

Jeffrey Ribeiro

From: Jeffrey Ribeiro
Sent: Wednesday, March 23, 2016 2:37 PM
To: 'Tom F. Fudala'
Cc: Russell Burke (rburke@bscgroup.com)
Subject: RE: Draft Northbridge Decision
Attachments: DRAFT Decision TR15023 Northbridge Mashpee 2016-03-23 Updated-Redline.pdf

Tom,

Thanks for the extra set of eyes. We made a few minor changes to the findings based on your comments. All changes are in redline.

Finding TRF15 relates to a specific MPS, which only speaks to granting rights-of-way for *future* pedestrian connections. Since the project is installing the sidewalk as part of this approval, the project meets the MPS.

Best,

Jeff

From: Tom F. Fudala [mailto:ftfudala@mashpeema.gov]
Sent: Tuesday, March 22, 2016 6:00 PM
To: Jeffrey Ribeiro <jeffrey.ribeiro@capecodcommission.org>
Subject: RE: Draft Northbridge Decision

Jeff:

A few comments regarding representations made in some of the Commission's findings regarding the project:

WPHF3. MPS WPH1.2, WPHF4. MPS WPH1.3 and OSE1. MPS OS1.1 all refer to the preservation of a 80-100 foot woodland buffer area on the eastern boundary of the site. Except for a 10 foot landscaped strip along the site boundary, this supposed "buffer" area is not part of the site, and is instead entirely within a power line easement controlled by Eversource Energy. As such, it may be cleared by them at any time as part of their proposed installation of a large additional power line within the easement/"buffer".

OSF2. MPS OS1.2 refers to a proposal to provide off-site open space "that abuts a Mashpee River Woodlands Conservation parcel". I have seen no evidence of such a parcel in any of the materials presented. The only off-site open space proposed is nowhere near the Mashpee River Woodlands, that being a yet-to-be-defined 7.8 acre portion of Mashpee Commons-owned land in the South Mashpee Pine Barrens area of the Mashpee National Wildlife Refuge which abuts a parcel of Mashpee Conservation Commission land.

TRF15 states that appropriate rights-of-way currently exist along the project's street frontage to accommodate expected needs for bicycle and pedestrian accommodations. As I recall the site plan vs. the location of the existing Great Neck Road South roadway at the edge of the Town's layout for that road, there is not adequate area within the layout, particularly near the project entrance, to construct the required 5 foot sidewalk and an appropriate safety strip from the roadway, meaning that additional right-of-way would indeed be needed from the Applicant to accommodate the sidewalk.

No other issues.

Tom Fudala
Mashpee Town Planner

From: Jeffrey Ribeiro [<mailto:jeffrey.ribeiro@capecodcommission.org>]
Sent: Tuesday, March 22, 2016 3:28 PM
To: Tom F. Fudala
Subject: Draft Northbridge Decision

Tom,

I wanted to keep you in the loop. Attached is the draft decision. The subcommittee will be reviewing it tomorrow at a public meeting. I'm around my desk this afternoon and tomorrow.

Best,

Jeff

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