

Shellback Development LLC

647 Falmouth Road (Route 28), Mashpee, Massachusetts 02649

OPEN SPACE NARRATIVE

The property is located in both a Community Activity Center and Natural Area, as it is within a BioMap2 Core Habitat. Accordingly, a Natural Resources Inventory has been submitted in support of the Application.

As described in the Natural Resources Inventory, and as otherwise supported by the Application materials, the property was formerly used as a sand mine in the 1990s through mid-2000s. In connection with such use, approximately 80% of the site was previously cleared. Soils and fill were subsequently dumped on the site, with no apparent revegetation or sustainability plan. Development is principally proposed on portions of the site that have previously been disturbed. More specifically, the **Area of Development Impact** is approximately 3.4 acres. Of this total, 3.32 acres were previously stripped of topsoil and mined for sand. Therefore, only 0.14 acre of the proposed project is within undisturbed naturally vegetated area.

The project has been designed to site the building consistent with the two abutting banks to the north and south. The Applicant proposes to maintain a substantial vegetative buffer in the area adjacent to Route 28, which is comprised of undisturbed natural vegetation. To facilitate maintenance of this area, the Applicant has engaged a landscape architect, who has prepared a Woodland Buffer Management Area plan. The goal in this area is to improve the health and longevity of the existing buffer vegetation. All work performed in this area will be undertaken by hand to prevent soil compaction and damage to existing vegetation. All non-native invasive plant species are to be removed.

As the proposed specialty grocery store use is consistent with surrounding uses, the proposed project will not interfere with unfragmented blocks of open space. Buffers are being maintained along the front and rear of the site. There is no wildlife habitat observed on the site, and the substantial majority of disturbance will be in areas that have previously been disturbed.

Following consultation with the Cape Cod Commission staff during the pre-application process, including a site visit, it was determined that open space mitigation should be provided consistent with the Natural Area place-type designation, or at a 3:1 requirement. Subsequent thereto, the Applicant consulted with the Mashpee Town Planner to identify properties located in the town of Mashpee that may be of sufficient size (~10 acres) to provide sufficient mitigation.

The Applicant identified and reached out to the owners of the following properties:

- 234 Old Barnstable Road, Mashpee, 20.95 acres
- 37 Grafton Pocknett Road, Mashpee, 18.2 acres
- 153 Payamps Road, Mashpee, 7.0 acres
- 751 Main Street, Mashpee, 8.0 acres
- 532 Main Street, Mashpee, 18.0 acres
- 215 South Sandwich Road, Mashpee, 32.99 acres

- 60 & 72 Meetinghouse Road, Mashpee, 7.4 acres
- 245 Great Neck Road North, Mashpee, 5.4 acres

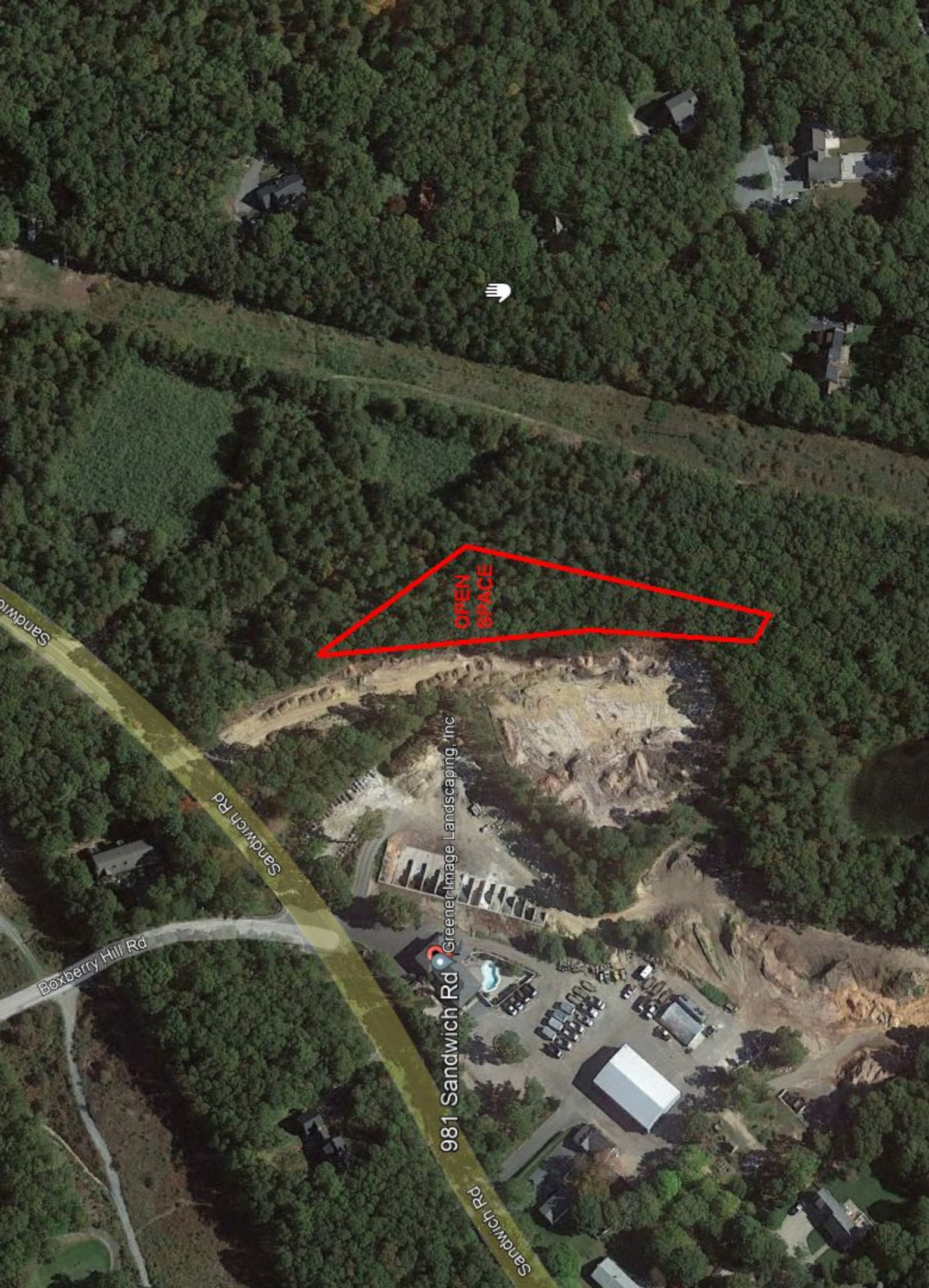
The Applicant had varying success communicating with the owners of the myriad properties. At least two property owners identified a proposed price, both of which would render the Applicant's project uneconomic. Specifically, the owner of 751 Main Street advised that the total asking price for the 8 acres is \$1.2 million, and the owner of 245 Great Neck Road North advised that the total asking price for the 15 acres is \$3 million.

Following consultation with the Cape Cod Commission staff, and in light of the significant figures identified above, the Applicant has determined to request that it be permitted to make an open space cash contribution at the rate of \$60,341.00 per acre, such payment to be made upon issuance of a building permit for the project. The Applicant provides the following two proposals, which numbers are intended as estimates and subject to modification upon confirmation of the precise open space square footage calculations:

Proposal 1: Applicant donates an open space parcel comprised of 70,336 sq. ft. (1.614 acres), which property is sited at 981 Sandwich Road, Falmouth and located in close proximity to the property (shown on the materials appended hereto); and Applicant makes an open space cash contribution in the amount of \$506,019.63.

Proposal 2: Applicant makes an open space cash contribution in the amount of \$603,410.00.

The Applicant reserves the right to modify these proposals following consultation with the Cape Cod Commission.



OPEN SPACE



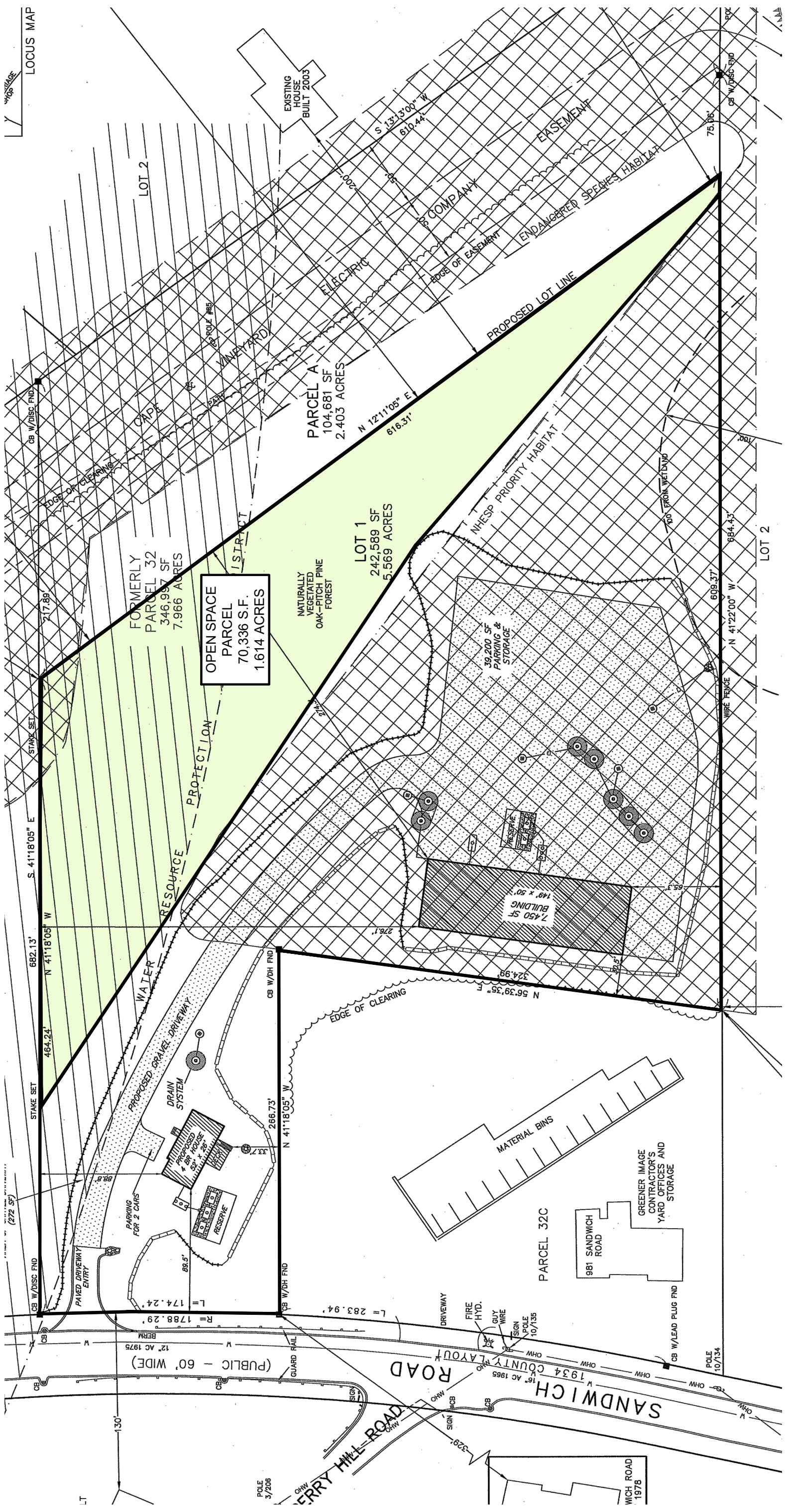
981 Sandwich Rd Greener Image Landscaping, Inc

Boxberry Hill Rd

Sandwich Rd

Sandwich Rd

Sandwich Rd



LOCUS MAP

**OPEN SPACE
PARCEL**
70,336 S.F.
1.614 ACRES

PARCEL A
104,681 SF
2.403 ACRES

LOT 1
242,589 SF
5.569 ACRES

**FORMERLY
PARCEL 32**
346,987 SF
7.966 ACRES

**7,450 SF
BUILDING**
149' x 50'

**39,200 SF
PARKING &
STORAGE**

PARCEL 32C

**981 SANDWICH
ROAD**

**GREENER IMAGE
CONTRACTOR'S
YARD OFFICES AND
STORAGE**

MERRY HILL ROAD

SANDWICH ROAD
1934 COUNTY LAYOUT

**WICH ROAD
1978**

(Public - 60' Wide)

GUARD RAIL

DRIVEWAY

FIRE HYD.

GUY WIRE

SIGN POLE

10/135

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CB W/DISC FND

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