

CAPE COD COMMISSION

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DATE: February 19, 2008

APPLICANT: Oyster Harbors Club, Inc.

RE: Development of Regional Impact Exemption Request
Cape Cod Commission Act, Section 12(k)

PROJECT #: EX#05002

PROJECT: Oyster Harbors Clubhouse
170 Grand Island Drive
Osterville, MA 02655

DESCRIPTION: Lot 36, Land Court Plan 15354-84 (Sheet 9), Certificate of Title No. 119536

Minor Modification #2

The above project for a proposed 41,791 square foot clubhouse on Grand Island in Osterville, MA was approved by the Cape Cod Commission as a DRI Exemption on March 31, 2005 and modified on June 14, 2005. The applicant is proposing to construction a new 1,096 square foot children's center on the northeast corner of the Clubhouse lot.

Determination

On January 16th, 2008, the Regulatory Committee determined that these revisions to the Oyster Harbors Clubhouse site plan and findings of the March 31, 2005 decision do not require further review by the Commission and are approved as a Minor Modification #2. The following changes shall be made to the decision:

WR4. The original project and modification results in a no-net change in nitrogen load to groundwater through the installation of a FAST denitrifying septic system; the elimination of 151 lockers from the existing structure; a 18,000-square foot reduction in lawn area; and use of vegetated swales to treat stormwater runoff. Any nitrogen credits that may result from these changes and may be allocated to future development would need to be based on an evaluation of actual wastewater flows for the project.

G1. The applicant proposes to demolish an existing 22,264 clubhouse for the Oyster Harbor Club on Osterville Grand Island in Barnstable and replace it with a 41,791 square foot clubhouse. The project will result in an increased gross floor area of 19,527 square feet. The clubhouse


Decision
Oyster Harbors Clubhouse Minor Modification #2
February 19, 2008



is an integral part of the Oyster Harbor Club that includes an 18-hole golf course, pro-shop, tennis courts, beach, boating pier, and other accessory uses. The club is located on a private, access-controlled island that is connected to the mainland via Bridge Street. Bridge Street connects to Parker Road and ultimately to Main Street Osterville, all three of which are regional roadways. The proposed clubhouse will result in an additional 2,070 square feet of impervious surface at the site to accommodate additional driveway space.

The applicant has proposed the construction of a 1,096 square foot children's center (center) on the northeast corner of the property (refer to Site Plan "Proposed Accessory Structure at 170 Grand Island Drive, Barnstable, MA prepared by Sullivan Engineering and dated December 26, 2007). The center will be operated as a seasonal facility only and will have two bath facilities. Waste disposal from the center will be via a new waste line through a proposed septic tank and pump chamber to the existing septic treatment system.

- T1. The current club is limited to 400 full memberships plus no more than 40 Senior Social Resident Members. The applicant has proposed to keep these limits. No other facilities are being expanded. Due to the proposed limit on club membership, the project is not likely to produce regionally significant increases in trip generation.


Frank Hogan, Regulatory Committee chairperson.

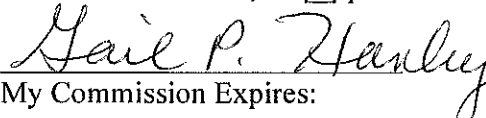
2/21/08
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

2.21, 2008

Before me, the undersigned notary public, personally appeared Mr. Frank Hogan, in his capacity as Chairman of the Regulatory Committee, 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 photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned.


My Commission Expires:

10.13.11