



Town of Mashpee

Planning Board

16 Great Neck Road North
Mashpee, MA 02649

April 26, 2024

NOTIFICATION OF A PUBLIC HEARING RELATING TO AN APPLICATION FOR A SPECIAL PERMIT & DEFINITIVE SUBDIVISION PLAN

Applicant: <i>New Seabury Homes, LLC</i>	Subject Property: <i>Mashpee Assessor's Map 110 Parcels 58, 59, 80, 82, 83 and 97 and which are addressed as 52 and 58 Red Brook Road and 23, 29, 41 and 47 Great Oak Road</i>
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Dear Mashpee Property Owner,

As the registered owner of a property located within 300' of the subject property named above, you are being notified that the Mashpee Planning Board is holding two public hearings on **Wednesday, May 15, 2024 at 7:10 PM and 7:15 PM in the Waquoit Meeting Room, Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA 02649** to solicit comments regarding the following cases:

7:10 PM Hearing: Applicant requests a special permit for a cluster subdivision. The Applicant proposes to divide the properties identified above into 7 new building lots ranging in size between 15,016 square feet and 17,083 square feet. The Applicant proposes that the Planning Board authorize minimum lot sizes of 10,000 square feet with 15 foot side and rear setbacks with 40 foot front setbacks while preserving 181,266 square feet as protected open space (57% of total land area).

7:15 PM Hearing: Applicant requests approval of a Definitive Subdivision Plan of land that would divide six (6) parcels into seven (7) building lots off of Great Oak Road and Red Brook Road. The lots proposed would be accessed by a cul-de-sac road called Osprey Court.

If you wish to provide comment but you are unable to appear before the Board, you may submit comments to me in writing via the contact information provided below or by emailing the Planning Board at PlanningBoard@mashpeema.gov. Your comments will be entered into the public record for the Board's consideration.

If you require any accommodations please submit requests to me via email prior to the specified date and time of the public hearing indicated herein, in legal advertisements in the Mashpee Enterprise, and posted in Town Hall.

Please do not hesitate to contact me by phone, email, or in person should you have questions about why you are receiving this notification.

Sincerely,

Evan R. Lehrer, Community Development Director
elehrer@mashpeema.gov
508-539-1400 Ext. 8521