



FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Date March 11, 2024

To the Planning Board: The undersigned herewith submits the accompanying Definitive Plan of property located in Mashpee, Massachusetts, for approval as a subdivision as allowed under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Mashpee.

Name of Subdivider New Seabury Homes, LLC Phone 508-539-8255

Address 33 Seanest Drive, Mashpee, MA 02649

Owner, if different New Seabury Properties, LLC Phone 508-539-8255

Address 33 Seanest Drive Mashpee, MA 02649

Attach copies of (a) most recent recorded deed and (b) tax bill or Assessors' certification.

Engineer or Surveyor BSC Group, Inc. Phone 617-896-4590

Address 349 Route 28, Unit D, West Yarmouth, MA 02673

Deed of property recorded in Barnstable County Registry Book 11588 Page 106

or Land Court Certificate of Title No. \_\_\_\_\_

Location and description of property

Mashpee Assessors Map(s) and Block(s) Map 110: Parcels 58, 59, 80, 82, 83 and 97

Signature of Owner or Authorized Representative

Attach written authorization signed by owner.

A list of names and addresses of the abutters of this subdivision, as appearing on the most recent tax list, is attached.



# Town of Mashpee

## Planning Board

16 Great Neck Road North  
Mashpee, Massachusetts 02649

### FORM D COVENANT

The undersigned Nicholas C. Galanis of Barnstable County, Massachusetts, hereinafter called the "Covenantor," having submitted to the Mashpee Planning Board a definitive plan of a subdivision, entitled Osprey Court Definitive Subdivision dated March 7, 2024 made by BSC Group, Inc., does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to G.L. (Ter. Ed.) C. 41, Sec. 81U, as amended, that:

1. The covenantor is the owner of record of the premises shown on said plan;
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan;
3. The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the applicable Rules and Regulations of said Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot;
4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board without first providing such ways and services;
5. This covenant shall take effect upon the approval of said plan;
6. Reference to this covenant shall be entered upon such plan and this covenant shall be recorded when said plan is recorded.

The undersigned \_\_\_\_\_ wife, husband of the covenantor hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.

EXECUTED as a sealed instrument this 8<sup>th</sup> day of March, 20 24.

COMMONWEALTH OF MASSACHUSETTS  
County of Barnstable

On this 8<sup>th</sup> day of March, 20 24, before me, the undersigned notary public, personally appeared Nicholas Galanis, proved to me through satisfactory evidence of identification, which were ma driver license &, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Tamara Vincent Joyce  
Notary Public, Commonwealth of Massachusetts

My Commission expires 02/03/, 20 28.



TAMARA VINCENT JOYCE  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
February 3, 2028



**FORM N**

**NOTICE OF APPLICATION FILING WITH THE MASHPEE PLANNING BOARD**

To the Mashpee Town Clerk:

This is to notify you that on March 11, 2024 an application for

       endorsement of a plan believed not to require approval

       approval of preliminary plan

  X   approval of definitive plan

was submitted to the Mashpee Planning Board at its public meeting by

New Seabury Properties, LLC, 33 Seaneast Drive, Mashpee

Applicant name

Applicant address

The land to which the application relates appears on the current Mashpee Assessors Maps

as Map 110: Parcels 58, 59, 80, 82, 83 and 97

and is generally described as located

Off the western sideline of Great Oak Road, between Red Brook Road and Sipps Road.

This notice must be submitted to the Town Clerk by delivery or by registered or certified mail, postage prepaid, along with a copy of the application and submitted plans.

Received by Planning Board on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
for Mashpee Planning Board



# Town of Mashpee

16 Great Neck Road North  
Mashpee, Massachusetts 02649

## DEFINITIVE PLAN CHECKLIST

Applicant: New Seabury Properties, LLC

Subdivision Name: Osprey Court Definitive Subdivision

Location: Off the western sideline of Great Oak Road between Red Brook Road and Sipps Road

Date: March 11, 2024

- ☒ Application Form C (in triplicate).
- ☒ Submission of Required Planning Board Fees (see fee schedule):
  - Filing fee: \$20 per lot, minimum \$200
  - Review fee: \$300 + 15 per lot
  - Inspection fee: \$250 + \$.50 / linear feet of roadway
  - Re-Inspection fee: \$100 per inspection
- ☒ Copies of a) most recent recorded deed and b) tax bill or Assessor's certification.
- ☒ Submission of Covenant form/documentation.
- ☒ Form N: Notice of Filing of Plan to Town Clerk.
- ☒ Original drawing of Definitive Plan plus 6 copies, dark line on white background with perimeter dimensions of 24"x36."
- ☒ Road profiles (3 copies drawn on plan/profile paper with perimeter dimensions of 24"x36").
- ☒ Water Quality Report (3 copies) for subdivisions of 6 lots or more.
- ☒ List of all abutters within 300 feet from Mashpee Assessors, including 2 sets of mailing labels (check the abutters list to ensure all correctly identified parcels have been selected).
- ☒ Written proof of submittal to Board of Health.
- ☒ Minimum frontage.
- ☒ Minimum lot area.
- ☒ Name of owner, applicant (if different from owner), and engineer or surveyor.
- ☒ Signature and seal of Registered Civil Engineer or Registered Land Surveyor.
- ☒ North point, date, scale, legend.
- ☒ Zoning district(s) in which the subject property lies.
- ☒ Assessors reference, Map and Block numbers.
- ☒ Names and addresses of all abutters as determined from the most recent tax list.
- ☒ Existing and proposed lines of streets, ways, lots, easements, and public or common areas within the subdivision. (Lines must be indicated by bearings referred to the Massachusetts Coordinate System where control points on that system are available within 1000 feet of locus.)
- ☒ Proposed names of new streets, names of existing streets labeled public or private.
- ☒ Lot numbers, dimensions, and area, (registered land must use a numbering system approved by the Land Court).
- ☒ Proposed street (postal) numbers for each lot in accordance with the street number plans of the Town of Mashpee.
- ☒ Length and direction of streets, the length and radii, tangents, and angles of all curves, together with the width of streets and ways.
- ☒ Location of all permanent monuments properly identified as to whether existing or proposed.

- X Proposed layout of storm drainage, water supply, and sewer systems, their appurtenances and all easements thereto.
- X Location of all swamp, marsh, low land and other low lying areas, and where the subdivision is adjacent to or affected by tidewater, it shall show 2 foot contours with mean high water in such area.
- X Title block in the lower right-hand corner of the drawing with subdivision name and title "Definitive Subdivision Plan."
- X ¾ inch border.
- x 3 ½ inch square reserved for use by the Registry of Deeds.
- x Area reserved for Planning Board's endorsement of approval under the subdivision control law.
- X Certification by plan preparer that the rules and regulations of the Registers of Deeds have been conformed to in preparing the plan.
- \_\_\_\_\_ If applicable, lettering in a location adjacent to the Board's approval as follows:

"This plan subject to covenant dated \_\_\_\_\_ and attached hereto."

- X Certification block for Mashpee Town Clerk for twenty day appeal period following plan approval.
- X If the plan is submitted under the cluster development exception of the Mashpee Zoning Bylaws, the formula for determining the total number of lots allowed must be shown as follows:

Total Area:		<u>318,064</u>
Less:	Water bodies and wetlands as defined under MGL C. 131, Section 40	<u>0</u>
	Area of existing and proposed Streets, roadway rights-of-way or easements of 20 feet or more in width	<u>36,639</u>
	Overhead utility rights-of-way or easements 20 feet or more in width	<u>975</u>
	Total area excluded:	<u>37,614</u>
Allowable Area:		<u>280,045</u>
Lot Area Required:		<u>280,000</u>
Number of Lots Permissible:		<u>7</u>

- X Locus map at a scale of 1 inch = 2000 feet.
- x Existing and proposed contours at 2 foot intervals.
- x Digital submission of plans on diskette(s) or CD.

## **COMMENTS**

INKED TO LIGHT TO VIEW THIS WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

3565

**BSC COMPANIES, INC.**  
803 SUMMER STREET  
BOSTON, MASSACHUSETTS 02127



53-179/113

DATE 3/11/24

PAY  
TO THE  
ORDER OF

Town of Mashpee

\$ 1155.00

One thousand one hundred fifty five and

100 DOLLARS

Eastern Bank

Boston, MA 02110  
easternbank.com  
1-800-EASTERN

New Seabury  
Homes

TWO SIGNATURES REQUIRED OVER \$2,500  
NOT VALID AFTER 180 DAYS



FOR

planning board fees,  
Definitive plan,

map 110  
parcels 58, 59, 60, 82, 83, 97

[Signature]  
[Signature]



⑈003565⑈ ⑆011301798⑆ 0600659304⑈



TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

New Seabury Homes LLC  
33 Seaneast Drive  
Mashpee, MA 02649

Bank of America  
One Bryant Park, 32nd Floor  
New York, NY 10036  
1-32/210 NY

000769

\*\*\*\*\*Five Thousand Dollars and Zero cents \*\*\*\*\*

PAY TO THE ORDER OF

Mar 15, 2024

\$5,000.00

TOWN OF MASHPEE  
16 GREAT NECK RD NORTH  
MASHPEE, MA 02649

Per

*Jonathan*

Per

*RM*

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