

Patricia Maguffin

From: Evan Lehrer
Sent: Wednesday, May 12, 2021 1:19 PM
To: Patricia Maguffin
Subject: FW: PUBLIC COMMENT to PLANNING BOARD RE: MASHPEE COMMONS

From: Arden Cadrin [mailto:arden.cadrin@gmail.com]
Sent: Wednesday, May 12, 2021 1:04 PM
To: Evan Lehrer <ELehrer@mashpeema.gov>
Subject: Fwd: PUBLIC COMMENT to PLANNING BOARD RE: MASHPEE COMMONS

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TO: CHAIRMAN JOHN PHELAN AND THE MASHPEE PLANNING BOARD

This development agreement process with Mashpee Commons is backwards!

Zoning is a local tool used to plan for growth, preserve character and implement a community's long-term vision. Mashpee's zoning, which includes regulations, density, design standards and land use, should be developed by Mashpee citizens, through their elected Planning Board members. Our local zoning bylaws should result in development (or lack of development) that enables that predetermined community vision to come to fruition. Typically, once the zoning is in place, the town accepts and reviews applications from developers to determine if that proposal meets the goals and vision of OUR zoning and OUR community vision.

With this Mashpee Commons development agreement process, the developer (Mashpee Commons) is writing the zoning that will enable their own project! Additionally, to add insult to injury, they are suggesting that only two planning board members be involved in that enormously important

process of creating NEW zoning that will allow for their development. In this case, once this new zoning is in place, the Mashpee Commons project is essentially in place.

Mashpee, who do you want planning our future?

Signed, Arden R. Cadrin, Mashpee, MA

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Arden Russell Cadrin