



# PENINSULA

News from the Peninsula Council  
at New Seabury, Cape Cod

## Reporter

• at New Seabury •

Volume 49  
Number 4  
February 2021



### our mission

To provide for the maintenance, preservation and enhancement of New Seabury's environmental setting and promote the safety and welfare of the homeowners' investments.





Photo By: Kent Earle



Hello Neighbors!

I would like to introduce myself to those of you who I have not had the pleasure of meeting yet. My name is Roberto DaCosta and I

am the Manager at 95 Shore. I have worked at the Club for almost 2 years and look forward to many more. I previously was working in Florida at Pelican Bay where I was the Clubhouse Manager. My family and I are enjoying our journey on the Cape and hope to meet more of you soon.

We have some exciting things happening over at the Club! We are pleased to announce that 95 Shore is offering curbside take-out for non-members of the Club from Thursday through Sunday. Our Chef prepares some exciting specials every week. To view our menu you can head to our website, [www.newseabury.com](http://www.newseabury.com) which our Chef is always changing! To place an order you can call 95 Shore at 508-539-8322 Option 1.

If you have any questions you can reach me at [rdacosta@newseabury.com](mailto:rdacosta@newseabury.com) or 508-539-8322 ext. 8254.



SHORE

At The Club at New Seabury

### *February Hours of Operation*

Thursday	4:00pm - 8:00pm
Friday - Saturday	12:00pm - 8:00pm
Sunday	12:00pm - 6:00pm

Photos By: Kent Earle



## *Join our Dining Club!*

If you are interested in Dining with us this winter, please join our Dining Club. It is a great opportunity to try our Dining Room, experiencing good food, service and a great view. Contact Bob Higgins for more information at [bhiggins@newseabury.com](mailto:bhiggins@newseabury.com) or 508-539-8260!



95 Shore Drive West • [www.newseabury.com](http://www.newseabury.com) • 508-539-8322 • [info@newseabury.com](mailto:info@newseabury.com)

# President's Report

When this issue is out we will still be deep into winter, but the days will be getting longer and that somehow always seems to help. And, thus far, the winter has been quite reasonable. No snow yet and enough mild days to get in a round or two of golf. The good news is that all our roads are off the "no plow" list so, if it does snow, we are ready for it.

The biggest issue of importance we are all seem to be dealing with is trying to stay healthy and find out where and when we may be able to get a vaccine. I can't say I have a lot of confidence in the ability of our various governmental entities to get this done with the degree of effectiveness I would have expected. So, as a result, we work hard to stay healthy and wait and wait and wait.

Things seem relatively quiet around New Seabury and, therefore, the Peninsula Council. Mike Richardson and his team of Tom and Peggy continue to operate from our offices in the Veterans Center. If there is a need, they can be reached on the telephone at the office or, of course, email. The office still remains closed for normal walk-in business.

The Peninsula Council neighborhood board continues to meet every month. Not in person, of course, but we have all become quite proficient at using Zoom. In fact, Mike and I were just saying after our most recent meeting that we seem to be just as efficient and it is so much more convenient for everyone. I guess just like most of corporate America, we are learning to adapt and learn new and sometimes better methods.

We finished 2020 in good financial shape. All of the Villages and the Peninsula Council came in at or under budget and were able to add money to their operating reserve positions. All Village budgets have been completed for 2021. All our drains were cleaned before the winter and roads prepared for Town plowing. We are already beginning to think about road repairs for the spring. Home construction and electrical infrastructure improvements seem to have given us a never-ending parade of heavy trucks that do take their toll on our roads. We will, therefore, do a complete review of all roads this spring. And we will again update our road reserve study to be sure we are building sufficient funds to keep them maintained and replaced as needed. The Village Committees will be getting the data so that they can do the same for the roads under their domain. As usual, we will update you at the Homeowners Meeting in August. Hopefully, we can meet in person by then.

In the meantime, let's all stay healthy in body and mind.

Dick Noonan



## in this issue

- 2 Country Club Happenings
- 3-7 Administrative Reports
- 4 Photo Credits
- 5 Do Not Pass Go Nor Collect \$200
- 8-17 Village Reports
- 17 Welcome To Rowland Bates
- 18 That's A Wrap
- 20 You Can Still Do It At Cotuit
- 24 Women's Club of New Seabury
- 24 Men's Club at New Seabury
- 24 Local Emergency Numbers
- 26 New Homeowners
- 26 Away Go Troubles Down The Drain
- 28 Save Popponeset Bay
- 30 Mashpee Clean Waters

**PENINSULA REPORTER  
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**MARY JANE RICHARDSON, EDITOR  
PENINSULA REPORTER  
EDITORIAL BOARD**  
Tom Caston Tim McMaster  
Mike Richardson

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**Address inquiries to:**  
Office of the  
Executive Director  
33 Seaneast Drive  
Mashpee, MA 02649  
Phone: (508) 539-0028

email:  
mike@peninsulacouncil.com  
www.peninsulacouncil.com

## PHOTO CREDITS

**Front Cover:** Tom Bone

**95 Shore:** Courtesy of The Club at New Seabury

**ARC:** Tom Bone

**Away Go Troubles Down The Drain:** Mike Richardson

**Do Not Pass Go:** Mike Richardson

**Highwood:** Patricia Warren

**Mashpee Clean Waters:** Mary Adams Oleksak

**The Mews:** Rob Bogosian

**Popponesset Island:** Karen Joyce-Marie

**Poppy Place:** The Poppy Collection Collaborative

**Promontory Point 6A:** Betty Barrett

**Save Popponesset Bay:** Marlene Perkins

**Special Maintenance:** MJ Richardson

**Summersea:** Page 14- Fredda Zaiger;

Page 15 - Risa Schneider Fine

**That's A Wrap:** Courtesy of Bill Nay, MashpeeTV

**Triton Sound:** Jackie Baudanza

**Vineyard Reach:** Connie Strait

**You Can Still Do It At Cotuit:** Courtesy of David Kuehn

**Back Cover:** Jan Rook

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Greensward (508) 539-0104

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Greensward

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Sandalwood (857) 234-0309

### SECOND VICE PRESIDENT

Richard Lusk,  
Sandalwood, (617) 721-6583

### SECRETARY

Nancy Haven,  
Poppy Place, (508) 419-1903

## PENINSULA COUNCIL

33 Seaneast Drive  
MONDAY-THURSDAY  
9:00AM - 3:00PM

### EXECUTIVE DIRECTOR

Mike Richardson  
mike@peninsulacouncil.com

### ADMINISTRATIVE ASSISTANT

Peggy Bone  
nsha@peninsulacouncil.com  
(508) 539-0028

### ARCHITECTURAL REVIEW COMMITTEE

Tom Bone, ARC  
Administrator (508) 477-8855  
Steve Cook of Cotuit Bay  
Design  
Tim McMaster, Member  
Brad Sweet

# Executive Director's Report

Mike Richardson

Here we are in mid-winter on Cape Cod, and so far, no snow to speak of, and a warmer January than in many years. I have had the chance to play golf while still wearing shorts, which I guess for many is no surprise.

We have had to meet via Zoom several times and it appears that most of us are getting used to the technology in a fashion. While I am an in-person sort of guy, I must admit that these meetings at least do give us a chance to address issues, albeit a little more narrowly. For the foreseeable future and as a result of this darn thing sticking around, it's probably going to be our meeting standard for some time. Thanks to all who are getting used to it.

We turn the year in good shape as a community. The vast majority of residents care enough about our community to pay their fees timely allowing us to plan ahead and take care of maintenance. At this point, absent bad weather (and I am sure we won't escape the entire winter), we are in good shape community-wide from a maintenance point of view.

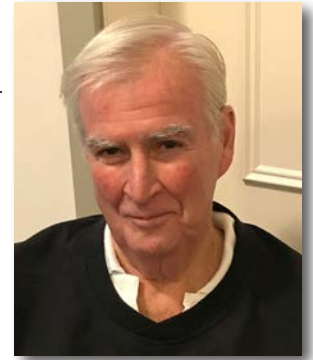
I still would like to do a survey of sorts, so am I in discussions with Survey Monkey to see what we can soon create. We have been able to stay the course in spite of the pandemic, but there are changes as a result. More people on site, more young folks, more pets (dogs), more dog droppings, more traffic, more cars, etc., and it doesn't appear that is going to change any time soon... so we need to make sure we have in place the ability to respond. Summertime with the added population will challenge the use of recreation areas, not to speak of the beach.

One area long overdue for solution is the absence of trustworthy cell coverage. A recent Motion to Dismiss was heard in the Barnstable Superior Court and we are anxiously awaiting the judge's ruling. It is hoped and anticipated that the judge will approve the Motion and the construction of the cell tower can begin at its original site. It is truly amazing how long it takes for something so much needed to become a reality, and there is no guarantee that this is it. We await the decision and subsequent action or reaction.

Budgets have been distributed to all. Discussions have taken place with some. All are in good financial shape at this time. The picture that has developed over the past few years is a little different. We had quite a few years of calmness with no real major construction, and the occasional larger home projects. It was a little like Mayberry RFD and I felt like Andy Griffith. (To protect the innocent, I won't tell you who I saw as Don Knotts). Now, I feel like Tuukka Rask up against the St Louis Blues with slap shots coming at me from all over. I like to think I am stopping most of them.

The Cottages continue to be built and are selling fast. Cottages South is on its own just recently as a separate community with their own board, so things are moving fast. Construction along Red Brook Road has been somewhat disturbing, but some work is New Seabury and most of the larger work is Eversource creating a more dependable loop so that outages can be kept to a minimum.

Our beautiful entrance along Rock Landing Road has been altered dramatically. There will be two entrances to the Cottages off Rock Landing



*Continued to page 5*



*Executive Directors Report continued from page 4*

Road...its quiet tranquility gone forever. New Seabury will landscape it beautifully at some point, and it will be our new-looking entrance...Change, as always, is the way.

As we get into 2021, I am meeting with all vendors on rates, have hired a few new ones, re-evaluating all roads early spring, revisiting our website for upgrades, bringing on a new Accountant, sending out a homeowners survey, and trying to keep this place looking as great as we all want. It's not difficult, as long as we stay the course. We have some new members on Committees, and new residents with ideas and suggestions. That is what any and all communities need....volunteers with ideas and a willingness to help out.

The virus is showing no signs of letting up, so we (all of you) need to continue diligence and discipline. Even the slightest mistake could be serious or even fatal. Please continue to do what is required to be safe, and safe for others.

I would be remiss if I didn't add my normal reminder of those who work so hard for all of us to maintain our life style with a minimum of interruption. Police, fire, Mashpee DPW, medical personnel, workers at stations, restaurants, stores, etc. We have a choice on who we interact with; they do not. We can minimize our interaction; they cannot. Please do whatever you can, minimal or not, to thank them... elbow bumps, a pat on a shoulder, a verbal thanks for what they do, or if you care to consider something even more..an order of coffee and doughnuts, a pizza, lunch, etc.



We live in a great place. We have a beautiful environment. We are growing, yes, but with tolerance we can accept that others deserve to have a part in our community. Let's lead by example and show that we all understand that life can be difficult, but we all have a willingness to find ways to make it better.

Thanks to all for paying fees timely. For those who do not care to participate for whatever reason, thank those who do for keeping the place looking so well on their behalf.

Stay well.

Mask Up

**For questions about construction of new homes/roadwork, contact  
Rowland Bates, President, New Seabury Homes LLC at 508-539-8225.**



# Do Not Pass Go Nor Collect \$200.00

...but do come to our newest Boardwalk on the Blue Trail, a most imaginative way to ensure we have good walking paths. Rick Deubert, HighWood resident, was more than willing to invest his time and energy to solve a serious path flooding issue for the Peninsula Council, and was even nice enough to name it after Bob Biemer, long-time resident and member of the Special Maintenance Committee.

Many thanks to Rick, Bob and Tom Caston for a great solution.



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# Treasurer's Report

Darlene Furbush

Well, 2020 is behind us; let us hope 2021 is a better year.

In reviewing end of November 2020 numbers, all the Villages look to be in good financial shape as they head into 2021. Each Village Chair, as I write this article, is working on reviewing and making adjustments to their 2021 budgets. In preparing the budgets, the Chairs have reviewed the monthly expected reoccurring expenses, such as gas, electric bills and water bills. They also look at the general maintenance expenditures of their Villages. Some examples of those, but not all, are snow/storm cleanup, road and drain repairs, and landscaping and irrigation.

During the year, each Village Chair receives a monthly financial update of the accounts and expenses. They are kept informed as to any unforeseen expenses that arise along with upcoming certificate maturity dates. The Executive Director, Mike Richardson, and/or the Treasurer, review financial institutions' interest rates to secure the best possible rate at the time of maturity. The Village Chair is notified of a maturing account and potential rates to see if they wish to make a change or to see if the Village has a need for the funds to be available. The funds generally put into the certificates are referred to as reserve funds. Those funds are necessary to enable the Village to prepare for unexpected issues that may pop up for future expected projects. A couple of large examples of both types are the storm drains and roads.

You may not have realized, but we are responsible to maintain, repair, or replace roads and drains as they age, along with the above reoccurring expenses and general maintenance. The majority of the Villages, roads and drains have been around for about 60 years. To maintain and replace as necessary takes a lot of planning and money.

We should all thank the Village Chairs, Village Committee members and all volunteers for the work they do to keep Villages, our neighborhoods, and common areas looking so nice.

## Special Maintenance Report

Tom Caston

In January, the Special Maintenance Committee finalized the operating budget for 2021. During 2020, a number of projects were completed with an emphasis on landscaping. We added new gardens and improved existing locations throughout the community. We still have plans to add lighting in designated areas in the spring.

With the unforeseen expenses during the past year, we were able to stay within budget. At year's end, we have \$630,000 in road reserves and a cash balance of \$89,000. As we all know, there are always unanticipated expenses, but we are confident we can cover them with our cash reserves.

One of our major accomplishments has been our redoing of our new trail maps stand and maps, which we placed in the mailbox adjacent to the map



*continued on page 7*



Special Maintenance continued from page 6

stand. Additional colored markers were placed along the trails that were recently cleaned, so get out and enjoy them.

As we all know, 2020 was a difficult year for all of us. We are very fortunate to live here in a safe place. Stay well, and hopefully soon we'll be out enjoying our beautiful beaches and playing golf.

Pick up a New Seabury Walking Trail Map at the new map stand at Frogs Leap Pond.



## ARC Report

Tom Bone

If you are planning on any improvements or renovations this spring, I suggest you get going now. Both the ARC and Mashpee's Building Department experienced a 30% increase in permits the prior year. That's good news if you are a contractor. Get your job in the queue. A list of contractors familiar with New Seabury can be found at the ARC website (see below).

Start your project by contacting this office. We will tell you if a permit is required and will take it from there. You do not need to complete any forms. We do that for you.

Due to COVID, in-person presentations by contractors/home owners to the Committee have been curtailed. We conduct the review/approval process via email. It takes effort; but, with your help, we do get it done.

For complex projects, the Committee will meet with contractors in a mask-to-mask setting. Last month, the Committee met in an Ad Hoc session with a Landscape Architect regarding a time sensitive project. We met on the deck; outside; in 35 degree weather. We got it done. With alacrity.

Know that the ARC works closely with the Mashpee Building Department. We send them digital notifications of ARC Permits. It is incumbent upon home owners to follow up with the Town Bldg. Dept. in the determination if you require a Town permit (508-539-1406).

*Welcome*

Tom and Peggy Bone's granddaughter,  
Theresa Margaret Corrigan!



Most of the New Seabury Villages have Village Councils. These are comprised of your neighbors volunteering to maintain the look and feel, and value, of your neighborhoods. They can be very helpful. Contact them; no need to wait for a problem; get to know them. You can find your Village Chair near the front of this issue, under "Peninsula Council Homeowners Association Board of Directors."

ARC Guidelines can be found online, along with other useful information. You can find the site at:  
<http://peninsulacouncil.com/arc/arc-guidelines-and-specifications/>

Please contact me with any recommendations as to how the ARC can better serve you.  
Thank you. Tom



# Village Reports

## Bright Coves

Carolyn Donahue

Email: donahuec143@gmail.com

Hello Bright Coves Residents!

This is indeed a difficult winter. So much going on in politics and the coronavirus! To me, the most difficult thing is missing family and friends. We are all trying to keep our spirits up by baking treats for neighbors and forming weird 'get togethers' outside with appropriate distancing, masking and heating blankets to keep us warm. New text chains and zoom & sip meetings online! And we have mastered 'Curbside Pickup', even liquor and bird food!

This time of year, the Peninsula Council and I are busy formulating a budget of income and expenditures for the upcoming year. I am also planning for this year's upcoming Bright Coves Annual Meeting/Communication. I am forecasting that we will continue to have our Annual Meeting/Communication this year via Constant Contact (email). Last year this format worked beautifully and most of all we had a lot more participation than other years. Please confirm we have your correct email.

Our big projects for this year are drains, landscaping and general asset management. We need to address some drains and landscaping affecting our residents on Popponesset Island. Bright Coves is responsible for working with Popponesset Island Association to maintain the island's infrastructure.

We hope you have noticed some of our accomplishments this year: new drain at 202 Waterway, two new drains at the intersection of Waterway and Bright Coves Way, commenced Memorial Bench Program at RA on Bright Coves Way, new landscaping and lighting at the front entrance of Bright Coves, new fencing on Bright Coves Way, and more street lighting.

We would like to have input from residents as to sensible improvements that would benefit our community, as a whole. Please email me with any ideas and we will evaluate them.

## Fells Pond

Catherine Power

Email: cpower148@comcast.net

### WINTER??

So far, so good - just a dusting, but I'm sure it will come. It certainly has been a year with covid-19, politics, job losses and business closings. Some of our family members have been affected by the virus. We are fortunate to be living in New Seabury where we can at least get out of the house and are able to visit the beaches here, although we miss visiting with family and friends. This, too, shall pass.

Our drains have all been cleaned, trees trimmed, and dead trees removed, so we are in good shape for the remainder of the winter. We seem to have more year-round residents. It's nice to see more homes lit up at night. We also have new families in Fells Pond. Welcome! I know you will enjoy living in our beautiful Village.

Stay safe and enjoy the rest of the winter. New year, new challenges! Better days are coming!





# GREENSWARD

Darene Furbush

Happy 2021. I hope you and yours are all healthy and safe and had a great holiday season.

All is quiet here in Greensward Village. It does seem less crowded this year than late March last year. Given the mild winter so far, folks can still be seen taking their daily walks, some with two-legged friends, others with four. Those people who live on the Dunes Course would tell you there are still people out playing golf. I must confess, I have played as well.

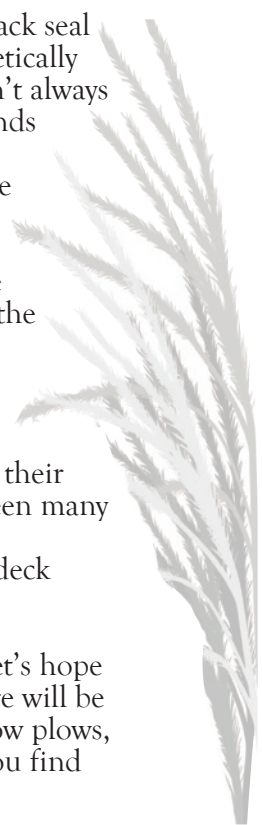
Like the other Village Chairs, I have reviewed our total expenses; general maintenance and general expenses for 2021, along with the Village reserve accounts. Our Village is in good shape and I believe the budget is looking good.

Looking forward, along with the normal required maintenance we do in the Village each year, Glenneagle Drive is in need of repaving. Over the past few years, we

have maintained the road using the crack seal method when necessary. I know aesthetically it didn't look terrific; however, that isn't always a great reason to spend tens of thousands of dollars. Now, the road has reached its life expectancy, so I have asked Mike Richardson to contact the company that does the work and provide us with a cost estimate. Once we have the information needed, we will schedule the work and get the road repaved.

The ARC is still fielding request work orders for homes throughout all the Villages. Greensward Village is seeing their share of those requests. There have been many requests for tree work, window and slider replacements, and deck replacements to name a few.

So far it has been a mild winter, and let's hope it stays that way. If it does, maybe there will be less tree damage, less damage from snow plows, and even an early spring. Wherever you find yourselves, have fun and stay safe.



## HIGHWOOD

Patrick McKeown

Email: mckeown.p@gmail.com

We are in mid-January with no snow on the ground and the days are getting longer. We should be thankful. However, all we want is the vaccine. Hopefully, by late spring, the vaccine will be widely available to us all.

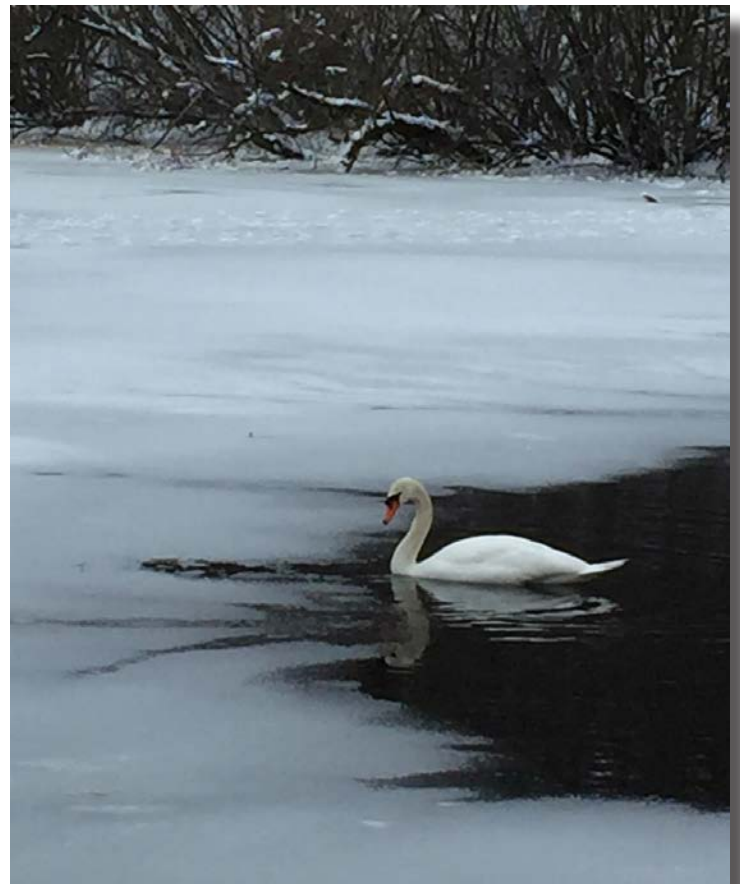
Our year-end financials have not yet been finalized. As of the end of November, we were in sound financial shape. We had \$99,522 in reserve before December expenses. Considering the age of our drains and roads, this figure falls short of the \$360,000 needed to replace our road surfaces. We still have five to seven years of life left on our road life cycle. The Hunt Circle and Surrey Place might need attention before the above dates. Protruding tree roots are causing the greatest threat to the life of our roads.

I have responded to many inquiries regarding the construction on Rock Landing Road which is impacting daily lives and routines in our village. Mike Richardson is in constant communication with the developer and has relayed our displeasure. We will keep you posted on any developments.

Our annual brush pickup will be the week before Memorial weekend. Please do not place debris too early. We will not pick up until May.

Our Village Committee is always looking for new volunteers. If you are interested, please email me at the above address.

Stay safe and healthy. See you in the spring.



Swan Lake

# The News

Rob Bogosian  
Email: rob@rvbassociates.com



Here we are in the dead of winter again, but not that far away from summer. We have been asked by the Peninsula Council to keep our cars off the roads after a snow fall so that the plows can properly care for our roads.

We have one major project remaining for spring 2021 which is perimeter fencing replacement along Mid-iron Way. Wayne Luther is working with residents who live along Mid-Iron. The Mews has a long-standing precedent of acting as “neighbor” for cost-sharing purposes where one does not exist. Phase II of the project will finish the replacement of old, rotted fencing with new product which protects the community for approximately another 10 years.

If you live along the perimeter and have not yet connected with Wayne and you wish to participate, please contact anyone on the Committee.

Enjoy the winter in good health.

---

## Popponesset Island

Karen Joyce-Marie  
Email: ksjoyce56@gmail.com

Sitting here on a windy and brisk 24°F winter morning, watching the beautiful sunrise over the Popponesset Spit never gets old! January even brought a dusting of snow!

As newcomers to Popponesset Island (PI or Poppy Island), we’re learning a bit of history and thought we would share what we have uncovered so far. Popponesset Island, at less than 0.4 square miles is its own CDP (Census Designated Place) in the town of Mashpee with 0.08 square miles of land and 0.31 square miles of water. At one time, the island was rented as camping grounds for visitors to the town of Popponesset, separated by just a shallow waterway.



Although approval was given to build a bridge to Poppy Island in 1908, only a footbridge was built. In 1941, the Army Corps of Engineers built a bridge to the island allowing trucks and supplies to be brought over. This bridge was a flat bridge with little head clearance, spanning the Popponesset Bay. In the early 1940s, the Popponesset Beach and the Spit were used for military training exercises as were the beaches on Martha’s Vineyard and Nantucket Island. Popponesset Island acted as a training site for amphibious assault as well. As my spouse is from Normandy, France, it strikes us how much the climate and beaches here are similar to the landing beaches of Normandy!

The PI bridge held up well until Hurricane Bob in 1991, which severely impacted its structural integrity. The bridge was subsequently deemed unsafe and closed. A small group of Poppy Island residents led an effort to rebuild the bridge with the cost shared by the landowners on the island. The new bridge was completed in 1993 with a curved arch enabling small boat passage underneath and included a single vehicle lane and a pedestrian walkway. During

*continued on page 11*

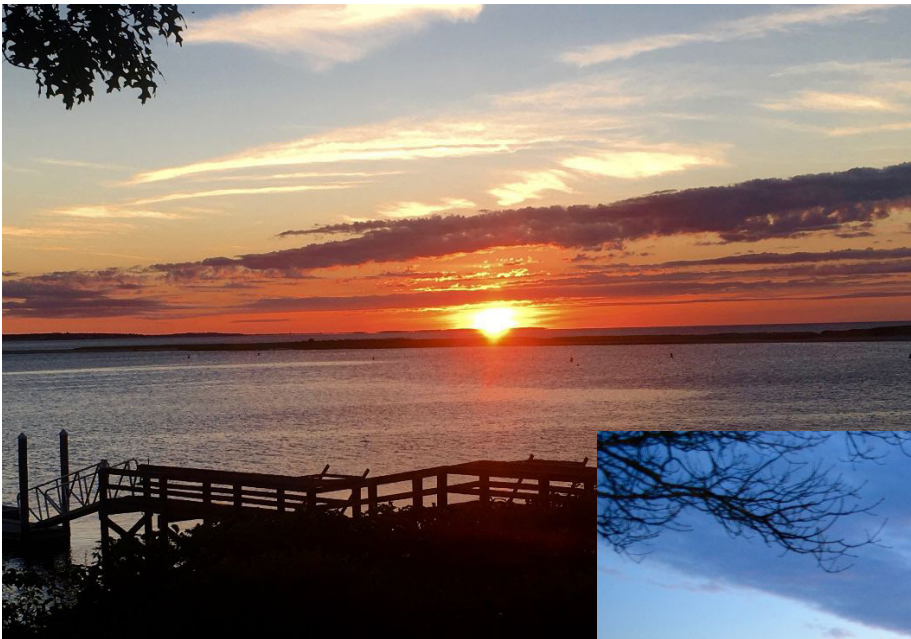


the construction, residents had to walk across floating docks to the New Seabury Marina area to get on and off the island! This bridge still stands today, and along with the Popponesset Island carved stone and wooden bulletin board, welcomes folks to the island.

Poppy Island has been bustling in November, December and January with residents finding solace on the island from COVID-19 while walkers, bikers and joggers enjoyed the clear winter blue skies. The work of the “Save Popponesset Bay” non-profit could be seen in December and January replenishing the sand (17,000 cubic feet!) and building up the dunes of the Spit. Plans to add more grass on the enhanced dunes is set for the spring. For Poppy Island, the Spit is an integral part of our environment and the work of “Save Popponesset Bay” is critical to sustaining the habitat around Poppy Island. Read more about their incredible work in the “Save Popponesset Bay: Update” article in this publication (page 28).

Poppy Island is a shared Bright Coves and Mashpee community with the homes on the Spinnaker Cove waterway being part of the Village of Bright Coves and the homes on the bay side remaining part of the town of Mashpee. The Popponesset Island Association(PIA) was formed in the 1980s to support the sustainability of our island and promote community. PIA's main areas of focus for 2021 include improving street drainage (two areas on PI Road and one on Cross Tree Way), enhancing our common areas (Bright Circle eyebrow and end of PI Road overlooking the Spit) and bridge maintenance (short term repair and development of a long-term maintenance strategy). Some of the work will be a phased plan starting in 2021. We are working jointly with the Village of Bright Coves to understand our available budget and further develop our plans.

We'd love to hear your thoughts on improving our island as well as any PI history tidbits! Email us ([ksjoyce56@gmail.com](mailto:ksjoyce56@gmail.com)) to share your ideas and insure we have your email for future communications. Feel free to speak with any of our board members: KarenJoyce-Marie (President); Dave Gershaw (Vice-President), Margie Ross Decter (Secretary) and Joel Zeger (Treasurer). Much more to come!



Watching the sunrise over  
Popponesset Island never gets old!

# Poppy Place

Nancy Haven

Email: mvygirl@icloud.com

The winter finally arrived with very cold weather and, thankfully, a lot of bright sunshine. As of this writing, the only appreciable snow that has fallen was in December. Our partners at 3Sixty promptly plowed our street. Strong wind along with a few soaking rains has been a more prominent feature this winter than in years past. No one is skating as early January's weather has been unseasonably warm with many golfers spotted on the Dunes course. Our Village continues to grow in the "Off Season" as nearly 50% occupancy of homes appears to be the new norm. The holiday season marked a first, with a good number of Poppy Place owners decorating their homes with lights and many seasonal adornments.



Many Poppy Place homeowners decorated their homes for the holiday season.

## Promontory Point 6A

Betty Barrett

Email: bcarey 301@msn.com

Winter at Promontory Point has been reasonably mild so far through mid-January. Knock wood! Apart from the two storms in mid-December, we've seen more golfers taking to the Dunes Course than flurries! Hopefully, this snow drought will continue and spring will be here before long.

2021 brings somewhat of a return to normalcy at Promontory Point after a disquieting 2020. Autumn leaves have long since been picked up, bushes trimmed, stakes planted to protect against snow plows, and sand trucks are busy replenishing the beach. Most unit owners who joined us last March for safety and social distancing have returned to their year-round homes, except for one stalwart couple! And contractors continue their work making improvements to two units.



Sand trucks replenish the sand on the New Seabury beach during the off season.



The Board of Trustees has scheduled a first-ever Town Hall Zoom meeting for owners for January 21 (after this writing) to hear from them about plans for 2021. The town hall meeting will give unit owners an opportunity to hear about the proposed plans and share their opinions about the financial goals for 2021 and the projects being proposed by the Trustees.

Also in January, an updated version of the Homeowners Resource Guide was emailed to all owners. This guide is a resource for new and existing owners alike, providing answers to frequently asked questions about everyday living at Promontory Point and homeowner responsibilities, as well as a directory of unit owners, Trustee and committee information and links to Mashpee and New Seabury areas of interest.

Stay well and have a great rest of the winter season. We look forward to seeing everyone in the Spring.



The beauty of December's first snowfall.

---

## Sandalwood

Karyn O'Connor  
Email: [ciao713@gmail.com](mailto:ciao713@gmail.com)

As we begin the New Year, the Board of Directors would be remiss if we didn't thank you for your support, understanding and friendship during 2020. As a Village we certainly pulled together and helped each other through a very stressful year. However, it seems that 2021 isn't starting out to be any less stressful – so please remember to be kind and understanding to each other.

“Be kind, for everyone you meet is fighting a hard battle.”  
.... Philo

The Board of Directors has scheduled the 2021 open meetings required by the Sandalwood By-Laws. Please be aware that the venue for these meetings will be determined by the situation with Covid-19 at that time. You will be notified of the meeting and its venue a week in advance.

- March 24th - Wednesday @ 6:00 p.m.
- July 10th - Saturday @ 10:00 a.m. - Annual meeting
- September 23rd - Thursday @ 4:00 p.m.
- December 14th - Tuesday @ 7:00 p.m.

We'd also like to welcome the newest member of the Board, Carl MacDonald, to his new term as a Director. Carl brings with him lots of experience and expertise that we will certainly use!

The Board plans to define the 2021 strategy and budget during the first quarter. Once the 2020 Year End Financial Statements are approved, they will be posted on the Sandalwood website along with the 2021 budget. Part of the strategic process is determining what projects, if any, are necessary and the best way to accomplish them within budget. The amount of the Operating Reserve deposit will also be a big part of the 2021 budgeting and strategy process. As you are aware, one of the 2020 strategies was to begin to rebuild the Operating Reserve fund. 2020 was kind to us in terms of no unexpected expenses and we stayed under our proposed overall budget which will allow us to deposit a larger than expected amount into the fund.

Please feel free to let anyone on the BOD know if you feel there is a project that warrants attention. We are happy to listen to your thoughts and ideas.

You may have noticed the new sign at the Village entrance asking those entering to drive carefully! Hopefully, we are all heeding the 20 MPH speed limit within the Village. Stay safe and enjoy the quiet winter season!



# Summersea

Risa Schneider Fine

Larry Rand Email: lirmdusa@aol.com

Hi Everyone,

We hope this finds you all well. We were hoping when we last wrote our update, four months ago, that the COVID-19 pandemic would be behind us. No such luck. For those of us still in New Seabury (and there seem to be many more of us), the Cape continues to be a bright spot in our rather monotonous days. As an aside, house prices in Mashpee are incredibly strong. The average list price is up 13% and the average sales price is up 16% from last year. Housing inventory is down, so houses are also selling much more quickly. A record number of houses have applied for up-grading permits from the ARC.

We have spent some time this past fall/winter dealing with the front and back entrances to Summersea. As you most probably saw, our beautiful front entrance was ruined by the work done on the latest phase of The Cottages. We have been in touch with the developer and hope to have it fixed (at their cost) prior to the summer season. A speeding car once again hit the rock at the back entrance and we are concerned about the safety of residents walking near that entrance. A police consultant looked at the site and we are considering his recommendations. Hopefully, measures will be taken prior to the summer season.

The lighting in Summersea seems to still be an issue for many. The solar lights we added seem to be working well most of the time. If you have a good spot for another solar light, please let us know.

Just as a reminder we have had several complaints about homes not doing a “fall cleanup”. We all are supposed to do this every year. If we don’t, our leaves leave our properties and visit our neighbors. Many neighbors get upset about these uninvited “guests” because they have already removed their leaves at significant expense. Please rake and dispose of your yard debris in an appropriate manner. Don’t shoot the messenger, but we are also supposed to do this in the spring, which is much easier if you have done so in the fall.

Some other news - the final vote on the cell tower that was postponed like everything else last year is due to take place this month. The painted lane lines and signage around New Seabury are being “refreshed”.

Please remember we have no control over what is being built by the developer. If you have any serious concerns, please contact Mike (who communicates our concerns regularly to the developer) and he will direct you to someone to discuss your concerns.

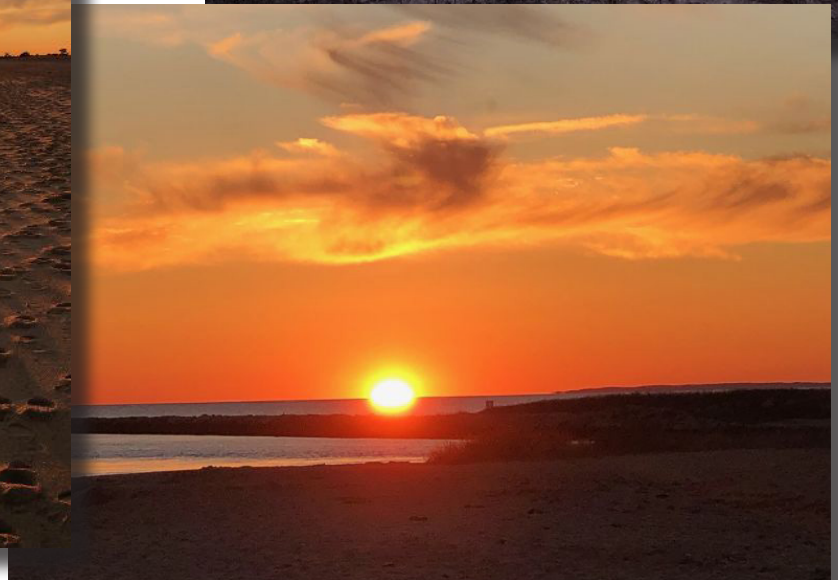
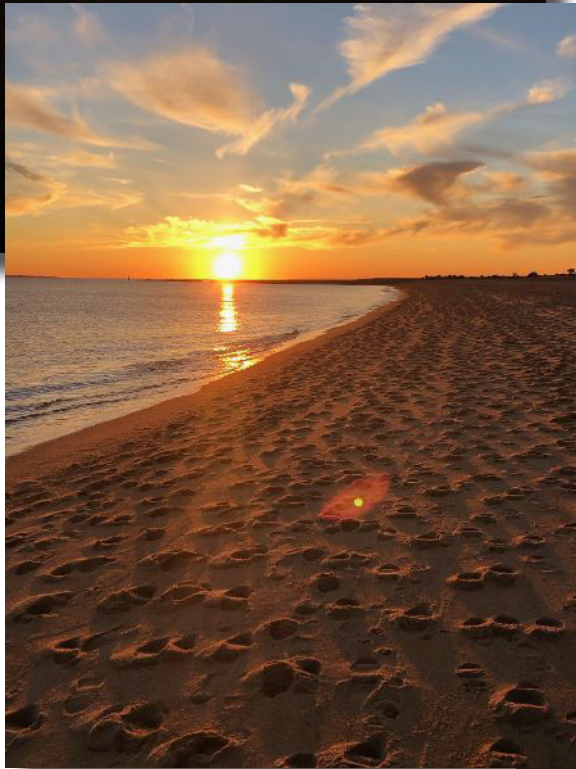
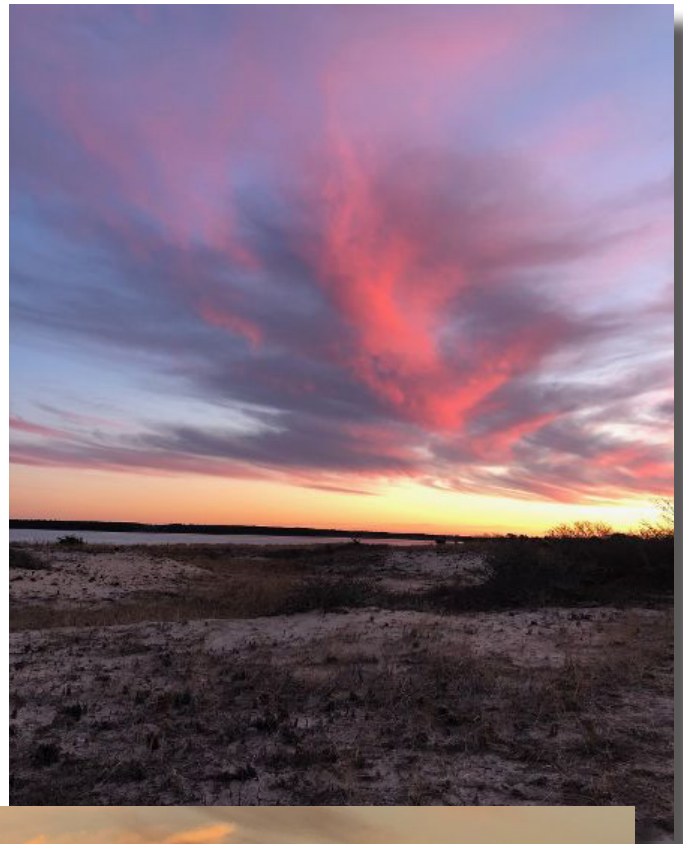
The days are getting longer, yeah. We hope that when we next write we will be able to chat about any issues in person. Take care everyone.

Larry, Fredda, Bill, & Risa



The tip of the Island, January, 2021





Serenity at South Cape Beach.

## REMINDER-

Be sure to notify the  
Peninsula Council of  
any change in your  
Contact Information

For  
questions or changes  
to the outside of your home  
Call the ARC at  
(508) 477-8855  
or send an email to  
[arc@peninsulacouncil.com](mailto:arc@peninsulacouncil.com)

# TRITON SOUND

Jarred Sherman

Email: jarredsherman@gmail.com

As we move through the winter on Triton Sound, it has been a peaceful start to the season. December and January gave us a number of sunny days many residents were able to get outside and enjoy the many amenities of our beautiful community! Hopefully, the above average temperatures will continue, and spring will be here before we know it. As a reminder, please continue to have your homes checked to avoid freeze-ups and damage.

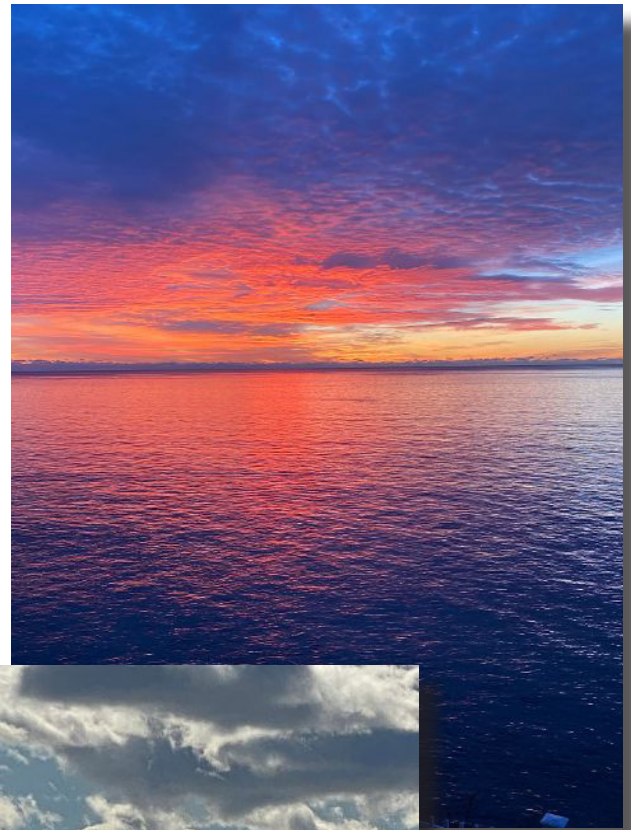
Our financials ended 2020 in good shape, as we had minimal surprise expenses, leaving us with a slight surplus vs. plan. We have begun the budgeting process for the upcoming year, and hope to take on a few small projects to keep the neighborhood looking refreshed. Invoices for 2021 were sent out in early January, so please make your payments promptly! For those of you who have already done so - it's much appreciated.

Thank you to the many residents who responded so quickly to the survey regarding the Triton Sound directory. It's not too late to be added, so please reach out to me if you want to want to be included, or if you just want to make sure I have the latest contact information for your household. I will be sending an updated directory to the Triton Sound community this spring.

As always, please stay safe everyone, and feel free to contact me with any questions or suggestions.

Jarred Sherman

A birdwatcher's delight; sighting a falcon perched above Nantucket Sound.



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## PENINSULA COUNCIL COMMITTEES

### SPECIAL MAINTENANCE COMMITTEE

Tom Caston, Chair  
(508) 477-3271  
castontom@aol.com  
Bob Biemer, Tom Bone,  
Marianne Ganzenmueller  
Charlie Robinson

### NEW SEABURY RECYCLING COMMITTEE

Mike Richardson  
Tom Caston

### WEBSITE COMMITTEE

Mike Richardson, Chair  
(508) 539-0028  
mike@peninsulacouncil.com  
Peggy Bone

### DECORATING COMMITTEE

Tom Caston, Alicia Morrow,  
Catherine Power,  
Fredda Zaiger

### SECURITY COMMITTEE

Joe Fisher, Chair  
(508) 539-8623  
jfisher8623@comcast.net



# Vineyard Reach

Connie Strait

email: [iseestrait@yahoo.com](mailto:iseestrait@yahoo.com)

**2021** is off to a great start here at Vineyard Reach. The Board of Directors has been meeting regularly and completed the budget work for 2021, which resulted in a decrease of our annual fees. We had a great committee working on Interviewing management companies, and we are pleased to have awarded our Management Contract to 3Sixty Property Management Company. We welcome Nadine and her staff and are looking forward to working with them. We will be conducting inspections of the exteriors of all the buildings with them. Vineyard Reach also takes pride in welcoming three new families to our neighborhood, and we are looking forward to some community gatherings in 2021 so we can get to meet everyone.



## Welcome!

Please welcome Rowland Bates to the New Seabury community. Rowland is the new President of New Seabury Homes LLC (formerly known as Bayswater Development) and New Seabury Properties LLC. He brings a 40-year track record of luxury resort development to the development activities here at New Seabury. Most recently Rowland was the Executive Vice President in charge of Acquisitions and Development at Southworth Development LLC, and before that had the same title at Willowbend Development. During his 20-year time with these companies, Rowland worked on luxury resort properties including the: Westin Rio Mar in Puerto Rico; JW Marriott Starr Pass in Arizona; Liberty National in New Jersey; Creighton Farms in Virginia; The Abaco Club in The Bahamas, and The Ritz-Carlton Reserve Hotel and Residences in Bermuda. In the early 1990's Rowland was President of Golf Realty Advisors, Inc. and was responsible for permitting, financing and construction management of 6 golf courses in Massachusetts. Rowland will be directing the construction and development activities for the remaining new residential properties in New Seabury, and looks forward to working cooperatively with the Peninsula Council and the ARC.



# That's A Wrap!

MashpeeTV was founded in 2012 after Comcast and Media One ran a version of local access prior to that date. The current location of the studio, located at Industrial Drive, was built and opened up in late 2013. It was then that MashpeeTV took charge of managing and operating the three local access community tv stations, Public channel 99, Educational channel 22 and the Government channel 18.

The three channels form what is commonly called the PEG Access channels. Comcast is required to provide the three channels, and provide financial support of the studio through an agreement between Comcast and the Town of Mashpee. This agreement is known as the Franchise Agreement and also supports the Town's technology fund.



Bill Nay, Mashpee TV General Manager.

MashpeeTV is a 501-c3 non-profit organization, and has provided a “state of the art” tv studio and an assortment of video equipment to loan out to residents in order for them to produce local programming for the PEG channels. All that is required of a resident to participate in producing shows is to become a member of the organization.

One of the organization's recent highlights was winning the award of Overall Excellence in Community Television given to Mashpee by a national organization, The Alliance for Community Media in 2019.

Classes are provided for members to learn how to use the cameras and editing equipment to create their shows. In addition, the professional staff covers town events and provides news and pertinent information for residents. Many of Mashpee's clubs and organizations and Town Departments have produced shows with MashpeeTV, several local churches have regular services on channel 99 and every major event over the past 5 years was covered by the MashpeeTV staff and volunteers.

At the Middle High School, MashpeeTV installed a new studio a few years ago. This studio gives students a chance to learn television production and provides many additional benefits for students. We have also hosted a number of students as interns with many going on to careers in the television industry.

We made major upgrades to the Town's meeting room with video and audio capabilities to record and broadcast all major Board and Committee meetings on Channel 18. Over the past few years we have added live streams of the meetings so that residents can watch them on their computers, cell phones and any internet connected device. The Town of Mashpee also maintains an online archive of the meetings going back to 2016.

MashpeeTV maintains an art gallery at the large studio space and we have hosted many local artists work over the years. We provide business and organizational members with meeting space in our conference room and technical support for them as well.

Since the beginning of the pandemic, MashpeeTV has provided local updates from the Town Manager and Health Department as well as the Governor's frequent televised updates and other information of importance to Cape residents. We have collaborated with the Mashpee Council on Aging to bring special programming to senior citizens including daily exercise shows and presentations on many interesting topics.

Like all other businesses and organizations we have been forced to curtail many in person activities, but are preparing to open up activities as soon as Covid sanctions are lifted. Some offerings that we hope to bring to Mashpee are a podcasting service and a virtual storytelling booth so that residents can tell their own stories in a

*Continued on page 19*



*That's a Wrap continued from page 18*

private audio booth similar to the popular Story Corps.

It is our belief that through local participation in telling family stories that we can connect to each other and build community relationships with the sharing of our stories.

To learn more about your community television channels or to get involved, visit our website, [www.mashpeetv.com](http://www.mashpeetv.com) and watch all of our shows on the MashpeeTV Youtube channel. Follow us on Facebook, Twitter and Instagram. We currently have 924 subscribers on our Youtube channel. Help us to get to 1,000 subscribers by clicking "subscribe" when you view our programs.

Knowledge and the sharing of information is the key to maintaining a successful democracy, so join us in sharing your stories and reconnecting with Mashpee, and find out why MashpeeTV is an award winning local access station.

*Contributions to this article were made by Bill Nay, who has served as the MashpeeTV General Manager for the past 5 years. Bill has over 30 years of experience in television and film production. He enjoys shellfishing, shooting drone footage and long walks on the beach.*



Bill Nay interviews Mike Richardson, Peninsula Council Executive Director, and Wayne Taylor, Assistant Town Manager, in the studio for a recent MashpeeTV program.



Bill Nay and Talia Landry at the awards ceremony where the award for Overall Excellence in Community Television was presented to MashpeeTV.

# SOARES

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# You Can Still Do It At Cotuit

**W**e recently checked in with David Kuehn, Executive Director of Cotuit Center for the Arts, and he gladly filled us in on how CCA, with restrictions in place, has been keeping busy during the past year.

## 2020 at Cotuit Center for the Arts

Before Covid-19, our calendar was jam-packed — a typical week at the Center juggled an average of 120 hours of programming across eight locations on campus. Our 2019 offerings included 6 Mainstage theater productions, 11 Black Box shows, 80+ classes and workshops, 12 Gallery installations, 12 staged readings, and over 60 special events including concerts, festivals, student collaborations, showcases, open mics, film viewings, and craft fairs. Our ticket sales covered approximately half of our financial needs. We were sustained by a dedicated force of 600 volunteers, grounded by the vision of a 16-member Board of Directors. Pre-Covid-19, the organization was driven by the dedication and passion of 10 full-time and 5 part-time employees.

Looking ahead: Our operating and programmatic goals over the next twelve to eighteen months.

At the highest level, our goal is to maintain engagement with the community through virtual and in-person programming; plan for increased outdoor seasonal programming opportunities; continue to operate with a reduced staff; and to increase support from membership, sponsorship, foundation, event and individual philanthropy.

I realize there is more information here than you may have been interested in reading, but if you can indulge me just a bit longer I'd like to end on some of the more positive notes from 2020. Jason Mellin and Kim Baker kicked off a new video series discussing and promoting art in the gallery. Our Blues exhibit re-opened and the gallery became an early haven for people eager to get out of their homes. Board president Kathie Lynch Nutting jumped in as if a full time employee. Christine Ernst and Neil Grant reconfigured the new ceramics studio to accommodate students from Australia, New Zealand and beyond. Bruce Allen fulfilled a long-time dream opening his own business in Falmouth. Tracy LaBonte found a great new job and went from employee to member cheerleader. Margeaux Weber stepped up and figured out how to do E.T. in a whole new way. Daniel Fontneau kept our website and rte. 28 banners current and relevant. Kim Zaniboni pulled together data, mailing lists and reminders. Michelle Law kept the gallery beautiful and came up with the most fabulous idea to kick off 2021 (stay tuned). Annie Labins kept you in the loop with our weekly e-blast. Tristan DiVincenzo personalized his cloud yoga space and continues to give creative counsel. After mastering front of house and the bar, Ira Mendoza is tackling the box office. Erin Trainor rolled with every punch helping to bring just a little bit of live theater to our campus last year. Board members regularly offered to help by making phone calls and generally pitching in. Dozens of actors and musicians performed for the cameras, missing the live audience. There was much giving and much support. We had video testimonials from Chita Rivera, Tom Rush, Denyce Graves, Christine Ebersole, Seth Rudetsky and from many of you. I can't tell you how many phone calls, emails and cards I received throughout the year with a simple message: "Don't give up. We need you. How can I help. I didn't realize how important the Center was until the idea of it..." you get the idea.

I know how much Cotuit Center for the Arts means to so many people and I know we'll be in full swing, hopefully by 2022.

For a full list of Classes (online and on campus), Cotuit On Demand, and /or to offer support to this wonderful organization, visit [artsonthecape.org](http://artsonthecape.org), and CCA's Facebook page.





Mural in progress.



Small Works:  
Big Joys for shoppers!



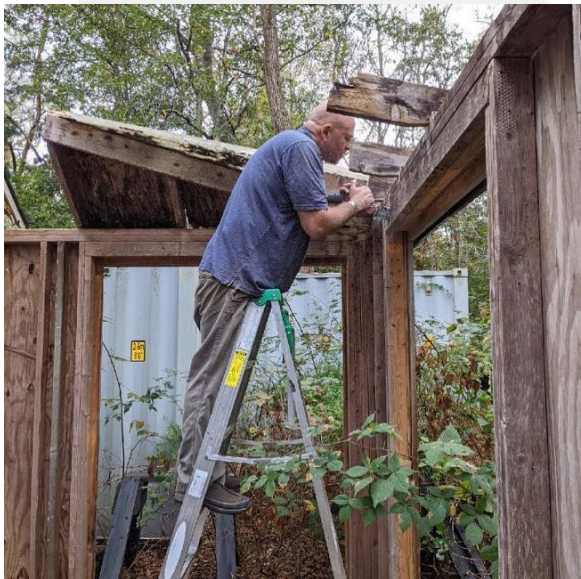
Ukulele lessons with Steve Gregory in the Art Gallery.



Black Lives  
Matter in the  
theater.



Viewing the Hope Exhibit.



Volunteer Day.



Zoo Story audience on the lawn.



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# Women's Club of New Seabury



Happy 2021! 2020 was a busy, yet far from the usual, year for Women's Club of New Seabury. Board meetings continued via Zoom, a sprinkling of luncheons (with covid restrictions, of course) brought our members and their guests together for camaraderie and entertainment, as well as a pleasant distraction from the world around us. In November, we were able to continue our goals of friendship and public service thanks to the members and guests who attended the luncheon, *Trivia Time: How Well Do You Know New Seabury?*, and contributed to our efforts to feed the needy. As a result of their generosity, WCNS delivered grocery store gift cards along with food and sundries to St. Vincent de Paul Food Pantry.

WCNS is hopeful to return to a bit of normalcy in 2021, and the Ways and Means Committee is already planning for a fabulous and fun celebration for this coming September. And our program chair, Julie Mayo, has put together a tentative schedule of events for the year, which will be announced in the coming months. We do hope for a Member's Tea and a Summer Movie Night under the stars this summer.

WCNS invites you to join us. Go to our facebook page or website to learn more.  
[www.womensclubofnewseabury.com](http://www.womensclubofnewseabury.com)

---

## MEN'S SOCIAL CLUB

*at New Seabury*

Joe Fisher, President

Who knows when our lives will return to normal or what the new normal will be. One thing that hasn't changed during these times is the Men's Club at New Seabury's commitment to Education. This year continues the decades-long commitment that the Men's Club Education Fund will award \$1,000 Higher Education scholarships to a number of Mashpee High School students. All of the awards are funded by the generosity of Men's Club members. While no in person Men's Club events are scheduled due to Covid-19, we are developing plans for virtual events, probably utilizing Zoom. Details will be published in the near future. In person events will be scheduled as soon as safe and practical.

---

## 24 HR EMERGENCY PHONE NUMBERS FOR RESIDENTS

Mashpee Police Department  
Emergency Number: 911  
Non-Emergency Number: 508-539-1480

Mashpee Fire Department  
Emergency Number: 911  
Non- Emergency Number: 508-539-1454



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# WINTER 2021 NEW HOMEOWNERS

## **Bright Coves**

Rajesh Senapati

## **The Cottages**

William and Lilianna Armstrong  
Yehia and Cecilia Beyh  
Marianne Budnik  
John and Lilia Cuozzo  
Donna Goldman  
Michael Kauffman and  
Sharon Shacham  
Lawrence and Sheryl LaRaus  
Russell and Nancy Lightman  
Susan Mauro  
Bruce and Carol Rosenfelt  
Saltwater Circle 21 Realty Trust

## **Fairway Homes at Seaside**

Carl Gerst

## **Fells Pond**

Avi Spivack and Nataly Kogan

## **Greensward**

Jeffrey and Carol Arnold  
F. Keats and Wendy Boyd, III  
Christopher and Shanti Cooper  
Robert Farrelly

Jeffrey Kalish and  
Bonnie Sherman  
William and Lisa Lewicki  
Howard and Joelle Orloff

## **Little Neck Bay**

Marilyn Adler  
Douglas and Randi Pleskow

## **Maushop**

Alena Gfeller  
Samuel and  
Donna MacMullan  
Peter and Jennifer Mahoney  
Garry and Irina Ohanian  
Daniel and Lori Toscano  
Arlette Yegumians

## **Mews 4A**

Cornelius and Elaine Hecker

## **Mews 5A**

Nicholas and Susan Fornaro  
Stephen and Heidi Kota  
Thomas and Jayne Roque

## **Sandalwood**

Stanley and  
Celeste Grossman

## **Seaside**

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Leaves and pine needles represent a major % of this material, along with sand etc.

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# Save Popponesset Bay: Update

Marlene Perkins



Save Popponesset Bay is thrilled to announce that this winter's work on the Spit is complete! Thanks to the MA Coastal Zone Management (CZM) Coastal Resilience Grant of \$426,000 and the matching funds provided by our donors of \$186,000, which were a requirement of the Grant, 15,000 cubic yards of sand was trucked onto the Spit. The sand has been dispersed, new grass has been planted and two crossover pathways were put in place from the bay to the ocean side. A third crossover will be addressed after the county dredging takes place. PLEASE, when you are visiting the Spit, DO NOT walk on the dunes and keep off the grass.

We are eagerly awaiting approval for our Outer Channel Expansion Project permits. As a reminder, our goal is to extend the Outer Channel 250 feet while making the channel 2 feet deeper and 50 feet wider. In addition, we plan to add a catch basin to extend the channel life. This expansion project will benefit all aspects of SPB's

mission. Community support will be necessary for us to achieve this goal. We have begun receiving contributions earmarked for this project. If you would like more information, please contact Bob Hughes at [rwhughes00@gmail.com](mailto:rwhughes00@gmail.com).

The Spit, our family beach, is our respite. Starting this summer, the security at the Spit will be improved. Thanks to a community partnership, we want to make sure that our family beach remains a family beach for all to safely enjoy. More information will be coming as we approach the 2021 summer season!!

If you are not doing so already, please follow us on Facebook, <https://www.facebook.com/SavePopponessetBay> and on Instagram, [https://www.instagram.com/save\\_poppy\\_bay/](https://www.instagram.com/save_poppy_bay/). Also, our website is <https://savepopponessetbay.org/> and please sign up for our email blasts at <https://lp.constantcontactpages.com/su/rcgFtj6>.

*Continued to page 29*





Save Popponesset Bay continues its work to improve the Spit for our benefit.



# Mashpee Clean Waters

Mary Adams Oleksak



Floating microalgae bloom at the mouth of the Mashpee River

## **A New Wastewater Treatment Plant for Mashpee 6 Reasons to Vote Yes at the Spring Town Meeting**

If you are a Mashpee voter, here are six reasons you'll want to vote to approve the funding of our new wastewater treatment plant in the May Town Meeting:

### **1 Popponesset Bay is one of the most impaired bodies of water on Cape Cod**

As Mashpee's growth skyrocketed over the past fifty years, we have continued to use septic systems that, while safe for groundwater, release high levels of nitrogen into our waters. Once in our rivers and bays, this overabundance of nitrogen has fueled the growth of algae that choked out native eelgrass and shellfish that were critical to the natural cleaning of our waters. The end result is waters that are close to being "dead," unable to support marine life. This is a problem across Cape Cod but Mashpee is especially hard hit.

### **2 Water quality issues can decrease property values and economic activity**

As the waters continue to degrade, residents and visitors can see (and sometimes smell) the large floating beds of macroalgae. The water gets murkier and the bottom turns to sludge. Attention to this problem diminishes the reputation of our area and makes it less attractive to visitors. Research in other areas of the Cape showed a direct correlation between water quality and home prices. The continued growth of our home values is not inevitable and homes could decline in value if we fail to act.

### **3 This plant treats wastewater that feeds into Popponesset Bay**

The proposed plant helps reverse this trend and help restore our precious water. The plant will be located next to the Mashpee Transfer Station. It will actually be the 12th wastewater treatment plant in Mashpee. Except



for a small plant at the high school, the rest were installed by developers in exchange for permission to develop key sites such as the Mashpee Commons, Willowbend and parts of New Seabury. This plant is sited to service the year-round homes at the headwaters of the Mashpee River that feed the Bay. The plant uses advanced technologies that clean the wastewater within a closed system with the sludge taken off site. It will be as invisible to the neighbors as the current highly-efficient site that has been active for years right in the Mashpee Commons.

#### **4 There is no alternative solution**

This problem has been studied for close to 30 years. The Town has over a decade of very specific annual data that shows the growing problem. The solutions must be multi-disciplinary. We have to track runoff and decrease our use of fertilizers. We can also use shellfish. Quahogs and oysters are extremely efficient filters of the waters and Mashpee was the first town in the U.S. to gain approval by the EPA to use shellfish for remediation of nitrogen pollution. But none of these efforts will be sufficient—we have no choice but to also sewer key parts of the Popponesset Bay watershed.

#### **5 Acting now means we are eligible for favorable financing**

The full cost of the plant is expected to come in at around \$50 million. The worst-case estimated increase to the average home tax bill is \$150 per year. The final numbers are still in development and there are several variables that are expected to decrease that cost. The Commonwealth of Massachusetts has set up a special fund that will provide zero percent financing for this type of project. The Town has made a preliminary application that is subject to Town Meeting approval. There are alternative sources of funds such as the new rental tax that should also diminish the full cost.

#### **6 Failure to act means near certain legal action that will limit the Town's options**

The Massachusetts Department of Environmental Protection Towns of Mashpee and Barnstable have already received notice of intent to file a lawsuit from the Conservation Law Foundation related to the continued use of septic systems that do not remove excess nitrogen. If a suit moves forward, the Town could lose access to the low-cost financing and other potential funding sources. This is the group that successfully sued to clean up Boston Harbor. They know what they are doing and we need to take them seriously.

The easiest and smartest way forward for our Town is it approve this new plant in May. Not moving forward will increase the cost to all of us and put our home values and economy at risk.

Please help us take this critical step forward for the future of our community. If you are a voter, please watch the newspaper and your mail for the exact date and make sure to attend Town Meeting (expected for May, 2021). If you are not a voter, you can still help by speaking with your neighbors, distributing information, sharing the message on Facebook and social media and volunteering for our committee.

---

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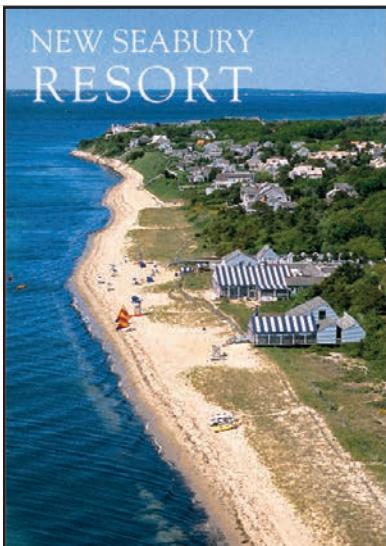
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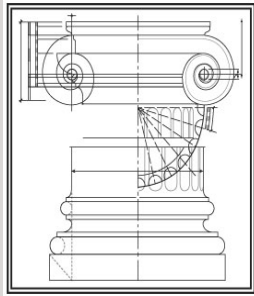
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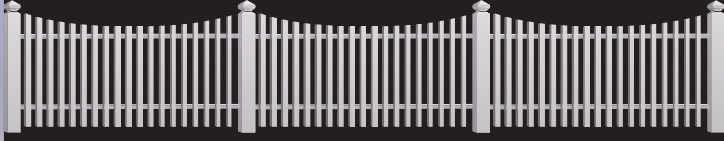
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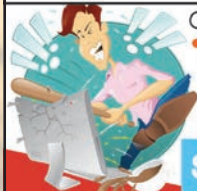
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