

CAPE COD COMMISSION

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Date: October 1, 2007

To: Ms. Kelly Cardoza
Avalon Consulting Group LLC
41 Cal's Court
Taunton, MA 02780

Applicant: Martin Shaevel
New Falmouth Golf LLC
P.O. Box 2020
North Falmouth, MA 02556

From: Cape Cod Commission

Re: Development of Regional Impact
Cape Cod Commission Act, Sections 12 and 13

Project #: JR99028

Project: Ballymeade Estates (The Golf Club at Cape Cod)
Off Route 151, Hatchville (Falmouth), Massachusetts

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DEVELOPMENT OF REGIONAL IMPACT DECISION MINOR MODIFICATIONS #1

Pursuant to Section 12 of the Cape Cod Commission Act, the September 6, 2001 DRI Decision issued for the Ballymeade Estates (The Golf Club at Cape Cod) project is hereby amended as a Minor Modifications #1 as approved by the Cape Cod Commission Executive Director or his designee under the Cape Cod Commission *Enabling Regulations* Section 12 (c)(i). All conditions and findings attached to the original DRI decision dated September 6, 2001 and the modifications to the DRI Decision dated January 6, 2003, January 18, 2005, August 15, 2005, and May 14, 2007 continue to apply except as modified herein.

Revised Heritage Preservation/Community Character Finding

HPCC2. *MPS 6.2.1 requires that the height and scale of a new building or structure and any addition to an existing building shall be compatible and harmonious with its site and existing surrounding buildings; and*

MPS 6.2.2 requires that in all cases, where new buildings and additions are proposed, the mass and scale of the building, roof shape, roof pitch, and proportions and relationships between doors and windows shall be harmonious among themselves and consistent with traditional Cape Cod architectural styles.

According to architectural plans included in the FEIR, the design of the buildings incorporate traditional Cape forms and effectively break down the massing and scale of the larger buildings. The proportions of windows, doors, dormers, and roof pitches are harmonious and consistent with traditional Cape Cod architectural styles.



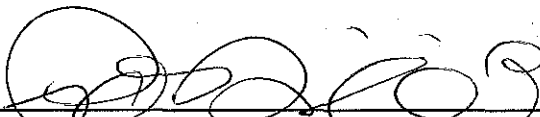
The FEIR includes plans showing that building materials include red cedar and asphalt shingles on the roofs, white cedar shingle siding, cedar clapboards, stone foundation facing, and natural brick chimneys. ***On August 31, 2007, the Cape Cod Commission received a letter from the project consultants describing proposed changes to the clubhouse, including changing the roof from red cedar shingles to asphalt architectural shingles, changing the proposed white cedar clapboards to white cedar shingles, elimination of the proposed exterior fire place in the conference room, and the addition of a porch roof over the previously proposed patio on the south clubhouse elevation. A subsequent September 13, 2007 E-mail from the project consultants indicated these changes would also result in the addition of windows to the conference room and entry lobby, and the substitution of doors for windows in the dining room, as well as an enlarged exterior deck for the second floor men's locker room.***

Revised General Finding

G6. The proposed Ballymeade Estates (The Golf Club at Cape Cod) project shall be constructed in accordance with the following final plans:

	Date	Last Revised
• Routing Plan, prepared by Rees Jones, Inc. Golf Course Design	5/01 (received 8/24/01)	
• Site Plan, Sheet C-1	5/11/01	
• Property Line Plan, Sheet C-2	5/11/01	
• Layout Plan, Sheet C-3	5/11/01	
• Grading and Drainage Plan, Sheet C-4	5/11/01	7/6/01
• Utility Plan, Sheet C-5	5/11/01	
• Main Septic System, Sheet C-6	5/11/01	
• Main Septic System Details, Sheet C-7	5/11/01	
• Septic System Plan for the Restrooms, Sheet C-8	5/11/01	
• Septic System Details Restroom Building, Sheet C-9	5/11/01	
• Septic Plan for the Halfway House, Sheet C-10	5/11/01	
• Septic Details Halfway House, Sheet C-11	5/11/01	
• Typical Site Details, Sheet C-12	5/11/01	
• Erosion Control Plans, Sheets C-13 through C-18	5/11/01	7/6/01
and C-19	5/11/01	
• The Golf Club at Cape Cod (Architectural Plans), prepared by Lyman Perry Architects Ltd., Sheets M-2.1, M-2.2, D-2.4, D-2.5, C-2.1, A-2.1	4/20/01	

- Planting Plans, Sheets 12-1 through 12-5 and 12-11 5/14/01
- The Golf Club At Cape Cod, (Lighting Plans), prepared by Lyman Perry Architects, Ltd., Sheets LA-2.1i, LA-2.1m, LC-2.1i, LC-2.1m, LD-2.1i, LD-2.1m, LD-2.2i, LD-2.2m, LD-2.3i, LD-2.3m, LM-2.1i, LM-2.1m 5/23/01
- The Golf Club At Cape Cod, (Lighting Plans), prepared by Lyman Perry Architects, Ltd., Sheets LA-2.1ma, LA-2.1ia, LM-2.1ia, LM-2.1ia, LM-2.1ma, 6/11/01
- Lighting Plans, Sheets 12-6 through 12-10 5/14/01
- The Cape Club at Cape Cod, Section at Entry Pavilion, prepared by Lyman Perry Architects, Ltd., Drawing L-1 in Appendix H of the Response to Cape Cod Commission comments (7/01) 6/22/01
- **The Golf Club at Cape Cod (Exterior Elevations), prepared by Brown Lindquist Fenuccio & Raber Architects, Inc. Drawings Number A2.1, A2.2, A2.3, and A2.4 8/14/07 9/13/07**


 Paul Niedzwiecki, Executive Director


Date 10/01/07

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

10/1, 2007

Before me, the undersigned notary public, personally appeared, Paul Niedzwiecki in his capacity as Executive Director of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned.


 Notary Public

My Commission Expires:

