

CAPE COD COMMISSION

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E-mail: frontdesk@capecodcommission.org

DATE: August 20, 2001

TO: CSC Group Nominee Trust
Bayside Builders Inc.

FROM: Cape Cod Commission

RE: Development of Regional Impact (TR#99020)
Lowell Road Subdivision
Mashpee, MA. 02649

APPLICANT: CSC Group Nominee Trust
298 Main Street
Hyannis, MA 02601

BOOK/PAGE: 411/48

MODIFICATION TO THE DECISION OF THE CAPE COD COMMISSION

On August 6, 2001 the Regulatory Committee voted to grant a minor modification-2 on the DRI decision of September 21, 2000 for CSC Group Nominee Trust, on the Lowell Road Subdivision project. The modification is to delete the original wording of Condition G7, and replace it with the following text:

G7. Prior to receiving any Building Permit from the Town of Mashpee's building inspector or lot release from the Mashpee Planning Board, or prior to the conveyance of any individual lot, the applicant shall obtain Certificates of Compliance from the Cape Cod Commission. There will be 4 (four) separate Certificates of Compliance, with specific conditions to be met before they are granted. The monetary contributions or mitigation shall be fulfilled on the following schedule; all non-monetary conditions not specified in this section shall be met before the issuance of the first certificate.

First certificate: The first Certificate of Compliance for eleven (11) house lots may be issued upon payment of the full traffic trip reduction contribution of \$113,919 (condition T5). In addition, the deed for one of the eleven lots shall be put into escrow or other form acceptable to Commission legal counsel, designated as an "affordable" housing lot. If the second Certificate of Compliance is not requested within two years of the issuance of the first Certificate of Compliance, then this affordable lot shall be deeded to an entity acceptable to the

Lowell Road subdivision
Minor modification
August 6, 2001
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Commission Regulatory Committee for the sole purpose of providing affordable housing.

Second certificate: The second Certificate of Compliance for six (6) house lots may be issued upon the applicant's providing two-thirds of the Affordable Housing requirement: either \$160,000 or two buildable house lots deeded to an entity acceptable to the Commission Regulatory Committee for the sole purpose of providing affordable housing. If an affordable housing unit is provided as part of the first Certificate of Compliance, then only 1 (one) additional unit shall be required to obtain the second Certificate of Compliance (condition AH1).

Third certificate: The third Certificate of Compliance for six (6) house lots may be issued upon the applicant's providing payment of \$340,975, which comprises the remaining one-third of the Affordable Housing requirement: either \$80,000 or one buildable house lot deeded to an entity acceptable to the Commission Regulatory Committee for the sole purpose of providing affordable housing, in addition to \$260,975 for nitrogen-loading mitigation (approximately 80% of condition WR3).

Fourth certificate: The fourth Certificate of Compliance may be issued for five (5) house lots upon payment of \$60,000 for the remaining portion of Water Resources condition WR3.

David Ansel
David Ansel, chairman

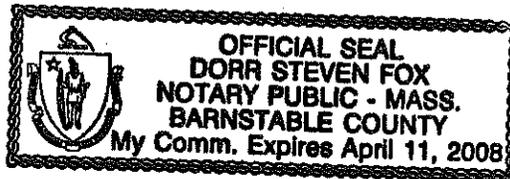
8/20/01
Date

Commonwealth of Massachusetts

Barnstable, ss.

On this 20th day of August, 2001, before me personally appeared David Ansel, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Dorr Steven Fox
Notary Public
Commonwealth of Massachusetts



My Commission expires