

**Minutes of Meeting of
Mashpee Plan Review Committee
Held Tuesday, December 15, 2015
Mashpee Town Hall Waquoit Meeting Room**

Plan Review Members Present:

Catherine Laurent, DPW Director
Michael Mendoza, Building Commissioner
Tom Fudala, Town Planner
Scott Carline – Police Chief
John Phelan, Deputy Fire Chief

Audience: Joseph Cummings – Planning Board
Sam Houghton – Mashpee Enterprise

Michael Mendoza called the meeting to order at 9:39 a.m.

68 Great Neck Road South

Northbridge Assisted Living at Mashpee Commons
Assisted Living/Memory Care Facility
Requires Special Permit from the Planning Board
Representative – Russell Burke

Anjela Vincent of BSC Group introduced Albert Crepeau (Architect), Ray Mitrano (represents Applicant), Brian Yergatian (Engineer), and Tom Feronti (Mashpee Commons), attending this meeting with him. He said they've been before this Board before with informal presentations and now have made formal application to the Town of Mashpee and project has been referred to the Cape Cod Commission. He said the project consists of a 70 unit facility with 82 beds—18 memory care units; others assisted living. Presentation included the following:

- Site Plan for a single building was shown and layout described.
- They removed 110' easement portion from the property and picked up portion to rear of the property and to the side.
- Formally reviewed with Town's Consulting Engineer.
- Building Plan was displayed...parcel of property on 3.64 acres.
- 70 apartments; 82 beds broken up into Studio/1 and 2 bedrooms.
- Assisted living – 18 apartments—4 of which will be shared apartments.
- Floor Plans will show unit breakdowns.
- Code analyses sheet will be with all documents—all on one sheet so you see codes and egresses.

Mike Mendoza mentioned new State Building Code going to come and there will be no grace period to comply. Al Crepeau said they are designing this project according to new code in case it does come out.

- Building under 65,000 square feet total; footprint is a little over 30,000 square feet.
- 2-story building.

68 Great Neck Road South (continued)

- Access to property on Great Neck Road South.
- Accessible handicap parking spaces close to front door.
- Parking all around building.
- South side of building is service side. In this area also trash, recycling, generator, building transformer at rear of building.
- Courtyard at rear of building for residents.
- Rendering provided bird's eye view of the building.
- First floor main level at elevation 61.3; natural grade about 61.5 elevation.
- Sections of the first floor were identified—administration, dining room, café, pub, theatre, etc. Mike Mendoza asked if alcohol to be served. Ray responded “no” alcohol for sale.
- Services area has mechanical room, kitchen, staff, etc.
- Memory support area is circular; has internal courtyard.
- Floor 2 – mostly apartments with little bit of common area—library, beauty salon, small SPA, and lounge.
- Building Elevation Plan – facing Great Neck Road South is portion of 2-story building. Maximum height is within 9 inches of allowable height of 35’.
- Building mass broken into pieces to be smaller scale residential pieces, rather than big block at 65,000 square feet.
- Site Lighting Design – pole-mounted LED light fixtures; pole height 18’ to create safe environment , but not spread light to neighbors.
- Photometric Drawing shows light distribution from light poles and around driveway. No light issue crossing any property lines.
- Lighting on courtyard – 10’ tall pole light fixture.
- Building light - down lighted only for egress.
- Lights tied into generator.

Mr. Vincent said they have 64 parking spaces (including handicap parking), which is less than Zoning requirement but typically in assisted living parking space needs tend to be less, more or less for visitors.

Property will be serviced by wastewater treatment facility that is located to the East of the property.

They will be seeking a waiver from the natural vegetated buffer along the Northerly and Easterly side, but they will be maintaining 10’ buffer, just not natural vegetated.

They are working with Tom Feronti and Board of Health regarding putting in place the requisite pre-treatment and satisfied through bioretention areas.

Brian Yergatian said for this project drainage they are employing low-impact techniques in line with State and Town standards.

- Number of drainage areas will be dispersed throughout site.
- They will be collecting 100% run-off from site and will manage it and treat it on the site so nothing will leave site untreated.
- They have a number of locations of rain leaders collecting rain that will be forwarded to rain gardens or bioretention areas so that is one of the ways they’ll achieve treatment.

68 Great Neck Road South (continued)

- They will have tree box filters to collect run-off from parking lot. Treated water will be re-charged into the ground. Also, rain gardens are nice feature at site.

- All wastewater conveyed to treatment plant and will have grease trap installed at side of building and service entrance.
- Will be extending water service.

Jack Phelan asked:

- Filtration system—will fire truck weight be an issue. Response: “no”.
- Radius for turning at fire hydrants – Response: they ran template and turn radius “okay”.
- 20’ wide driveway needed for Fire access, but Plan lists width of 18’ at rear of building with a retaining wall. Response: Access road around most of the building will be 24’ wide but will check width of shared wastewater access road.
- Gate at wastewater access. Tom Feronti said gate currently locked but Plan is to move gate to East and shared roadway will be open and will put gate there with Knox box.
- Fire lane striping should be done to keep open for fire access.

Catherine Laurent asked whether curb cut for relocated sewer treatment access would be used through construction. Will a paved apron be provided immediately to protect Great Neck Road South or will a stone construction apron be provided? Response: they said they will provide asphalt apron.

Catherine said on Plan sidewalk ends at Great Neck Road South in front of property entrance way and asked if sidewalk can be extended to the pedestrian crossing at Windchime to connect with the existing multi-use path. They said they could extend the sidewalk but would need Town approval to work within the road right-of-way. Catherine said Town would grant permission. They said they see value to connecting it to “somewhere”, so they are in favor of it.

Scott Carline inquired about number of employees. Response: About 22; overnight staff would be 3-4. Always staffed. Scott asked about medication on-site. They have advisory nursing staff available but they do not administer medications.

Board of Health Comments...Mike Mendoza read Glen Harrington’s comments:

1. The dumpster location, pad and enclosure are OK.
2. The drainage meets BOH specs.
3. The food vendor shall be required to obtain a food establishment permit from the BOH.
4. The site plan must be approved by the board which can be done concurrently with the other boards.

Mike Mendoza commented the project falls under controlled construction. He asked about snow removal storage. Response: little area for snow storage: back parking lot before bioretention area, small areas at entrance drive. They will have to have snow removed to off-site if heavy snow.

Mike mentioned his concern about doors at the courtyard. He asked: are they locked? The response was that the doors are controlled by timers; controlled by weather; closed at night; anyone going outside—fully attended. Mike asked if fire, do Firemen have to go there? Response: There is egress out of outside space so even if locked can get back in; panic hardware outside for access to building.

68 Great Neck Road South (continued)

Mike asked if gas would be available for this building. Tom Feronti said they use natural gas at outside treatment plant and National Grid says it will be okay. They will initiate conversation with National Grid. Tom Feronti said line already existing on site so hope they will connect gas.

Tom Fudala stated Charley Rowley already review the Plans.

Joseph Cummings asked why is application for 68 Great Neck Road, but this facility will be 58 Great Neck Road? Tom Feronti said the treatment facility is 68 so right now 68 only address available to Town. However, 58 will be the facility address.

Joseph Cummings asked about vegetated buffer. They said they are proposing to do some planting and there should remain good screening. They are proposing to plant evergreens, as well as deciduous trees.

Conclusion:

Motion: Scott Carline motioned to accept Plan as presented with modifications suggested, including

- Sidewalk extended from entrance to Windchime;
- Fire line striping at entrance and delivery area;
- Food vendor required to obtain a food establishment permit from the Board of Health.

Catherine Laurent seconded the motion; and the motion was unanimously passed.

Approval of Minutes

Catherine Laurent motioned to approve the Minutes of Combined Meeting of Design Review and Plan Review of December 1, 2015, as amended; Tom Fudala seconded the motion; and the motion was unanimously passed.

Adjournment...

The meeting adjourned at 10:45 a.m.

Respectfully submitted,
Jean Giliberti, Recording Secretary

Document List

Site Plan	Bldg. Elevation Plan
Floor Plan	Site Lighting Design
Building Plan	Photometric Drawing
Rendering	