

Members of the board met with the town of Mashpee on Monday 8/17. These are the electronic notes. The town will be present at our Annual Meeting to present this information and answer questions as well. This document may answer questions you already have forming.

### **Red Brook Restoration: Project Overview**

- Three-river NOAA grant covers Mashpee River, Red Brook, and Quashnet River
- Red Brook flooding caused by abandoned cranberry bog control structures (dam boards left in place), not a natural pond
- Wampanoag Tribe fully on board with river restorations in town
- Mashpee is lead town; Falmouth involved but not managing
- No eminent domain: NOAA grant requires friendly takings only

### **Culvert Replacement (Immediate Phase)**

- Filing with Conservation Commission this month; local permitting starts within 30 days
- Funded by a separate state grant received two years ago
- Construction likely fall 2027 (permitting and final design ongoing)
- Temporary easement needed from Seabrook Shores (south side) for culvert work
- HOA property not required for the culvert itself, only for the broader restoration

### **Property Acquisition (October Warrant Removed, May Target)**

- Appraised value: \$173,000 (fair market appraisal completed; survey done)
- Environmental assessment underway by Horsley Witten; no red flags so far
  - Likely title search only given undeveloped status; test bores if triggered
- Town owns liability for any contamination found post-acquisition
- Warrant article pulled; February deadline to resubmit for May town meeting
- Acquisition funding comes from the NOAA grant (~\$500K earmarked for all acquisitions)
- Four property quadrants around culvert; all owners being approached

- Seabrook Shores (south side): declined outright acquisition, open to conservation easement
- Marster's property (north side, ~8-9 acres): appraisal to be shared with HOA board

### **River Restoration: Scope and Ecology**

- Goal: ecological habitat for sea-run brook trout, not passive recreation
- Method: remove sand layer from old cranberry bog to expose peat/seed bed beneath
  - Native plants emerge within 6-12 months (proven at Chopchake Bog)
  - River channel to stay in current location; no planned relocation
  - Dredging TBD pending Horsley Witten hydraulic assessment
- Phragmites management: mechanical removal targeted; chemical only as last resort with permits
  - Successful precedent at Sampson Mills Culvert and Chopchake Bog
- Post-construction monitoring: 5-10 year phase with annual conservation restriction reports
- Brook trout tagging ongoing at Mashpee River (electroshocking; metal PIT tags inserted)
  - Coldest, most productive spot: Ashes Path area near old carriage road concrete
  - Quashnet best spot: south of Route 151

### **Public Access and Parking Concerns**

- No parking infrastructure planned; no walking trails as part of restoration
- Public legally retains right to walk navigable waterways (e.g., wade-fishing)
  - Practical access very limited given dense vegetation and no parking
- HOA concern: overnight parking already occurring at mailbox kiosk area
  - Recommendation: post specific signage so police can enforce immediately
- Tennis court raised as potential staging area during construction

- Mailbox kiosk may need temporary relocation; grant could cover costs
- Any changes require HOA board approval; temporary easement (typically 5-year term)

## **Next Steps**

- **Attend HOA annual meeting on September 12th**

Town team to present PowerPoint and answer questions from full membership.

- **Forward Marster's property appraisal to HOA board (D)**

Requested by the board to address member questions about the neighboring parcel.

- **Remove Red Brook acquisition article from October town meeting warrant (D)**

Placeholder article no longer needed; notify town manager's office before warrant is finalized.

- **Draft purchase and sale agreement for HOA review**

Incorporate any conditions raised at the September 12th meeting; finalize before February for May town meeting submission. Note tax-exempt status considerations.

- **Get written clarification on the dam history from Drew**

Explains why the flooding was caused by abandoned control structures, not a natural brook. Needed to address resident concerns before the September 12th meeting.

- **Post specific no-trespassing/parking signage at mailbox kiosk**

Enables police enforcement of overnight parking; raised as an internal HOA action.