parcels that were identified as potentially subdividable and located within the New Seabury Special Permit area were not included in this analysis as each section of New Seabury is effectively at its buildout according to the limits of the 1964 Special Permit. After filtering out all of those parcels, each remaining parcel in the R3 and R5 zoning districts was reviewed individually and assigned a maximum number of potential building lots in consideration of the minimum lot size of the

district and the total land area of the subject parcel(s). The list of those parcels is attached to this memorandum.

Residential Build Out

According to the 2020 Census, there are 2.21 persons per household in Mashpee.ⁱⁱⁱ 294 additional single family building lots would add approximately 650 people to the population if trends in age-demographics remain stagnant or continue, which could be expected given the current real estate market and its impacts on the labor market. Between 2013-2018 Cape Cod lost 3,000 year-round homes and gained 6,000 seasonal homes putting artificial pressures on the housing market and harming the competitiveness in the region.^{iv} It is assumed that the COVID-19 pandemic further compounded these issues although additional data collection and analysis is needed to show the public health emergency's impact on the Cape Cod economy and housing market in particular.

Mashpee, like most Cape Cod towns, cannot adequately provide diversity in the housing market under current zoning and is not in a position to meet the housing needs of current and potential future residents. It is crucial that Mashpee, and other Cape towns, seek to diversify housing typologies beyond the single family home and create accessibility to those dwelling units for all income levels and all age ranges and family types to course correct the 'deferred maintenance' of the areas housing stock over the past 50 years. Maintaining status quo development regulations and growth management policies are likely to have negative impacts on the long term economic sustainability of the region and harm competitiveness as firms will need to look further and further away to attract labor because the cost of the housing stock on Cape Cod is and will remain unattainable to about half of the Cape Cod population due to low wage growth and a reasonably significant number of dwellings serving seasonal homeowners. The increasing demand of seasonal homeownership is what makes housing unattainable for many residents. Any new building lot and new home construction on Cape Cod, given current market conditions, will be unattainable for most labor force participants across income levels and thus the cycle of dependence on a seasonal economy will be further reinforced.^v

There is little to no potential for affordable housing production, those earning at or below 80% of the average median income (AMI), under the current cluster subdivisions bylaw as it is an incentive based structure and only has the potential to create one (1) affordable home per 10 lots created. There are only seven (7) properties (see Attachment A for a list of those parcels) remaining that are either standalone or contiguous parcels held under common ownership that are 'subdividable' in both the R3 and R5 zoning districts that would produce at least ten (10) building lots. In total these parcels account for 184 potential dwelling units. Further, the need in Mashpee as well as the region is, and will continue to be, for affordable and market rate rental units, not homeownership development.^{vi} Mashpee is not in a position, under current zoning, to meet this need. The only opportunity for developing housing typologies that deviate from the predominant detached single family pattern is under the Open Space Incentive Development (OSID) Bylaw that was adopted by the Town in 1987.

OSID allows mixed-use, multifamily, and attached housing types by special permit on properties that are a minimum of 20 acres in size. Developers are incentivized to increase density in the OSID by restricting open space either within the OSID or offsite and transferring those bedrooms into the OSID. This is known as Transfer of Development Rights (TDR). The only applicable property that could benefit from OSID today is Mashpee Commons. Analysis of the OSID zoning by former Mashpee Town Planner Tom Fudala concludes that, if it chooses, Mashpee Commons could potentially develop around 400 units of

housing in the rotary area. OSID requires a minimum 1:1 commitment of open space for each acre of developed land area. As land has become more and more scarce over the decades, primarily as a result of growth management practices over the past three decades and substantial open space acquisitions now totaling more than 40% of the Town's overall land area, these past approaches must be re-examined as the land that remains is limited and expensive.^{vii}

Commercial Build Out

Currently, Mashpee has three (3) commercial zoning districts: C1, C2, and C3. Each district allows for a variety of commercial retail, office, food, and contractor trades, among others. Generally these development proposals are reviewed under a special permit process by the Zoning Board of Appeals. The Planning Board is the special permit granting authority for any proposal that triggers a mandatory referral to the Cape Cod Commission as a Development of Regional Impact, wireless telecommunications facilities, any project in the C-3 limited commercial district, commercial centers, and OSID.

Four (4) vacant commercial parcels remaining for development in the C-1, C2, and C-3 districts that are not controlled by Mashpee Commons or its principals. These parcels, under current zoning, would add at a maximum, 137,936 s.f. of total commercial space. This is based on the parcels' sizes and the 20% maximum lot coverage required by the current zoning bylaw. These parcels could be developed as retail strip malls, standalone retail locations, restaurants, office space and other related uses (refer to Section 174-25 of the Mashpee Zoning Bylaw for a complete list of allowable commercial uses). Each would require its own parking facilities, wastewater disposal (likely conventional septic system unless the use has flows that exceed 660 gallons per day requiring a more advanced denitrification system), and access to transportation. Most of these lots are along Routes 28 and 151 and would require additional curb cuts to these areas.

The remaining parcels are controlled by Mashpee Commons and could produce 473,804 s.f. of total commercial space as up to 7 Commercial Centers of varying sizes or as conventional subdivisions creating a total of 57 individual building lots subject to the same criteria enumerated above. South Cape Village for example is a 160,000 s.f. commercial center approved in 2001. The potential square footage of Commercial Centers is based on the lot size and a 20% lot coverage maximum, but this may not be an accurate representation as the Planning Board has the sole discretion via the Special Permit process to designate a unique set of applicable dimensional criteria. This lack of predictability is what makes current zoning less than ideal, and highlights an opportunity for predictability for both the Town and Mashpee Commons as part of the development agreement process.

Mixed Use Walkable Neighborhoods vs. Suburban Sprawl Pattern

Since at least 2002, the American Planning Association (APA) has formally recognized that suburban development patterns have negative outcomes on a variety of indicators: social equity and community building, public health, transportation systems, environment and water quality, etc.^{viii} It was in 2002 that the APA Board of Directors adopted a Smart Growth Policy Guide. The Congress for the New Urbanism has advocated and promoted mixed-use, mixed-income, walkable and livable communities for even longer, since about 1985.

In its 2018 Regional Policy Plan update the Cape Cod Commission recognized the importance of concentrating additional growth in already developed 'Community Activity Centers' that provide services and community aspects with adequate infrastructure planned or in place.^{ix}

Addressing the region's housing crisis while managing environmental outcomes like nutrient pollution will only occur when Towns, including Mashpee, deviate from the status-quo sprawling suburban development pattern. There is simply not enough developable land area. Because these issues are priorities, Mashpee must recognize the severe limitations of its current zoning. We frequently hear that residents do not wish for Mashpee's commercial center to be reflective of the aesthetic that is prevalent along Yarmouth's Route 28. The Planning Board and community must recognize that, without action and real consideration for placemaking and urban design, that typology is exactly what Mashpee's zoning bylaw allows today: isolated commercial uses, large setbacks, and parking to the front and side of buildings with no housing, affordable or market rate, no open space or parks, and with relatively unmitigated stresses on the transportation system. Current zoning prioritizes the automobile over people.

Mashpee's growth potential lies in its already developed commercial districts, with the majority of that potential located in and around the rotary area on property owned and controlled by Mashpee Commons or its principals. Walkable, mixed-use neighborhoods have the potential for connectivity, building community character, boosting economic development, reducing individuals' reliance on the automobile, and having a positive impact on individual's physical and mental health. Furthermore, walkable neighborhoods are, by design, more accessible to all individuals including those with disabilities.^x If Mashpee is to make meaningful strides towards providing diversity in its housing stock, I will continue to advocate and recommend mixed-use walkable neighborhoods as the best solution, not only in the area surrounding the Mashpee rotary but also those C-2 districts along Routes 151 and Route 28. These areas are ripe for redevelopment but are lacking the regulations to make redevelopment economically viable or beneficial in consideration of community needs.

It is important to keep in mind that implementing strategies that only address the supply side of the housing equation and ignore the demand side will likely incentivize the continued conversion of year-round units to seasonal units. This is why it is critical to plan for growth in areas that have adequate physical infrastructure: sewer, water, public transportation, advanced telecommunications, and energy infrastructure in order to attract year round employers.^{xi} Mashpee Commons, given its already walkable fabric and existing infrastructure, has these qualities, which is why it was identified by the Cape Cod Commission as a Community Activity Center suitable for a more compact expanded mixed-use development pattern.

Community Activity Center Overlay District Recommendations

There are two (2) legislative pathways in which the Town could seek approval of any necessary zoning changes identified via the Development Agreement process. Town Meeting could either vote to adopt zoning articles and amend the Zoning Bylaw itself, or Town Meeting could adopt the Development Agreement with the development regulations as an attachment to the agreement.^{xii} Either would bear the same outcome and be subject to the same Town Meeting voting threshold, in this case a simple majority vote at Town Meeting pursuant to the Housing Choice provisions included in last year's Economic Development Bill coming out of the State House.^{xiii}

Seeking to amend the zoning bylaw itself will require multiple articles be voted on and approved. If one of these articles were to fail, then the Overlay as proposed would be dysfunctional. The structure of the Mashpee Zoning bylaw itself would require amendments to the definitions section, the use table, the special provisions section, establishment of zoning map, the land space requirements table and potentially others. The result would likely be amendments that are confusing and difficult to implement and administer, adding to the existing zoning that already suffers from such issues. These issues could be mitigated by seeking a Town Meeting vote on the terms of the Development Agreement itself. I strongly recommend this pathway.

Regarding the regulations proposed in the CAC by Mashpee Commons, I have very few technical recommendations. The zoning is a regulatory tool to control a desired built form. The zoning conversation is again one about design. It’s about the built form: building height, lot coverage, setbacks, etc. The dimensional criteria proposed in the Community Activity Center Overlay District is designed to achieve exactly the smart growth pattern that the APA and others support. If the Planning Board and the Town are interested in pursuing walkable mixed-use neighborhoods as opposed to a more suburban commercial pattern then my technical comments are limited to building height as that was discussed as an area of concern by the Board.

I would recommend amending the proposed land space requirements in the Core area to place a maximum building height of 3.5 stories as discussed while creating a mechanism to enable buildings for specific uses (such as hotels, civic buildings, and 100% affordable multifamily residential) to be 4.5 stories with a special permit. Please review the table below for specific language recommendation:

2. CAC Dimensional Table

CAC Area	Min. Lot Frontage	Min Lot Area ¹	Max. Single Building Footprint	Max Building Height ²	Max. Lot Coverage ³
Core Area	16 ft.	None	45,000 s.f.	3.5 Stories	None
Transition Area	16 ft.	1,760 s.f.	25,000 s.f.	3.5 Stories	75%
Edge Area	22 ft.	1,980 s.f.	7,500 s.f.	2.5 Stories	70%

- 1.) The minimum lot area for a single-family dwelling in the Transition Area shall be 2,560 s.f.
The minimum lot area for a single-family dwelling in the Edge Area shall be 3,600 s.f.
- 2.) The maximum building height in the Core area may be increased to 4.5 stories for hotels, civic buildings, and 100% affordable multifamily residential buildings with a Special Permit from the Planning Board.**
- 3.) The maximum lot coverage for a single-family dwelling shall be 60%.

Additionally, I believe the Planning Board should seek a recommendation from the Affordable Housing Committee with regarding the inclusionary requirements proposed in the CAC. Currently 10% is proposed as being restricted as SHI eligible dwelling units. At what thresholds do these units get constructed? Is 10% adequate given the increase in dwelling units (SHI denominator) proposed in the CAC?

For example, according to the 2010 Census (most recent figures are not yet available for dwellings units) Mashpee has 6,473 total dwelling units with 343 SHI eligible units that equal about 5.3% of the housing stock as SHI eligible affordable housing units.^{xiv} If Mashpee Commons were approved to expand by 1,625 units (1,700 minus the existing 75 units of housing already approved and onsite) then Mashpee's total number of dwelling units would increase to 8,098. If 10% of those new units are SHI eligible affordable housing units, then the numerator of those units becomes 505 units (162+343):

$$505 / 8,098 = 6.2\%.$$

This calculation does not take into consideration new units constructed in the Town between 2010 and 2020. Looking at New Seabury and Southport alone, if 200 (hypothetical figure) new units were developed in that decade, the denominator becomes 8,298 and the percentage of SHI eligible units becomes 6.0%. While this indicates a potential increase in SHI eligible units, the Town must maintain a commitment towards achieving its 10% minimum affordable units and the closer this collaboration gets the Town to that figure the more advantageous it would be.

Further, we want to ensure that Mashpee Commons neighborhoods, if approved, provide housing for all income levels throughout the entirety of the development and are not only isolated to singular buildings or areas. While 100% affordable buildings via partnerships with Preservation of Affordable Housing (POAH) and others should be welcomed, they should not account for the overall commitment to affordable housing throughout the entire development plan. I have not perceived an intent to pursue affordable housing development in this manner, but it should be codified in the proposed zoning.

It is my professional opinion that the critical points of discussion and negotiation do not lie within the language of the proposed CAC zoning bylaw text but within the layout of the subzones and the regulating plan. The Board and the Town need to consider if the facts relative to existing community conditions and growth trends under status quo regulations support the community character that all residents envision.

Since June, when the Planning Board began rolling out this process, the Planning Department's primary takeaway from those who have thoughtfully engaged and participated is that the real need for diversified market rate housing and affordable housing options is recognized and understood and something that residents hope this project can positively impact. Further, there seems to be an understanding that the Development Agreement between the Town, Cape Cod Commission, and Mashpee Commons could be advantageous towards the goal of providing more diversified, accessible and affordable housing types. However, some people are generally concerned with the proposed expansion around the Trout Pond area with noted concern also with the area abutting the Quashnet River. The community desires assurances that the impacts related with the proposed growth are appropriately managed in consideration of existing on site infrastructure and that the frameworks for additional review for issue areas such as traffic impacts are substantial enough to preserve the Town's interests.

The development regulations proposed do not contemplate impact related issues, but they do define the parameters of the overall density which will have variable impacts across the three sub-zones. It is my recommendation that the Board discuss the layout of the subzones and regulating plan with Mashpee Commons to address those concerns, particularly around Trout Pond. The aforementioned concerns in these areas can be addressed through the layout of the subzones and the regulating plan. The Board, in coordination with Mashpee Commons, should produce alternative subzone layouts and recalculate the proposed densities accordingly within the zoning bylaw text. Impact related mitigation conditions should be defined in the development agreement itself only after the neighborhood layouts and regulating plan are solidified and technical analyses are provided. Any contemplation of impacts prior to would be based on assumptions and not data based conclusions.

Recommendations

- 1. Seek Town Meeting approval of the Development Agreement itself, not individual zoning articles.**
- 2. Seek input from the Affordable Housing Committee with regard to the inclusionary requirements proposed for the CAC to ensure the overlay district maximizes the potential to make diversified housing types available and attainable to all income levels, age groups, and family types throughout the entirety of the CAC in each phase of the project.**
- 3. Refocus the discussion on negotiations around the layout of the subzones and regulating plan as to mitigate or remove disturbance in the Trout Pond section of the proposed Development Area and reassess the impact new subzone layouts or modifications to the regulation plan, specifically in terms of parks/open space may have on the density maximums proposed.**

ⁱ U.S. Census Bureau (2021) Mashpee Population April 1, 2020

<https://www.census.gov/quickfacts/fact/table/mashpeetownbarnstablecountymassachusetts/HSD310219>

ⁱⁱ Crane Associates Inc., and Economic and Policy Resources. (2017) Regional Housing Market Analysis and 10-Year Forecast of Housing Supply and Demand. Barnstable County and the Cape Cod Commission.

<https://barnstablecounty.sharepoint.com/:b:/g/dept/commission/team/EaWFdavci7NGnKgtZNZPf-kBcrDJI9ccSUbnfWAg8bimQA?e=LxTy7T>

ⁱⁱⁱ U.S. Census Bureau (2021) Mashpee Population April 1, 2020

<https://www.census.gov/quickfacts/fact/table/mashpeetownbarnstablecountymassachusetts/HSD310219>

^{iv} Crane Associates Inc., and Economic and Policy Resources. (2017) Regional Housing Market Analysis and 10-Year Forecast of Housing Supply and Demand. Barnstable County and the Cape Cod Commission.

<https://barnstablecounty.sharepoint.com/:b:/g/dept/commission/team/EaWFdavci7NGnKgtZNZPf-kBcrDJI9ccSUbnfWAg8bimQA?e=LxTy7T>

^v IBID

^{vi} Stefanie Coxé and David Quinn. (2018) Housing on Cape Cod: The High Cost of Doing No thing

^{vii} Evan R. Lehrer. (2021) Analysis of FY2021 Mashpee Tax Assessor Database

^{viii} APA Smart Growth Policy Guide

^{ix} Regional Policy Plan. 2018. Cape Cod Commission (as amended)

^x David Charron. (2017) The Washington Post. Walkable Neighborhoods Provide Health, Environmental, and Financial Benefits. <https://www.washingtonpost.com/news/where-we-live/wp/2017/10/09/walkable-neighborhoods-provide-health-environmental-and-financial-benefits/>

^{xi} Crane Associates Inc., and Economic and Policy Resources. (2017) Regional Housing Market Analysis and 10-Year Forecast of Housing Supply and Demand. Barnstable County and the Cape Cod Commission.

<https://barnstablecounty.sharepoint.com/:b:/g/dept/commission/team/EaWFdavci7NGnKgtZNZPf-kBcrDJI9ccSUbnfWAg8bimQA?e=LxTy7T>

^{xii} Chapter D Development Agreement Regulations Governing the Provisions of Development Agreements. (2021) Cape Cod Commission. Barnstable County Ordinance 92-1 as amended.

https://www.capecodcommission.org/resource-library/file/?url=/dept/commission/team/Website_Resources/regulatory/Ord14-04_Ch-D_DAReg_amend11-20-14.pdf

^{xiii} An Act Enabling Partnerships for Growth. Massachusetts State Legislature. 191st Congress. Bill H.5250

^{xiv} Massachusetts Subsidized Housing Inventory. (2021) <https://www.mass.gov/doc/subsidized-housing-inventory/download>

Evan R. Lehrer

June 28, 2021

Buildout analysis – R3 and R5 Zoning Districts

There are only seven (7) properties remaining that are either standalone or contiguous parcels held under common ownership that are ‘subdividable’ in both the R3 and R5 zoning districts that would produce at least ten (10) building lots. In total these parcels account for 184 potential dwelling units. This analysis makes no assumptions about roadways or wetlands that may impact the bottom line of subdividable land area and thus this total may be inflated.

There are another six (6) properties that could produce between 5 and 9 building lots. They account for a total of potentially 49 dwelling units.

The remaining properties are only large enough to produce between 2 and 4 building lots and many already have standing homes and are unlikely to be divided. The remaining properties could produce 61 dwellings.

Total potential growth in the R3 and R5 = 294 potential dwellings.

There are 29 vacant industrial lots remaining for development. Some are under contract and pursuing local permitting.

Total potential commercial square footage under current zoning: 611,740 s.f.

R5

0-R NS PIMLICO POND RD

Map 3 Parcel 4

6.3 Acres or 274,428 s.f.

$274,428 / 80,000 = 3.43$

Total Building Lots: 3

33 PIMLICO POND RD

Map 3 Parcel 8

8.44 acres or 367,646.4 s.f.

$367,646.4 / 80,000 = 4.59$

Total Building Lots: 4

760 Cotuit Road (not vacant)

Map 3 Parcel 10

5.1 acres or 222,156 s.f.

$$222156 / 80,000 = 2.78$$

Total Building Lots: 2

751 Main Street

Map 13 Parcel 58

8.0 acres or 348480 s.f.

$$348480 / 80000 = 4.356$$

Total Building Lots = 4

615 Main Street (Camp Farley)

Map 14 Parcel 1

29.58 acres or 1288504.8 s.f.

$$1,288,504.8 / 80,000 = 16.1$$

Total Building Lots = 16

501 Cotuit Road

Map 16 Parcel 4

24.6 acres or 1071576 s.f.

1071576 s.f. - 250,679.5 Sq Feet (wetland) = 820,896.5 subdividable

$$820,896.5 / 80,000 = 10.26$$

Total Building Lots = 10

32 A-c Baker Road (3 existing structures)

Map 20 Parcel 5

4.5 acres or 196,020 s.f.

$$196,020 / 80,000 = 2.45$$

Total Building Lots = 2

*probably not worth redeveloping when there are three standing structures that can be razed and replaced

23 Melissa Ave (5 existing structures)

Map 21 Parcel 1

5.4 acres or 235,244 s.f.

$$235,244 / 80,000 = 2.94$$

Total Building Lots = 2

* probably not worth redeveloping when there are three standing structures that can be razed and replaced.

34 Melissa Ave and 168 A South Sandwich Road

Map 21 Parcels 8 and 9

39 Acres or 1,698,840 s.f.

$1,698,840 / 80,000 = 21.24$

Total Building Lots = 24

215 South Sandwich Road (Wampanoag Rod and Gun)

Map 22 Parcel 154

32.99 acres or 1,437,044 s.f.

$1,437,044 / 80,000 \text{ s.f.} = 17.96$

Total Building Lots = 17

134 Ashumet Road (1 house already)

Map 26 Parcel 12

3.83 acres or 166,834.8 s.f.

$166,834.8 / 80,000 = 2.09$

Total Building Lots = 2 (Net gain of 1)

20 Tudor Terrace

Map 29 Parcel-198

6.025 Acres or 262,449 s.f.

$262,449 \text{ s.f.} / 80,000 = 3.28$

Total Building Lots = 3

94 Ashumet Road

Map 34 Parcel 12

14.36 acres or 625,521.6 s.f.

$625,521 / 80,000 = 7.82$

Total Building Lots = 7

92 Great Neck Road North (1 house)

Map 36 Parcel 26

5.1 acres or 222,156 s.f.

222156 / 80,000 = 2.78

Total Building Lots = 2 (Net gain of 1)

60 and 72 Meetinghouse Road

Map 36 Parcels 33 and 34

7.4 total acres or 322,344 s.f.

322,344 / 80,000 = 4.03

Total Building Lots = 4

Otis Trailer Village – Campground

Map 42 Parcels 15, 16, 32

21.1 Total acres or 919116 s.f.

919116 / 80,000 = 11.48

Total Building Lots = 11

***UNLIKELY TO BE PURCHASED FOR SUBDIVISION**

31 Quashnet Road

Map 44 Parcel 7

7.9 acres or 344,124 s.f.

344,124 / 80,000 = 4.3

Total Building Lots = 4

*There are four (4) structures already on the lot (built out)

9 Quashnet Road

Map 44 Parcel 11

4.1 acres or 178,596 s.f.

178,596 / 80,000 = 2.23

Total Building Lots = 2

213 Great Neck Road North

Map 44 Parcel 56

6.5 acres or 283,140 s.f.

283,140 / 80,000 = 3.54

Total Building Lots = 3 (net gain 2 dwellings)

100 Great Neck Road North

Map 45 Parcel 3

6.17 acres or 268,765.5 s.f.
268,765.5 / 80,000 = 3.36

Total Building Lots = 3*

*unlikely cluster candidate due to pre-existing dwellings on site

108 Meetinghouse Road
Map 45 Parcel 13
4.27 acres or 186,001.2 s.f.
186,001.2 s.f. / 80,000 = 2.33

Total Building Lots = 2 (net gain of 1)

155 Payamps Road (access issues)
Map 50 Parcel 27
4.3 acres or 187308 s.f.
187308 / 80,000 = 2.34

Total Building Lots = 2

153 Payamps Road (access issues)
Map 50 Parcel 32
7 acres or 304920
304920 / 80,000 = 3.8

Total Building Lots = 3

245 and 253 Great Neck Road North
Map 52 Parcels 3 and 61
14.21 acres or 618987.6 s.f.
618,987.6 / 80,000 = 7.74

Total Building Lots = 7

0 Noisy Hole Road
Map 53 Parcels 6 and 7

18.14 acres or 790,178.4 s.f.

$790178 / 80,000 = 9.88$

Total Building Lots = 9

493-499 Main Street

Map 27 Parcels 161, 162, 163, 164

5.42 acres or 236095 s.f.

$236095 / 80,000 = 2.95$

Total Building Lots = 2

R3

34 Strawberry Avenue

Map 69 Parcel 4

3.0 acres or 130,680 s.f.

$130,680 / 40,000 = 3.23$

Total Building Lots = 3

0 and 275 Quinaquisset Ave (1 house)

Map 69 Parcels 32 and 169

5.05 acres or 219978 s.f.

$219,978 / 40,000 = 5.5$

Total Building Lots = 5 (Net gain 4)

150 Nathan Ellis Highway

Map 73 Parcel 10

39.44 acres or 1,718,006.4 s.f.

$1,718,004.4 / 40,000 = 42.95$

Total Building Lots = 42

460 Falmouth Road

Map 87 Parcel 6

1.98 acres or 86,248.8

$86,248.8 / 40,000 = 2.16$

Total Building Lots = 2

294 Mashpee Neck Road

Map 90 Parcel 91

2.04 acres or 88,862.4
 $88,862.4 / 40,000 = 2.22$

Total Building Lots = 2

1000 Falmouth Road
Map 93 Parcel 24
4.03 acres or 175,111.2 s.f.
 $175,111 \text{ s.f.} / 40,000 = 4.38$

Total Building Lots = 4

978-988 Falmouth Road (built single family with detached garage)
Map 93 Parcels 23A and 21A
4.318 acres or 188092.08
 $188092.08 / 40000 = 4.7$

Total Building Lots = 4

Great Neck Road S (commons)
Map 99 Parcels 34, 35, 36, 37
58.95 acres or 2567862 s.f.
 $2,567,862 \text{ s.f.} / 40,000 = 64.2$

Total Building Lots = 64

540 Great Neck Road South
Map 99 Parcel 40
9.04 acres or 393782.4 s.f.
 $393,782.4 / 40,000 = 9.84$

Total Building Lots = 9 (1 existing home)

598 Great Neck Road South
Map 99 Parcel 41
4.2 acres or 182,952 s.f.
 $182,952 / 40,000 = 4.57$

Total Building Lots = 4 (1 existing home)

696 Great Neck Road South
Map 104 Parcel 81

2.44 acres or 186286.4 s.f
 $186286.4/40000= 4.66$

Total Building Lots = 4

0 Great Neck Road South
Map 104 Parcel 102
8.67 acres or 377,665.2 s.f.
 $377,665.2 / 40,000 = 9.44$

Total Building Lots = 9

86 Red Brook Road
Map 110 Parcel 62
3.37 acres or 146,797.2 s.f.
 $146,797.2 / 40,000 = 3.67$

` Total Building Lots= 3 (Net gain of 1)

122 Red Brook Road
Map 110 Parcel 96
7.418 acres or 323,128 s.f.
 $323128 / 40000 = 8.08$

Total Building Lots = 8

Commercial build Out

Properties not controlled by Mashpee Commons:

638 Main Street

Map 13 Parcel 46

3.43 acres

29,882 s.f. potential maximum floor area

11 Evergreen Circle

Map 19 Parcel 10

1.86 acres

16,204 s.f. maximum potential floor area

(Planning Board approved SP for a liquor store/recycling redemption center for 9212 s.f.)

526 Main Street (existing parking facilities for 28 Nicolettas Way)

Map 20 Parcel 57

1.7 acres

14,810 s.f. maximum potential floor area

Map 28 Parcel 12 (no access)

0- Rear Main Street

Map 36 Parcel 50 (Phase 2 of Main Street Village)

14 Sampsons Mill Road

Map 62 Parcel 247

1.84 acres

16,030 s.f. maximum potential floor area

402 Nathan Ellis Highway

Map 72 Parcel 117

1.86 acres

16,204 s.f. maximum potential floor area

413 Nathan Ellis Highway

Map 72 Parcel 56A

1.17 acres

10,193 s.f. Maximum potential floor area

647 Falmouth Road
Map 81 Parcel 132
3.973 acres
34,613 s.f. maximum potential floor area

Total Potential Commercial Square footage on remaining vacant commercial parcel not controlled by Mashpee Commons or its principals : 137,936 s.f.

Mashpee Commons controlled parcels

Between 28 and Great Neck Road North South of Rotary
18.88 total acres
20 potential commercial subdivision lots totaling at least 40,000 s.f. each
160,000 s.f. total commercial space potential
8,000 s.f. buildings each lot created

518-538 Falmouth Road
13.2 acres
14 potential commercial subdivision lots totaling at least 40,000 s.f.
112,000 s.f. as conventional subdivision
114,998 s.f. commercial center

0 and 15 Jobs Fishing Road
20.96 total acres
22 potential commercial subdivision lots totaling at least 40,000 s.f.

15 jobs
81195.84 s.f. commercial center
10 potential commercial subdivision lots totaling at least 40,000 s.f.

0 Jobs towards 28
6 potential commercial subdivision lots
Commercial center of 54,363 s.f.

0 Jobs across from MHA
3 potential commercial subdivision lots
25,439 s.f. commercial center

127 and 137 Nathan Ellis Highway
2.46 acres
107157.6 s.f.
2 commercial subdivision lots

Or

21431 s.f. commercial center

51 Nathan Ellis Highway

209088 s.f.

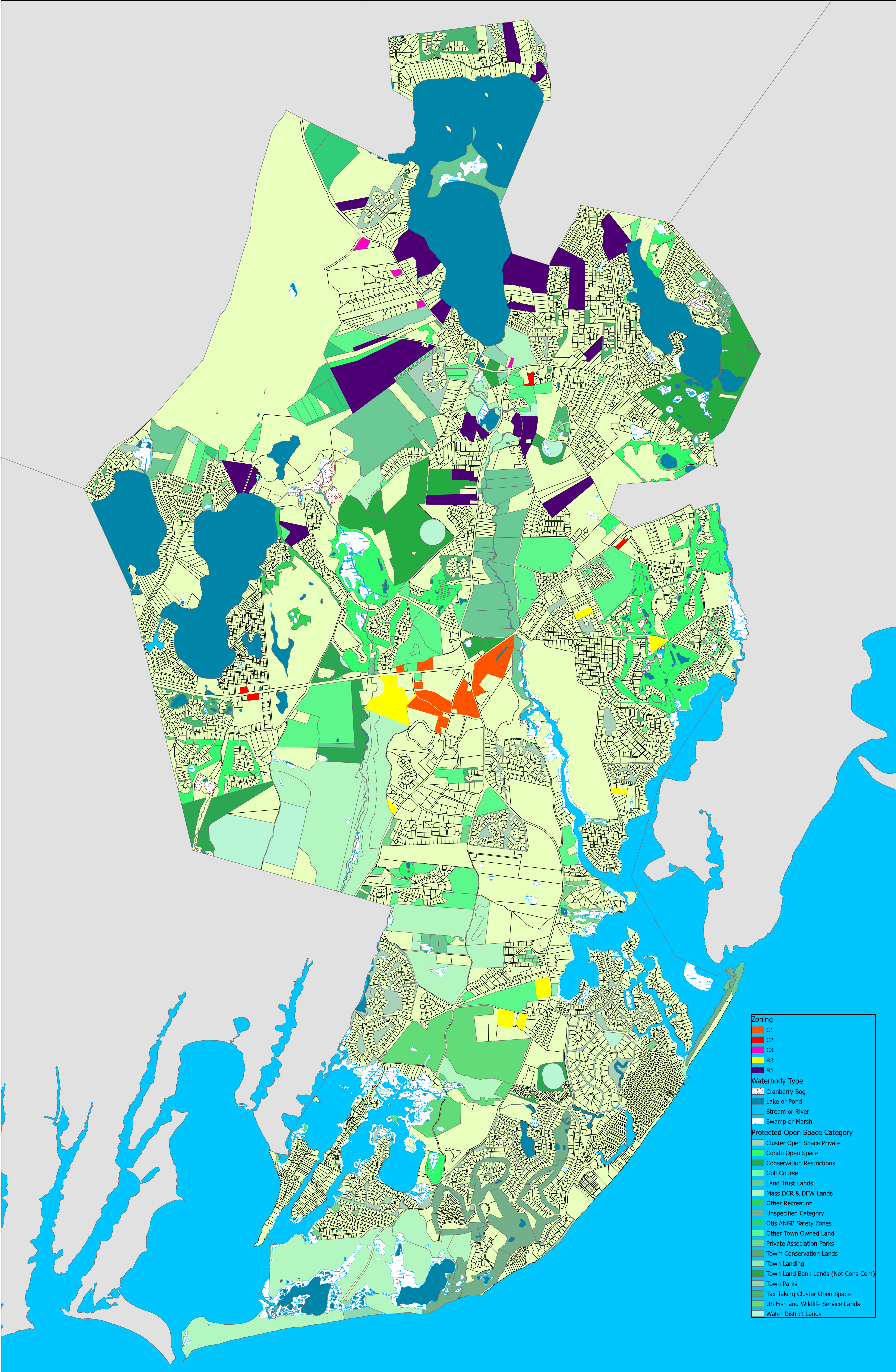
5 potential commercial subdivision lots

41,817 s.f. commercial center

Total Commerical Square footage potential under current zoning : 473,804

Potential new lots/curb cuts: 57

Remaining Buildout Parcels



Remaining Buildout Parcels

