

CAPE COD COMMISSION

3225 MAIN STREET
P.O. Box 226
BARNSTABLE, MA 02630
508-362-3828
FAX: 508-362-3136

DATE: December 14, 1995 EX# 95009

TO: Verbon Trust, Mr. Daniel Striar, Trustee
P.O. Box 271
225 Plymouth Street
Middleborough, MA. 02346

Carl W. Oaks
P.O. Box 1094
East Dennis, MA. 02641

FROM: Cape Cod Commission

RE: Development of Regional Impact Exemption
Section 12 (k) of the Cape Cod Commission Act, as amended.

PROJECT: The "Round Hill Estate" Definitive Subdivision in Sandwich
Massachusetts, dated November 1, 1994.

BOOK/PAGE: Deed Book 5364 Page 68
Deed Book 5067 Page 281
Deed Book 6317 Page 183
Deed Book 4575 Page 120, Parcel 1, Lot 2
Deed Book 4575 Page 120, Parcel 1, Lot 3
Deed Book 4575 Page 120, Parcel 2
Deed Book 4575 Page 120, Parcel 3, 1st piece
Deed Book 4575 Page 120, Parcel 3 2nd piece
Deed Book 6028 Page 203
Deed Book 4756 Page 111
Deed Book 5393 Page 081
Deed Book 5504 Page 233
Deed Book 5338 Page 018
Deed Book 5393 Page 81 and
Deed Book 5135 Page 269

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (the Commission) hereby denies the application of Verbon Trust, Daniel Striar, Trustee and Carl W. Oaks for a Development of Regional Impact Exemption qualifying under Section 12 (k) of the Cape Cod Commission Act as amended, for The "Round Hill Estate" Definitive Subdivision in Sandwich Massachusetts, dated November 1, 1994, The "Deed Plan Property of Verbon Trust" in Sandwich Massachusetts, dated May 8, 1995, The "Project Area Plan" in Sandwich Massachusetts, dated November 1, 1995, all plans prepared by Youngquist, James & Associates, Inc. The decision is rendered pursuant to the vote of the Commission on December 14, 1995.

INTRODUCTION:

The applicant has requested a Development of Regional Impact Exemption pursuant to Section 12 (k) of the Commission Act. The proposed subdivision of land qualifies as a DRI under Section 3(c) and 3(d) of the Enabling Regulations Governing Review of Developments of Regional Impact, Barnstable County Ordinance 90-12, as any development which proposes to divide land of thirty acres or more and any development which proposes to divide land into thirty or more residential lots.

DESCRIPTION:

The Round Hill Definitive Subdivision is a 326 + acre parcel proposed to be divided into 36 numbered lots. 33 of the lots are proposed for construction of single family homes. It should be noted that lot 23 of the subdivision is more than 50 acres in size and lot 35 is more than 100 acres in size. Lot 23 contains the clubhouse and a portion of the golf course. Lot 35 also contains a portion of the golf course. No other uses are proposed on either lots 23 and 35 at this time. The majority of the residential lots are in the wooded area between Quaker Meetinghouse Road and the existing golf clubhouse building. This area has been recently rezoned a Growth Center Technology District. The topography of the proposed residential lots ranges from 200 to 250 feet above sea level. The topography becomes more dramatic and varied on the southeast portions of the area.

LOCATION:

The property is located to the east of Quaker Meetinghouse Road and south of the Mid-Cape Highway (Route 6) at Exit # 3 and Service Road. The 326 + acre parcel, includes an existing 18 hole golf course and country club, runs to the southeast and abuts the South Shore YMCA property and ends near Popple Bottom Road. The present access though the property is off of the Service Road by way of a previously approved subdivision roadway which runs past the clubhouse. This 42 lot subdivision has not had its covenant released by the Sandwich Planning Board and therefore is subject to Commission jurisdiction. The applicant would be constructing a new road heading east from Quaker Meetinghouse Road. This road would connect to the existing roadway just south of the clubhouse.

PROCEDURAL HISTORY

The above listed plans, which are the subject of this requested DRI Exemption, were referred to the Commission on 11/17/94. The following chronology describes the history of the review of this project by the Cape Cod Commission to date:

- | | |
|---------------|--|
| Nov. 16, 1994 | Applicant files with the Planning Board a new Form C, Definitive Subdivision for a portion of the original Round Hill subdivision TR# 90039. |
| Nov. 17, 1994 | Planning Board refers the Form C, Definitive Plan and a Form A, Approval Not Required plan to the Commission. |

- Jan. 18, 1995 In a certified letter from Commission Counsel, Patricia Daley, dated January 18, 1995, the commission staff requested the information to complete the DRI applications to be submitted by 2/15/95 and providing notice that failure to do so may result in procedural denial of the projects.
- March 9, 1995 Staff sent a reminder to the applicant that the extension of the decision period would end on March 31, 1995 and that no information had been received to date and the Commission would hold a public hearing on March 30, 1995.
- March 16, 1995 Subcommittee held a meeting on all four applications and voted to recommend a procedural denial on all plans.
- March 30, 1995 The Commission held a public hearing on all four projects on file with the Commission contained within the original Popple Bottom and Round Hill Subdivision Plans. Attorney Feldman representing the applicant submits letters of withdrawal for the original Round Hill and Popple bottom plans TR# 90039/TR# 90050 and requested an extension on the Round Hill (ANR) plan TR# 95010 and the Round Hill Estates Definitive Plan TR# 95009.
- March 30, 1995 An extension of the DRI decision period until September 28, 1995 was signed for TR# 95009 and TR# 95010. The extension contained a condition that the applicant submit a fully completed DRI application by June 1, 1995.
- April 11, 1995 Staff sent a memo to Attorney Feldman explaining the information needed for both the Round Hill Estates Definitive Subdivision Plan (TR# 95009) and the Round Hill ANR Plan (TR# 95010).
- April 12, 1995 Staff met with Attorney Feldman and town officials to discuss the information needed to complete both applications.
- June 1, 1995 No information on the Round Hill ANR Plan (TR# 95010) was filed by the applicant.
- June 14, 1995 Staff sent a memo to Attorney Feldman explaining the information still needed for the Round Hill Estates Definitive Subdivision Plan (TR# 95009 and Ex # 95009) and requesting a letter of withdrawal for the Round Hill ANR Plan (TR# 95010).
- June 14, 1995 Attorney Feldman contacts staff and explains a letter of

withdrawal may be sent but they are uncertain the course of action Mr. Striar may want them to take with respect to the ANR plan.

- August 7, 1995 Staff sent the applicant and Attorney Feldman a certified letter giving 45 day notice of a possible procedural denial of the Round Hill ANR Plan (TR# 95010) if a letter of withdrawal is not submitted. It was requested that the letter of withdrawal be submitted by August 31, 1995.
- August 31, 1995 No information on the Round Hill ANR Plan (TR# 95010) was filed by the applicant.
- September 21, 1995 The Commission voted to Procedurally Deny the Round Hill ANR Plan (TR# 95010) without prejudice.
- November 2, 1995 The DRI public hearing is opened in Sandwich. The subcommittee is informed by an abuttor that some residents did not receive notice of the public hearing.
- November 20, 1995 The DRI Exemption public hearing is opened with testimony and closed due to time frame requirements and notice problems.
- December 14, 1995 The DRI Exemption hearing is reopened with additional testimony taken. The Subcommittee voted 6 to 0 to deny the DRI Exemption application.

MATERIALS SUBMITTED FOR THE RECORD

1.) Round Hill Estates	Sandwich Planning Board	Dec. 29, 1994
2.) Extension of the Decision Period		March 30, 1995
3.) Joel Feigenbaum	Letter of opposition	March 30, 1995
4.) Letter to applicant	Information needed	April 11, 1995
5.) Receipt of DRI application	Sandwich Planning Board	June 1, 1995
6.) Letter to applicant	information needed	June 14, 1995
7.) Letter to applicant	45 day notice of action	August 7, 1995
8.) Additional Traffic Data	Carlson Con. Assoc.	August 9, 1995
9.) Additional Traffic Data	Carlson Con. Assoc.	August 23, 1995
10.) Extension of the Decision Period		August 28, 1995
11.) Additional Traffic Data	Carlson Con. Assoc.	September 20, 1995
12.) Constitutional Challenge	Davis, Malm & D'Agostine	November 2, 1995
13.) DRI and Exemption Comments	Sandwich Board Selectmen	November 2, 1995
14.) Proposed Restrictive Covenant	Davis, Malm & D'Agostine	November 2, 1995
15.) Missing Abuttor Names	Youngquist, James & Assoc.	November 10, 1995
16.) Response to Constitutional Issues	Choate, Hall & Stewart	November 13, 1995

17). Proposed Restrictive Covenant II	Davis, Malm & D'Agostine	November 20, 1995
18). Traffic Affidavit	Carlson Con. Assoc.	November 20, 1995
19). Nitrogen Loading	Green Environmental, Inc.	November 20, 1995
20). Extension of the Decision Period		November 20, 1995
21). Lake George Study	U.S. EPA	November 27, 1995
22). New Project/Open Space Plans	Davis, Malm & D'Agostine	December 1, 1995
23). Letter Against Exemption	REPS	December 7, 1995
24). Reduce Plans	Davis, Malm & D'Agostine	December 8, 1995
25). Traffic Affidavit	Carlson Con. Assoc.	December 14, 1995
26). Nitrogen Loading	Green Environmental, Inc.	December 14, 1995
27). Letter Against Exemption	Sandwich LCP Committee	December 14, 1995

The application and notice of the public hearing relative thereto, the Commission's staff reports, and exhibits, minutes of the hearing and all submissions received in the course of the proceedings, including materials submitted on file TR & EX # 95009 are incorporated into the record by reference.

TESTIMONY

The following summarizes the testimony regarding the DRI Exemption application at the November 2, 1995 DRI public hearing:

Joanne Buntich, chair of the Local Planning Committee and member of the Planning Board said that she agreed with the Board of Selectmen with regard to the timing of the exemption hearing. She would like people to be able to address the exemption. She noted that the water resource protection district line is likely to migrate in response to pumping.

Sue Walker, REPS, said that she will not be at the exemption hearing, but she urged the Commission not to exempt one of the largest projects to come before it.

The following summarizes the testimony at the November 20, 1995 public hearing:

Mr. Feldman said that this meeting was for the purpose of a DRI exemption, and should be followed by a continuation of the DRI hearing. Regarding the DRI exemption, he believes that he has an uphill battle. He said at first glance, he cannot imagine that the subcommittee would seriously consider it. He believes there are two presumptions set by the DRI thresholds -- one for over 30 lots, and one for over 30 acres. After reviewing the information surrounding the proposed development, Mr. Feldman believes they can make the case for an exemption. He noted the LeBlanc decision of July 8, 1993 where the applicant requested that one house lot of 2 acres be subdivided from a 54 acre parcel. The Commission granted the exemption request, saying that although the total was 54 acres, all that was being considered was one 2 acre lot. The Commission concluded there were no regional impacts for that request, but further subdivision would require further review. Mr. Feldman believes the same reasoning applies for this project even though the sizes are very different. The question is whether there are any regional impacts from the 32 * lot subdivision *(note

it was later agreed by all parties that there is 1 existing house, 33 proposed new house lots and 2 large lots being created by this application). Their case is easier to make because the balance of the lot is a golf course so the Commission knows what will happen to it. He suggested the subcommittee could condition the decision so that if anything but this project was proposed for the site, it would need further Commission review. Mr. Feldman said that 327 acres sounds like a large parcel -- it is the largest in Sandwich. But it is not the project. The project is for 32 house lots on 65 acres. They must show that they have no significant impact outside of the municipality. He described the site, saying that there were few environmental encumbrances in the "white space" where the parcel is shown on all the maps. It is unique in its location in that it has no coastal or wetland issues. It is located almost in the middle of Sandwich, and although there are impacts to the town, they don't go beyond the boundaries, and are not significant. Although there are impacts, the State Legislature used the word "significant" to guide the Commission. The site is not located near the town boundaries. The only reason the Commission has jurisdiction is because of the size of the project. Mr. Feldman compared the findings in the LeBlanc decision to this project. He submitted an affidavit from William Carlson, who analyzed the impact of 32 new houses on the town and town boundaries. He stated that there would be 30 AM/38 PM vehicle trips in the peak hour, with less than a 5% impact on Quaker Meetinghouse Road. The distance from the site to the town line with Barnstable is 3 driving miles. His conclusion is that there would be negligible impacts on the Route 6 ramps and other public ways. Mr. Feldman believes that they have demonstrated that traffic will not have a significant impact outside of the Town of Sandwich.

Mr. Feldman discussed wastewater effluent. He indicated that they had calculated the total amount of effluent, and nitrogen loading from the subdivision and golf course falls below the 5 mg/l standard, and said that by only considering the subdivision, the total nitrogen loading would be even less. He stated that he had spoken to an environmental consultant to understand nitrogen movement in the groundwater. He stated that nitrogen becomes nitrate, which can be de-nitrified by sand and a 60 foot vertical buffer between the introduction of the effluent and the groundwater as demonstrated by an EPA study. Mr. Feldman indicated that Wayne Perry, Green Environmental, submitted a letter which he will provide at the next public hearing that refers to a sewage treatment plant study in Lake George, New York. The letter states that anaerobic conditions exist that would allow bacteria to denitrify the effluent. The plans for this site include a Title 5 septic system, and the level of the groundwater is over 60 feet deep. Mr. Feldman said that the best scientific data available indicates that nitrogen loading will not result from the construction of this 32 lot subdivision. He also said that Mr. Perry's letter clearly indicates that there will not be an impact on Scorton Creek or the Harbor.

Mr. Feldman addressed wildlife habitat by indicating that a wildlife study had been done. The study concluded that there were other locations on the 327 acres that are more valuable for open space conservation than the land on which the subdivision

will be built. He stated that the loss of the subdivision area would not have a significant impact on wildlife habitat on Cape Cod, and that the location of the subdivision is not significant. He stated that he was willing to stipulate that future development of the site would require Commission review.

Mr. Feldman discussed affordable housing. He stated that he has difficulty understanding why this requirement isn't a taking. He stated that he had talked with staff who explained that the reason for this requirement is that he is developing land that could theoretically be available for affordable housing. He feels this argument is weak and demonstrates a major flaw in the affordable housing analysis. If affordable housing is a public purpose, the government should acquire the land and use it for affordable housing. He stated that this project does not involve the conversion of anything that was otherwise affordable housing, it is new development. The creation of new housing stock may free up other housing for affordable housing development. Mr. Feldman said that no one can suggest that this development will have a significant impact on affordable housing in the region, however, he is not suggesting that his client won't voluntarily provide affordable housing as part of the project. Mr. Feldman noted that the Commission expressed concern about curb cuts, and his client agreed to limit curb cuts. He said that even though they do not believe that the Commission has jurisdiction over this project as a DRI, his client is willing to accept certain conditions that might be appropriate in the course of the exemption. He noted that the subdivision appears to be located in a portion of the greenbelt of the golf course.

Mr. Feldman concluded that the LeBlanc Exemption in Falmouth (Seagate) appears to create some precedent with regard to how this project should be handled. He noted that there was a Cape Cod Commission concern about curb cuts and the applicant agreed to limit curb cuts. He said that if there are certain conditions that might be appropriate in the course of an exemption, they are open to doing that, even though it is not a DRI that we believe you have jurisdiction over. He noted that they appear to be in a portion of the greenbelt but it is in the portion that is golf course, not the subdivision. He added that they have taken the burden of applying for an exemption seriously and believe that they should be exempt.

The subcommittee meeting of November 30, 1995 and the following summary of the testimony taken on the second public hearing of December 14, 1995.

JURISDICTION

The applicant has requested a Development of Regional Impact Exemption pursuant to Section 12 (k) of the Commission Act. The above referenced plan qualifies as a Development of Regional Impact under Chapter A, Section 3(c) and (d), Barnstable County Ordinance 94-10, and Section 12 (k) and 13 of the Cape Cod Commission Act as amended, as a request for a Development of Regional Impact Exemption for a development which proposes to divide land of thirty acres or more and a development which proposes to divide land into thirty residential lots or more .

FINDINGS

The Commission makes the following finding subject to Section 12 and 13 of the Cape Cod Commission Act:

- 1). The Round Hill Definitive Subdivision is a 326 + acre parcel proposed to be divided into 36 numbered lots. Of these, 33 lots are proposed for construction of single family homes. This overall project also includes lot 23 of the subdivision which is more than 50 acres in size and lot 35 which is more than 100 acres in size. These lots have a variety of grandfathered uses protected under MGL, Section 6, Chapter 40A, the Zoning Act and constrains the local review process.
- 2). This overall project includes a 42 lot subdivision which exceeds the 30 residential lot threshold (Chapter A, Section 3 (d), Barnstable County Ordinance 94-10) and subject to Commission jurisdiction. The Sandwich Planning Board has informed the Commission staff that the covenant on the Subdivision has not been released.
- 3). The proposed subdivision of land qualifies as a DRI under Section 3(c) and 3(d) of the Enabling Regulations Governing Review of Developments of Regional Impact, Barnstable County Ordinance 94-10, as any development which proposes to divide land of thirty acres or more and any development which proposes to divide land into thirty or more residential lots.
- 4). The proposed project is located near the Route 6, Exit 3 Interchange and will impact said interchange. The transportation network surrounding the Route 6, Exit 3 Interchange is a vital part of Cape Cod's transportation system. Route 6, Quaker Meetinghouse Road, and Service Road form key links between towns within the regional transportation system. These three roads are included in the *Regional Policy Plan's* roadway classification system. The classification and importance of each road is discussed below.

Route 6 - Class A/ Route 6A - Class B

Route 6 is classified as a Major Regional Roadway. Route 6 is an east-west principal arterial providing mobility to all of Cape Cod. Interchange 3 is an important link connecting traffic to other major roadways within the transportation system via Quaker Meetinghouse Road; Route 6A to the north and Route 130 to the south. Route 6A is a Class B Roadway.

Service Road and Quaker Meetinghouse Road- Class C

Service Road and Quaker Meetinghouse road are classified as Local Roadways of Regional Significance. Service Road is a collector road that serves east-west traffic travelling between towns and also provides an alternative to Route 6. Quaker Meetinghouse Road is a collector road that serves north-south traffic travelling between towns.

It is important that intersections on the regional roadway network are not degraded

as a result of additional traffic.

5). The proposed project will generate approximately 360 daily vehicle trips which results in 38 PM peak hour vehicle trips. The project traffic will impact a number of intersections and roadways near the site. The number of vehicle trips (daily and PM peak) estimated to travel through key intersections is shown below.

<u>Locations</u>	<u>Vehicle Trips</u>	
	<u>Daily</u>	<u>PM Peak</u>
a. Quaker Meetinghouse Road/Site Drive	360	38
b. Quaker Meetinghouse Road/Service Road	256	27
c. Quaker Meetinghouse Road/Route 6 Eastbound Ramp	256	27
d. Quaker Meetinghouse Road/Route 6 Westbound Ramp	227	24

The traffic generation numbers do not include future uses on Lots 23 and 35 which could potential add significant traffic generation to this road network.

6). The following three intersections operate at unacceptable levels of service (LOS D-F) under no build conditions. Under no build conditions (with Round Hill in place), Quaker Meetinghouse Road at the Service Road and at the Route 6 Eastbound Ramp approach capacity at LOS E, and Quaker Meeting-house Road at the Route 6 Westbound Ramp operates beyond capacity at LOS F.

7). The project will adversely impact roadways and intersections of regional significance. Projected traffic from the project will degrade intersection operations at the above three locations based on performance indicators. Improvements are needed to alleviate the traffic impacts caused by the proposed project.

8). The proposed residential subdivision will increase pedestrian and bicycle activity in the area. This is especially true since there is a designated bikeway (Boston - Cape Cod Bikeway) on Service Road and two schools (Oakridge Elementary School and Sandwich High School) on Quaker Meetinghouse Road near the site. Integrating new large subdivisions into the existing bicycle and pedestrian network is essential for improvement of safety for all modes of transportation (bicycle, pedestrian, and vehicular).

9). The proposed curb cut (providing access from the subdivision, existing golf course and future uses of lots 23 and 35) will impact the carrying capacity and safety of Quaker Meetinghouse Road. It is important that the design (access, sight distance, proper driveway spacing) of the site drive not impact roadway operations on Quaker Meetinghouse Road.

10). A large portion (over 100 acres) of the project is contained in a Zone of Contribution of Nye Pond.

- 11). The proposed 33 residential lots of the project are not located within a wellhead protection area, but are located within the marine water recharge area to Scorton Harbor/Creek.
- 12). Scorton Harbor does not have an identified marine water standard because a flushing study has not been completed for this embayment. However existing nitrogen loading to the harbor has been estimated at 7,129 g/m²/yr, which significantly exceeds all the recommended nitrogen loading limits for coastal embayments contained in the Commission's Nitrogen Loading Technical Bulletin. The highest of these recommended limits is 45 g/m²/yr.
- 13). The proposed project will produce 16,650 gallon per day (gpd) of wastewater based on Title 5; 11,220 gpd from the residential portion of the project and 5,430 gpd from the golf course portion of the project.
- 14). The proposed development is on a 326 + acre site that is located within the Capewide Open Space/Greenbelt Network designated in the Regional Policy Plan.
- 15). The Regional Policy Plan requires that for residential development, 60% of the site be set aside as permanent open space to "provide benefits to wildlife, residents and, in appropriate cases, the general public."
- 16). This project entails the development of a 33 lot subdivision in Sandwich. Section 5.1.3 of the Regional Policy Plan requires that 10% of a residential subdivision plan creating more than 10 residential dwelling units, set aside affordable housing. Without such an affordable housing set aside, the Town of Sandwich and Barnstable County will continue to lose ground in efforts to meet the State's 10% affordable housing requirements.
- 17). The applicant has submitted a Plant and Wildlife Habitat Assessment for the site. The Assessment notes that the "wooded section of the site supports a relatively undisturbed oak/pine secondary growth forest." The Assessment also notes that "the wooded uplands may provide suitable forest interior habitat for those avian species associated with large, unbroken forest tracts, such as the red tailed hawk, hermit thrush, and ovenbird." Other species noted in this area include woodpeckers, flickers and other cavity nesting birds. The presence of a deer migration corridor from the wooded uplands to an area behind the school was also noted. Construction of the subdivision in this unfragmented forest area will result in the loss of a natural ecosystem that provides wildlife habitat that is rapidly vanishing across Cape Cod. While the Assessment states that species present on the site will find other suitable habitat, this continued loss of interior forest habitat could be mitigation through permanent protection of other ecologically valuable woodlands on the site.
- 18). The proposed project would develop 65.32 acres for residential homes and provides frontage for an additional 51 + acres containing the golf clubhouse.

Approximately 200 acres of land would be available for future development. This subdivision is one of the largest (in terms of acreage and number of lots) projects to come before the Cape Cod Commission which will alter an existing undeveloped area.

19). Subdivision projects typically involve the use of heavy equipment to prepare the site for building construction. Research indicates that hazardous materials and hazardous wastes are generated during such projects including: Ignitable paint wastes-Paint preparation and equipment cleaning, Other ignitable wastes-Strippers, cleaners, epoxies, degreasers, Spent solvents-Process wastes from cleaning and degreasing, Wastes containing toxic chemicals-Paints, coatings, polishes, thinners, Alkaline/acid wastes-Cleaners, degreasers and wastes from plumbing operations.

20). The Regional Policy Plan requires developments to dispose of construction & demolition debris & other solid waste in a manner that will minimize the contribution of solid waste to the Cape's disposal facilities, and minimize the generation of hazardous waste in order to protect groundwater. It is important that this development be conditioned to accomplish these goals.

CONCLUSION

Based on the finding above, the Cape Cod Commission hereby concludes the location, character and environmental effects of the project are likely to result in impacts to regional resources and create impacts outside of the Town of Sandwich.

The Commission hereby denies the requested Development of Regional Impact Exemption Application of Verbon Trust, Daniel Striar, Trustee and Carl W. Oaks for the "Round Hill Estate" Definitive Subdivision in Sandwich Massachusetts, dated November 1, 1994, The "Deed Plan Property of Verbon Trust" in Sandwich Massachusetts, dated May 8, 1995, The "Project Area Plan" in Sandwich Massachusetts, dated November 1, 1995, pursuant to Section 12 (k) and 13 of the Cape Cod Commission Act , as amended.

Sumner Kaufman
Sumner Kaufman, Chairman

12/14/95
Date

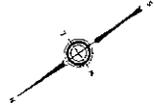
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

Subscribed and sworn to before me this 14th day of Dec 1994⁵

Katharine G. Peters
NAME, Notary

My Commission expires:



FOR REFERENCE USE ONLY

1. VERIFY THAT THIS PLAN IS THE SAME AS THE PLAN APPROVED BY THE BOARD OF HEALTH AND THE BOARD OF SELECTMEN OF THE TOWN OF SANDWICH.

2. VERIFY THAT THIS PLAN IS THE SAME AS THE PLAN APPROVED BY THE BOARD OF HEALTH AND THE BOARD OF SELECTMEN OF THE TOWN OF SANDWICH.

3. VERIFY THAT THIS PLAN IS THE SAME AS THE PLAN APPROVED BY THE BOARD OF HEALTH AND THE BOARD OF SELECTMEN OF THE TOWN OF SANDWICH.

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10. VERIFY THAT THIS PLAN IS THE SAME AS THE PLAN APPROVED BY THE BOARD OF HEALTH AND THE BOARD OF SELECTMEN OF THE TOWN OF SANDWICH.

OWNER & APPLICANT

VERBON TRUST

100 WEST BROAD STREET, 10TH FLOOR, SANDWICH, MASSACHUSETTS 01903

DATE: MAY 24, 1995

SCALE: 1"=400'

PROJECT NO. 95-001

DATE: MAY 24, 1995

SCALE: 1"=400'

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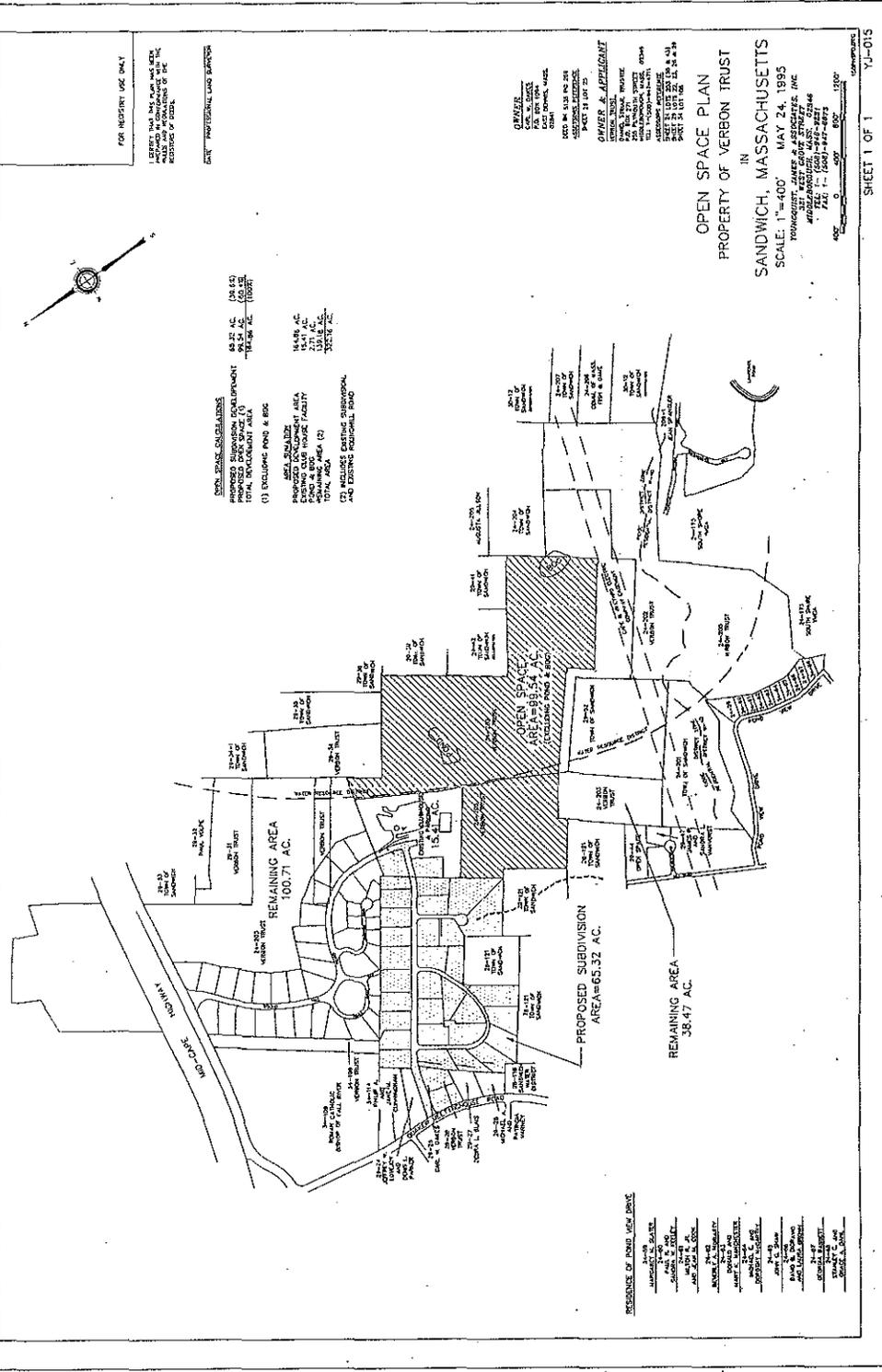
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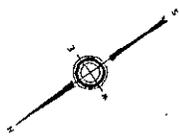
DATE: MAY 24, 1995

SCALE: 1"=400'

PROJECT NO. 95-001



SHEET 1 OF 1 YJ-015



FOR REISTRY USE ONLY

1. COUNTY MAPS THIS PLAN HAS BEEN PROVIDED IN COMPLIANCE WITH THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL LAND SURVEYORS

6000/400 = BOOK/PAGE AS RECORDED WITH THE BARNSTABLE COUNTY REISTRY OF DEEDS.

29-30 = ASSESSOR'S MAP-LOT NUMBERS

OWNER
 CMA, W. GAMES
 P.O. BOX 1084
 2001 CHERRY LANE
 WESTPORT, MA 01981

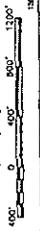
ASSESSOR'S ADDRESS
 1000 W. 5155 ST. 203
 WESTPORT, MA 01981

OWNER & APPLICANT
 SCHEIDT, THOMAS, WARE
 300 W. 5155 ST. 203
 WESTPORT, MA 01981

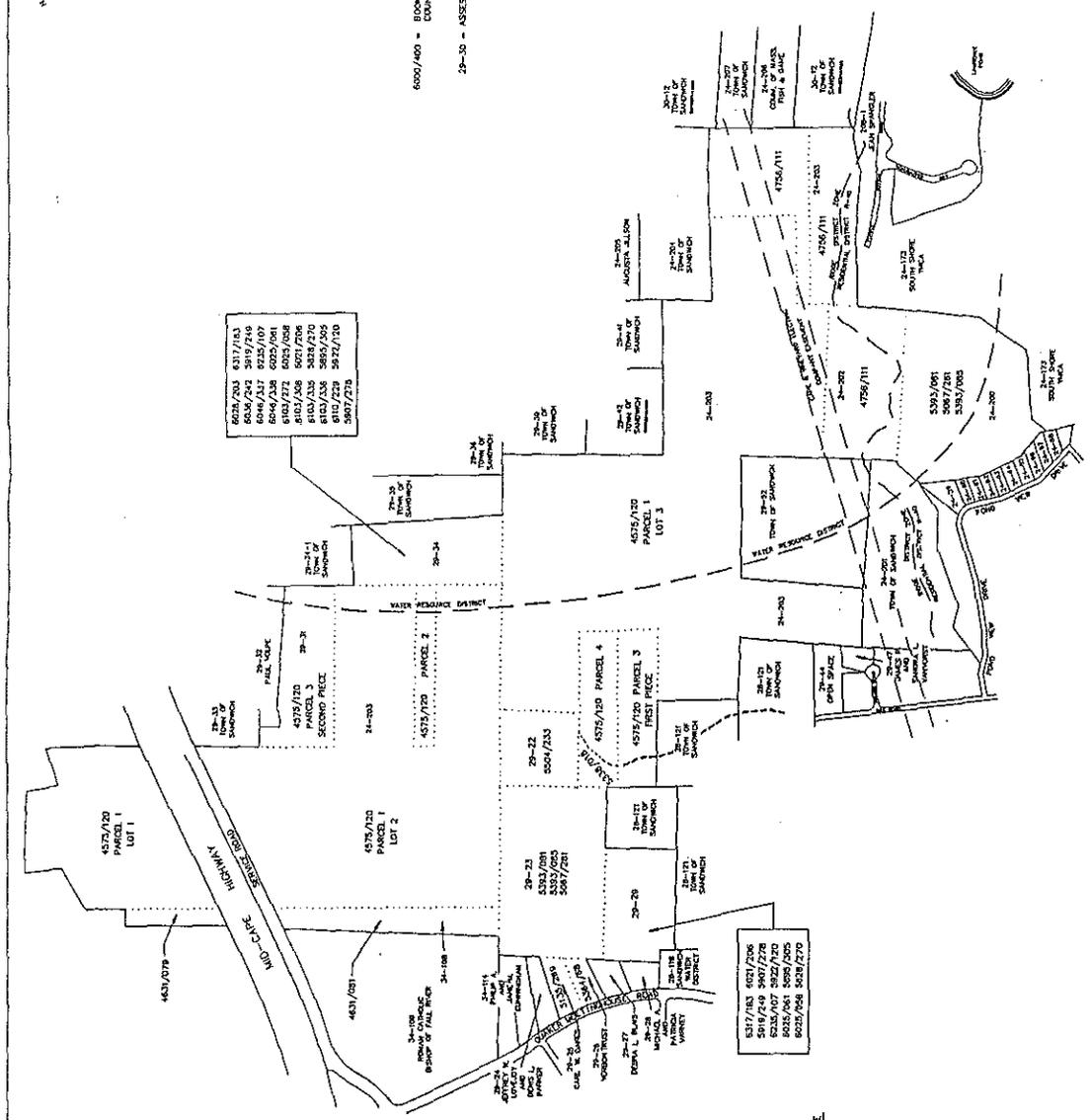
ASSESSOR'S ADDRESS
 1000 W. 5155 ST. 203
 WESTPORT, MA 01981

DEED PLAN
 IN
PROPERTY OF VERBON TRUST
 IN
SANDWICH, MASSACHUSETTS
 SCALE: 1"=400' MAY 8, 1995

YOUNGQUIST, JAMES & ASSOCIATES, INC.
 317 WEST GLOBE STREET
 BARNSTABLE, MASSACHUSETTS 01968
 TEL: (508) 936-9821
 FAX: (508) 937-8873



YJ-015



- REFERENCE OF ROAD NEW DRIVE**
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