Outlook

Fw: Cape Pickle. LLC - File 24023: Follow-up to October 30th Hearing

From Mary K. Bradbury <MBradbury@mashpeema.gov>
Date Wed 11/13/2024 11:30 AM
To Jordan Velozo <jordan.velozo@capecodcommission.org>; jeffrey.ribeiro@capcodcommission.org <jeffrey.ribeiro@capcodcommission.org>

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Gentlemen,
Please see my response to Mr. Russell's recent correspondence. I have requested that he remove point #2 as it is inaccurate in its comparison to the vision for a Community Center for the Town of Mashpee. His proposed facility, a for-profit, privately held business, sport-selective entity, does not service the community in the same way a Community Center will. Submitting that this proposed facility somehow is comparable, or would serve in its stead, is patently false.

Mary K. Bradbury, M.Ed. | Recreation Director
Recreation Department
520 Main Street, Mashpee, MA 02649
Office: 508.539.1416 | Fax: 508.419.1161

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From: Mary K. Bradbury <MBradbury@mashpeema.gov>
Sent: Wednesday, November 13, 2024 11:04 AM
To: William Russell <wruss14@gmail.com>; Mary Ann Romero <mromero@mashpeema.gov>; David Morris <DMorris@mashpeema.gov>; Zackary Seabury <zseabury@mashpeema.gov>; Sandra Pacheco <spacheco@mashpeema.gov>; Leonard Goldman <LGoldman@mashpeema.gov>; Tom Fudala <Tfudala@mashpeema.gov>; Catherine Laurent <claurent@mashpeema.gov>; Jared Meader <jmeader@mashpeema.gov>; Carol A. Sherman <csherman@mashpeema.gov>; John Cotton <john.cotton@rocklandtrust.com>
Cc: John Kenney <john@jwkesq.com>; patrick@jwkesq.com <patrick@jwkesq.com>; Rodney C. Collins

<rccollins@mashpeema.gov>; Wayne E. Taylor <wtaylor@mashpeema.gov>
Subject: Re: Cape Pickle. LLC - File 24023: Follow-up to October 30th Hearing

Mr. Russell,

I support and applaud your efforts to develop a for-profit facility that will bring additional revenue and opportunity to Mashpee and the surrounding Upper Cape area.

However, I am requesting that you eliminate point #2. Your description conflates the Pickleball and Golf facility with the desire and vision of the Mashpee Recreation Department. It is our vision that there be a Community Center built to service our entire population with broad access, services and opportunities for the citizens of Mashpee. It will provide health and recreational opportunities across all ages, demographics, and interest areas to include cooking classes, yoga, karate, indoor tennis, activity rooms, large meeting/multi-purpose rooms, and fitness equipment, to name a few. It is true that our project has consistently been moved along the Capital Improvement Plan timeline, but it has not been "denied". The comparison you draw, that Island Pickle will somehow fill that void, is not accurate.

Respectfully,
Mary K. Bradbury

Mary K. Bradbury, M.Ed. | Recreation Director
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From: William Russell <wruss14@gmail.com>
Sent: Wednesday, November 13, 2024 3:28 AM
To: Mary Ann Romero <mromero@mashpeema.gov>; David Morris <DMorris@mashpeema.gov>; Zackary Seabury <zseabury@mashpeema.gov>; Sandra Pacheco <spacheco@mashpeema.gov>; Leonard Goldman <LGoldman@mashpeema.gov>; Mary K. Bradbury <MBradbury@mashpeema.gov>; Tom Fudala <Tfudala@mashpeema.gov>; Catherine Laurent <claurent@mashpeema.gov>; Jared Meader <jmeader@mashpeema.gov>; Carol A. Sherman <csherman@mashpeema.gov>; John Cotton <john.cotton@rocklandtrust.com>
Cc: John Kenney <john@jwkesq.com>; patrick@jwkesq.com <patrick@jwkesq.com>
Subject: Fwd: Cape Pickle. LLC - File 24023: Follow-up to October 30th Hearing

WARNING! EXTERNAL EMAIL: : This message originated outside the Town of Mashpee mail system and could be **harmful** ☠. PLEASE DO NOT CLICK ON LINKS OR ATTACHMENTS unless you are absolutely

certain the content is safe.

Good morning, Mashpee officials.

I'm forwarding for your information an email sent yesterday that details in an attachment to that email substantial justification as to why this project should proceed through Cape Cod Commission DRI approval without mitigation fee payment due to a Financial Hardship Exemption allowance.

I believe the content is worth consideration when I do get to town review and share for this purpose. Also, I am aware that the town was solicited for comment to the Oct25 DRI staff report and have not heard whether or not such feedback to the commission was provided. If not, perhaps some information contained in this document - Specifically the details summarized in waiver necessity - could prove useful for that comment should you agree and have not yet responded. That summary as follows:

> *Island Pickle provides a place of vibrant, healthy recreation that incorporates sustainable energy sources, the best practical and available MA DEP Approved I/A septic technology, 100% LID stormwater management, with traffic safety and congestion improvements. It significantly supports the Cape Cod Regional Growth Policy and protects Cape Cod's unique resources. Further,*

1. *The facility offers a very low environmental and community impact alternative use to this industrially zoned land that is already fully disturbed. It is a substantially better alternative use than other potential industrial facilities that could rightfully be built that may create greater substantial detriment to the environment and community but be of a size that would not require a commission DRI review.*
2. *A recreational facility has long been a desire of the town of Mashpee Recreation Department. But funds could never be allocated in the town budget, and it has repeatedly been denied. This project provides such a complex for town residents (as well as upper and mid-cape residents) at no town or municipal cost. The facility also generates a significant increase in tax revenues to the town of Mashpee.*
3. *A bylaw revision to allow indoor recreation was unanimously approved by the town planning board to include as an article at the May town meeting. And the bylaw was unanimously approved at the May town meeting. This bylaw endorsement supports the claim that the facility is significantly desired by town residents and officials.*

4. *This facility is being developed in an area designated by the town for development per the 2011 DRI approval of the subdevelopment, the 2018 DRI minor modification to the subdevelopment, and the 2024 town vote to encourage indoor recreation in industrial zones.*
5. *The facility and the entire Evergreen Circle subdevelopment preserve and protects significant continuous open space acreage and generates nitrogen effluent well below the 5ppm per acre objective of the commission.*
6. *Evergreen Circle makes great use of State Highway Route 130, which will keep primary traffic patterns away from other residential and commercial areas as fully detailed in the TIA report.*
7. *No nitrogen from Evergreen Circle will reach estuaries for more than 10 years per details provided in MA DEP Estuary Project Reports. During that 10 years' time, substantial reductions in Nitrogen will have already been made in the Popponesset and Waquoit estuaries through Mashpee Clean Water projects. There will not be a net detriment to the current conditions of these estuaries. Rather, with the inclusion of this facility, substantial reductions of the Nitrogen levels will be realized over the next few years – well before Nitrogen from 51 Evergreen Circle reaches these water bodies.*
8. *The facility will connect to the town sewer once such is made available to Evergreen Circle, currently estimated by the wastewater superintendent to be well before 20 years.*
9. *As of October 27th, 101 public comments were posted to the commission public comments portal. 100 of these were positive endorsement posts, one was a clarification post as they misunderstood that it was all indoors and none outdoors, and zero were opposed. Additionally, at least 24 letters and/or emails of support were provided to the commission. Of these, one was from the Mashpee Chair of the Economic Development and Industrial Committee; One from the Select Board of the Town of Mashpee; And one from the Mashpee Chamber of Commerce.*
10. *The applicant has spoken to all abutters and not only are they in favor of the project, but they also believe that the facility will increase the revenues that they generate from their businesses. Two have already offered unsolicited use of their properties for additional parking as they are so positive about the project. Such parking is not believed to be required at this time, but it substantiates the greater good of Island Pickle.*

I look forward to participating in the upcoming town reviews in December. (Mary Ann - I've sent to folks in the town that I have previously spoken directly with. Please

send to others that may participate in Site Plan Review that are not on this list.
Sandra - The same for BOH review. Thank you both.)

Best Regards,
Bill Russell
774-602-0404

---------- Forwarded message ---------
From: **William Russell** <wruss14@gmail.com>
Date: Tue, Nov 12, 2024 at 4:52 PM
Subject: Cape Pickle. LLC - File 24023: Follow-up to October 30th Hearing
To: Jordan Velozo <jordan.velozo@capecodcommission.org>, Jeffrey Ribeiro <jeffrey.ribeiro@capecodcommission.org>
Cc: John Kenney <john@jwkesq.com>, <patrick@jwkesq.com>, Randy Hart <RHart@vhb.com>, Dale Horsman <DHorsman@vhb.com>, Stacy Kanaga <skanaga@vhb.com>, george <george@gsdesigngroup.com>

Good afternoon Jordan and Jeffrey (with copy to my legal and design team).

The attached document is provided for staff and committee review in follow-up to the October 30th hearing discussion regarding financial hardship.

I am also attaching a podcast interview that I conducted with Grady Culhane of Cape Cod Broadcasting Media that gives a great overview of all the things that this facility will offer.

https://youtu.be/Ww6mUp8697I?si=a99wPezjy6CqoOK6

Please share both with staff and committee members.

Regarding the December 2nd hearing, am I correct that I will have some time to present similar to 10/30? I will put a few slides together for this session also.

Best Regards,
Bill Russell
774-602-0404