



# Town of Mashpee

# Planning Board

16 Great Neck Road North  
Mashpee, MA 02649

## Meeting of the Mashpee Planning Board

Wednesday, May 15, 2024; 7:00 PM

Mashpee Town Hall - Waquoit Meeting Room  
16 Great Neck Road North, Mashpee, MA 02649

\*Broadcast Live on Local Channel 8\*

\*Streamed Live on the Town of Mashpee Website: <https://www.mashpeeema.gov/channel-8>\*

### Call Meeting to Order

- Pledge of Allegiance

### Approval of Minutes

- Review of Meeting Minutes from May 1, 2024 and May 3, 2024

### Public Comment

### Approval Not Required (ANR)

**Applicant:** Evergreen Energy, LLC

**Location:** 751 Main Street; Assessors Map 13, Lot 58

**Request:** The Applicant is requesting to reconfigure Lots 1 & 2 as shown on Plan Book 693, Page 48

### Public Hearings

#### 7:10 PM

**Applicant:** New Seabury Homes, LLC

**Location:** off the western sideline of Great Oak Road between Red Brook Road and Sippo Road and identified as Map 110: Parcels 58, 59, 80, 82, 83 and 97

**Request:** Applicant requests a special permit for a cluster subdivision. The Applicant proposes to divide the properties identified on 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 comprised of 318,064 square feet into 7 new building lots ranging in size between 15,016 s.f. and 17,083 s.f. The Applicant proposes that the Planning Board authorize minimum lot sizes of 10,000 s.f. with 15 foot side and rear setbacks with 40 foot front setbacks while preserving 181,266 s.f. as protected open -space (57% of total land area).

#### 7:15 PM

**Applicant:** New Seabury Homes, LLC

**Location:** off the western sideline of Great Oak Road between Red Brook Road and Sippo Road and identified as Map 110: Parcels 58, 59, 80, 82, 83 and 97

**Request:** 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 properties are identified on 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. The submitted plan proposes to create lots that are between 15,016 s.f. and 17,083 s.f. in size and proposes to protect 181,266 s.f. of land as open space. The lots proposed would be accessed by a cul-de-sac road called Osprey Court.



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## New Business

- Review and discussion of request to schedule working session with members of the Popponeset Working Group regarding an updated raze and replace bylaw and other matters that effect the Town and Popponeset
- Review and approval of Consulting Engineer's Invoices

## Reorganization of the Board

- Nomination and Election of Chair, Vice-chair, and Clerk of the Planning Board
- Nomination and appointment of members to serve on Community Preservation Committee, Design Review, Environmental Oversight Committee, Historic District Commission

## Old Business

- Continue review of draft implementation table of the Local Comprehensive Plan Update
- Review and finalize vision statement

## Board Engineer Report

- Project Reviews and Inspections

## Chairwoman's Report

- Water Quality Issues

## Town Planner Report

- Harbor Management Planning Committee Update
- Housing Production Plan Update

## Board Member Committee Reports

- Cape Cod Commission, Charter Review Committee, Community Preservation Committee, Design Review, Plan Review, Environmental Oversight Committee, Historic District Commission

## Correspondence

- 18 Cross Tree Road MassDEP Waterways License Application No. 24-WW01-0056-APP
- Notices for Towns of Barnstable, Falmouth and Sandwich

## Additional Topics (not reasonably anticipated by Chair)

## Adjournment

MASHPEE TOWN CLERK  
MAY 10 '24 AM 10:58