To: John Phelan, Chair, Mashpee Planning Board May 3, 2021

Jack,

As a member of the public, I would like to submit the following statements and question to Mashpee Commons’ representatives, regarding Mashpee Commons’ Proposed Expansion Plan, Proposed Community Activity Center Overlay District and their Third-Party Development Agreement with the Cape Cod Commission.

I realize that Mashpee Commons’ expansion proposals have significant, potential benefits and consequences for the town of Mashpee. I also realize that Mashpee Commons over the past several years have made significant effort to introduce new planning concepts (Form Base Code) and to solicit public input.

Going forward, I believe it would benefit all parties if Mashpee Commons would provide a review of their assessment of the short comings/obstacles that prevented their previous efforts from obtaining plan approval. Additionally, what effort has Mashpee Commons made to overcome these previous obstacles?

It is from this assessment, balanced against Mashpee’s published Local Comprehensive Plan (LCP) and current bylaws, that meaningful discussion can start to take place.

Thank you,

Rob Hansen

10 Chadwick Court, Mashpee, Ma

Cc: Evan Lehrer, Mary Waygan