



# CAPE COD COMMISSION

3225 MAIN STREET  
P.O. BOX 226  
BARNSTABLE, MA 02630  
(508) 362-3828  
FAX (508) 362-3136

E-mail: [frontdesk@capecodcommission.org](mailto:frontdesk@capecodcommission.org)

DATE: February 19, 2002

TO: CSC Group Nominee Trust

FROM: Cape Cod Commission

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

APPLICANT: CSC Group Nominee Trust  
550 Willow Street  
W. Yarmouth, MA 02673

BOOK/PAGE: 411/48

---

## MODIFICATION TO THE DECISION OF THE CAPE COD COMMISSION

On February 19, 2002 the Regulatory Committee voted to grant a minor modification, type-2, on the DRI decision of September 21, 2000 for CSC Group Nominee Trust, on the Lowell Road Subdivision project. This modification supplements the minor modifications approved on August 20, 2001 and December 20, 2001. This modification changes the referenced site plan in the findings and conditions, and changes which Certificate of Compliance is linked to Open Space conditions.

The following Findings and Conditions are changed as indicated in **bold**.

### Findings:

O2. The configuration of the open space as shown on the plan titled "**Subdivision Plan of Land Prepared for Sconset Village at Mashpee**", with the initial date 1/15/01 and last revised 6/6/01, including open spaces areas A (19.11 acres), B (1.57 acres), and C (0.30 acres), adequately addresses the requirements of MPS 2.5.1.1. and MPS 2.5.1.2. The configuration of open space as shown on this plan provides contiguous open space with the adjacent town conservation land southwest of Asher's Path.

### Conditions:

O2. Prior to receipt of the **second** Certificate of Compliance, the proponent shall provide the Cape Cod Commission with a conservation restriction consistent with Massachusetts General Laws Chapter 184, and accompanying plan to be approved by Commission counsel and recorded at the Registry of Deeds or Registry District of the Land Court. The conservation restriction

shall provide that the open space areas A, B, and C as identified on the Plan titled "**Subdivision Plan of Land Prepared for Sconset Village at Mashpee**", with the initial date 1/15/01 and last revised 6/6/01, totaling 20.81 acres, shall be preserved as permanent open space. The restriction shall provide for public access to the open space areas. The restriction and site plan shall be executed and recorded and proof of recording shall be provided to the Commission prior to the receipt of the first Certificate of Compliance.

Alternatively, the applicant shall donate the above-mentioned open space areas A, B, and C to the Town of Mashpee or to a conservation trust approved by Cape Cod Commission staff to be held for permanent conservation purposes. The form and content of the donation shall be approved by Cape Cod Commission counsel.

O3. Prior to receipt of the **second** Certificate of Compliance the proponents shall clearly mark the boundaries of the permanent open space on the parcel with concrete bounds.

David J Ansel  
David Ansel, Chairman

2/22/02  
Date

Commonwealth of Massachusetts

Barnstable, ss.

On this 22<sup>nd</sup> day of Feb, 2002, 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.

Katharine L. Peters  
Notary Public  
Commonwealth of Massachusetts

My Commission expires

