



CAPE COD COMMISSION

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DATE: November 30, 2009

TO: Douglas J. Pfeffer
Manager, Cape Cod National Golf Club, LLC
P.O. Box 1615
Harwich, MA 02645

RE: Modification of an Approved DRI Decision dated May 9, 1996 and as modified November 14, 1996, March 9, 1998, May 18, 1998, August 27, 1999, February 26, 2001, April 29, 2002, April 7, 2003 and June 11, 2007

Cape Cod Commission Act, Sections 12 and 13

APPLICANT: Cape Cod National Golf Club, LLC

PROJECT: Cape Cod National Golf

PROJECT #: TR-95022

LOCATION: 174 South Orleans Road, Brewster

RECORDING INFORMATION

BOOK/PAGE:

CERTIFICATES:

Book 9862, Pages 195 & 284
Book 2843, Page 237, parcels 1 & 2
Book 2172, Page 001
Book 3260, Page 304, parcel 4
Book 6267, Page 214
Book 9941, Page 345
Book 3260, Page 302, parcels II & III
Book 3260, Page 302, parcel 1
Book 9442, Pages 47 & 51
Book 9862, Page 197, parcels 1 & 2
Book 9884, Page 195

#143872

A. Lots 2,4 & 5 on Plan 40836-B, Sheet 1
B. Lots 6-20 on Plan 40836-C, Sheets 1-4

141302

A. Land on Plan 39674-A
B. Land on Plan 33913-A
C. Lots 149-156 on Plan 20373-0

180965

A. Lot 1 on Plan 33913-B
(*plan not recorded; still pending*)

139008

A. Lot 2 on Plan 39808-A, Sheet 2
B. Lot 26 on Plan 39808-D

139010

A. Lot 25 on Plan 39808-C



DECISION

The Development of Regional Impact (DRI) decision dated May 9, 1996 and modified November 14, 1996, March 9, 1998, May 18, 1998, August 27, 1999, February 26, 2001, April 29, 2002, April 7, 2003 and June 11, 2007 is hereby amended by a vote of the Cape Cod Commission's (Commission) Regulatory Committee on November 30, 2009. All conditions incorporated in and attached to the original DRI decision dated May 9, 1996 and subsequent modification decisions continue to apply except as modified herein.

The following changes to findings and the addition of a new condition are hereby approved as Minor Modifications #2 under Section 13 of the Commission's *Enabling Regulation* (as amended) pursuant to a vote of the Commission's Regulatory Committee on November 30, 2009.

MODIFIED FINDINGS (Changes shown in strikeout and bold text)

ED5. The CCNG course will be a private golf course made up of approximately 250 member families. As a private course, CCNG will not be open to the general public, except where room guests at the Wequasset Inn schedule golf as part of their stay, **and that CCNG may host, on an annual basis, up to but not more than thirty-two (32) members of the general golfing public each day between the day after Labor Day and June 15th.** Information submitted by the Applicant on 12/12/95 indicates the Wequasset Inn guests will take up approximately 40% of the shoulder season tee times and 20% of tee times in the peak summer season.

TR1. The proposed project is expected to generate approximately 60 vehicle trips during the 4 PM to 5 PM peak hour. The Applicant and staff have agreed upon an expected daily generation of 269 vehicle trips per day. **A monitoring program conducted in September 2009 to determine the facility's current trip generation indicates that the existing golf course membership during the off-season does not generate more than 166 vehicle trips on an average day and that the additional thirty-two (32) golfers would generate no more than 70 daily trips; for a total of 236 daily trips.**

NEW CONDITION

G6. **The Applicant shall limit the number of members of the public/non-members who golf at the facility each year between the day after Labor Day to June 15th to no more than 32 persons per day. Members of the public/non-member golfers shall not be permitted to golf at the CCNG course during the period from June 16th to Labor Day**

each year. Any deviation from this condition shall require Cape Cod Commission review as a modification to this decision. For the purposes of this condition, the terms "non-member golfers" and "members of the public" does not include guests of the Wequasset Inn who golf at CCNG course as part of their stay.

Royden Richardson
Royden Richardson
Chair, Regulatory Committee

December 3, 2009
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

12/3, 2009

Before me, the undersigned notary public, personally appeared

Royden Richardson, in his/her capacity as Chairman of the Commission's Regulatory Committee, whose name is signed on the preceding document, and such person acknowledged to me that he/she 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.

Gail P. Hanley
Notary Public

My Commission Expires:

10.13.11