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Sent: Saturday, June 5, 2021 1:25 PM

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Subject: Rushed zoning is not "smart development"

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Dear Chairman Phelan and the Town of Mashpee Planning Board,

Mashpee's leaders and community members need an independently reviewed Environmental Impact Study of the proposed Mashpee Commons development project before moving forward with a zoning bylaw change.

Two goals from Mashpee's Local Comprehensive Plan include:

- Maintain or Improve Mashpee's Air and Water Quality
- To ensure that the amount of development in Mashpee is consistent with the carrying capacity of its natural environment

In order for community members to understand what the impact of Mashpee Commons' proposed development would have on the Mashpee River Reservation, Quashnet Woods State Reservation, Trout Pond, and Waquoit Bay, we need to see and have time to review and understand an environmental impact analysis. Rushed zoning changes deprive the community of a thoughtful planning process and the information it needs to support Mashpee's shared goals.

We need to understand what the nitrogen load would be on these currently degraded and impaired water bodies, including where the additional wastewater will flow, the allowed concentration of total nitrogen, and the remaining capacity of the current wastewater treatment facility. It is important to understand how this proposed development project is compatible with Mashpee's Clean Water Plan.

I urge you to work on the Development Agreement first and take a measured pace that includes full transparency and community participation before changing zoning bylaws. We need more information about the development's significant impacts on the local environment, wildlife, our community quality of life and human health now and for future generations.

Sincerely,
Sarah Johnson