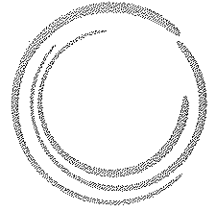


3225 MAIN STREET • P.O. BOX 226  
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD  
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

Date: April 19, 2012  
From: Cape Cod Commission  
RE: Modification of a Development of Regional Impact Exemption Decision  
Applicant: Oyster Harbors Club, Inc.  
Project: Oyster Harbors Clubhouse  
170 Grand Island Drive  
Osterville, MA 02655  
Project #: EX#05002  
Lot / Plan: Lot 36, Land Court Plan 15354-84 (Sheet 9), Certificate of Title #119536

Minor Modification Type #1

A 41,791 square foot clubhouse proposed by Oyster Harbors Club, Inc. (the Applicant) 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 and February 19, 2008. As part of the 2008 modification, the Applicant proposed to construct a new 1,096 square foot children's center on the northeast corner of the Clubhouse lot adjacent to the existing 575 square foot children's center. The Applicant is now proposing to demolish the existing children's center and replace it with a new 1,475 square foot children's center, resulting in a net reduction of 196 square feet from the original proposal.

Determination

The Executive Director of the Commission has determined that the request constitutes a *de minimus* change according to Section 13(c)(i) of the Commission's *Enabling Regulations* (Revised March 2011) and is approved as a Type 1 Minor Modification. The following changes shall be made to G1 of the 2011 original DRI Exemption decision, as modified on June 14, 2005 and February 19, 2008.

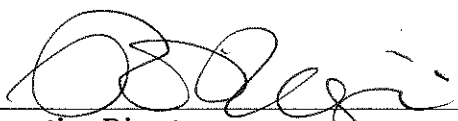
Modifications to the 2005 Decision

The following changes shall be made to the 2005 DRI Exemption decision, as modified, to reflect the requested changes to the project. New or added text is shown in **bold**. Deleted text is shown in ~~strikeout~~.

GF1. The applicant proposed 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 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 **to replace the existing 575 square foot children's center with** the construction of a ~~1,096~~ **1,475** 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~~ **March 16, 2012**). 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.

  
Executive Director

Date 4/19/12

**COMMONWEALTH OF MASSACHUSETTS**

Barnstable, ss

4/19, 2012

Before me, the undersigned notary public, personally appeared Paul Niedzwiecki

in his/her 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/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.

  
Notary Public

My Commission Expires:

