



TOWN OF MASHPEE

OFFICE OF THE SELECT BOARD

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January 12, 2023

Board of Selectmen
Town of Sandwich
Town Hall
100 Route 6A
Sandwich, MA 02563

Re: NSG Village Green-1 Project

Dear Chairman Hoctor and Members of the Board of Selectmen:

As per a unanimous vote of the Mashpee Select Board (“Board”) at the January 9, 2023 meeting of the Board, I submit this correspondence to highlight the Board’s concerns relative to the anticipated environmental and other development impacts upon the Town of Mashpee, its residents and the Cape Cod region which would result from the NSG Village Green-1 housing development project in Forestdale (the “Project”), as presently proposed. We certainly understand the Town of Sandwich’s desire to support affordable and attainable housing development on Cape Cod. We, as a Board, likewise, recognize the critical need for such housing; however, we believe that any such development proposal must carefully consider, analyze and, to the fullest extent possible, mitigate project related environmental impacts, particularly those relating to the Upper Cape’s fragile water and aquifer resources, as well as other impacts on public infrastructure and existing residences in the development area.

We have been closely following developments relative to the design and permitting of the Project and the two proposed additional phases of the overall development of this site, given its proposed scale and proximity to the Town of Mashpee and its water resources. It is clear that this proposed development will have significant regional impacts, including, but not limited to, those resulting from Project wastewater discharges into groundwater which would further impair the environmental qualities of nearby receptor water bodies (notably Peters Pond and Popponesset Bay), potential threats to Mashpee’s down-gradient public water supply wells, and significantly increased traffic on Route 130. We know that your Board has previously expressed similar concerns on these issues, and we believe that an open and joint dialogue regarding said impacts will greatly enhance our respective abilities to advance and protect the interests of both Sandwich and Mashpee.

Because public sewer is not available to the subject development site, and detailed plans for the treatment and disposal of the wastewater to be generated by the initial 144 residential unit phase of the development are not yet available, we are concerned relative to the Project’s likely wastewater discharge impacts on groundwater quality, nitrogen levels, and the resulting deteriorating effects on local water resources and Mashpee’s public water supply wells. The overall effects of development of the entire 64-acre site will undoubtedly have regional impacts in this regard; accordingly, it is imperative that all stakeholders and their representatives be involved in the permitting processes so that their issues and concerns can be duly heard and addressed.

As you know, in November 2017, Mashpee, Sandwich and Barnstable entered into an Intermunicipal Agreement whereby each Town committed to a regional watershed-based approach to addressing the impacts of increased loads of nitrogen delivered to the estuaries and embayments of the Popponesset Bay system. The Towns agreed to establish a joint Work Group, to share and develop engineering studies and evaluations, and to implement a plan to achieve the Total Maximum Daily Load ("TMDL") limits developed by DEP for nitrogen discharges into the Bay pursuant to a joint watershed permit. Significant efforts have been undertaken, to date, by all participating Towns to implement the objective of the IMA. However, we believe that the proposed Project will undermine the Towns' TMDL compliance objective and should not be considered or approved at any level without implementation of advanced wastewater treatment at a nutrient discharge for nitrogen of no greater than 3 mg/L. We trust that you share Mashpee's commitment to these nitrogen management goals and will advocate for the implementation of such wastewater treatment measures during the Project permitting process.

Further, with a primary Project point of entry/egress on Route 130, we are concerned about potential significant increases in traffic volumes and related safety issues, particularly during the peak traffic summer season. Route 130 is a major thoroughfare in the Town of Mashpee. Accordingly, we believe that a comprehensive study of traffic volumes, controls, and other public safety measures, as well as a detailed analysis of any proposed alterations to the Route 130 layout and any related infrastructure impacts be conducted as an integral component of the Project permit review process.

In summary, there are multiple potential regional impacts foreseeable in the proposed Village Green and related Sandwich Green projects which the Select Board, as steward for the Mashpee community, will be monitoring throughout the projects' review and permitting processes. We are hopeful that we and other Mashpee officers will be afforded the opportunity to engage in a constructive and mutually beneficial dialogue on the issues noted herein as well as other Project issues of regional impact as they arise during the myriad permit review/approval processes ahead.

Thank you for your attention to and anticipated cooperation in this regard. Please feel free to contact the Board or Town Manager Rodney Collins if you have any questions or comments relative to this matter.

Sincerely,

A handwritten signature in black ink that reads "David Weeden". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Weeden
Chair, Mashpee Select Board