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CAPE COD  
COMMISSION

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Date: July 22, 2013

To: Kevin Kirrane, Esq. Tsakalos Realty Trust  
DKM&G, LLP P.O. Box One  
Shellback Place Forestdale, MA 02644  
133 Route 28, Box 560 Attn: Thomas Tsakalos  
Mashpee, MA 02649

From: Cape Cod Commission Regulatory Committee

Re: Extension of Development Agreement Application Period  
Cape Cod Commission Development Agreement Regulations  
Barnstable County Ordinance 92-1, Section 5

Project Applicant: Tsakalos Realty Trust

Project: South Sandwich Village

Parcel Numbers: Taskalos Realty Trust: 22-191, 22-188, 22-185, 22-194, 22-199,  
22-198, 22-197, 22-195, 22-190, 22-192  
Housing Assistance Corporation: 28-042, 28-041

Project #: DA12019

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### **PROPOSED PROJECT**

In accordance with the Applicant's Notice of Intent application, the Applicant proposes to develop South Sandwich Village, described as a smart growth, mixed-use, pedestrian-oriented village center, which includes mixed-use buildings consisting of retail, office space, residential units, a community center, a sports complex, a library, and a wastewater treatment facility. The proposed 50 acre mixed-use project consists of the redevelopment of three existing shopping plazas and development of a new village center located between Cotuit Road and Route 130 in Sandwich, MA. The wastewater treatment facility is proposed to be located approximately one mile north of the development area off of Jan Sebastian Drive.

## **PROCEDURAL HISTORY**

In July 2012, the Regulatory Committee of the Cape Cod Commission voted unanimously to recommend to the full Commission that the proposed development is suitable for consideration as a Development Agreement with the Commission, and the Commission then voted unanimously to approve the South Sandwich Village Notice of Intent to File a Development Agreement Application and determined that the proposed development is suitable to be the subject of a Development Agreement.

## **DECISION**

On July 3, 2013, Cape Cod Commission staff received a letter from Kevin M. Kirrane, Dunning, Kirrane, McNichols & Garner, LLP, on behalf of Tsakalos Realty Trust, requesting an extension of the filing deadline for submission of the Development Agreement application for South Sandwich Village. The Applicant is requesting the extension due to the ongoing Sandwich Regional Economic Strategy Executive Team (RESET) project. Through the RESET process, the Cape Cod Commission and the Town of Sandwich are exploring a variety of regulatory and planning options for the Town, including the South Sandwich Village project area.

In accordance with Section 5 of the Cape Cod Commission Development Agreement Regulations, Barnstable County Ordinance 92-1, the Regulatory Committee of the Cape Cod Commission may, for good cause shown, extend the Development Agreement application period for no more than one year.

The Regulatory Committee of the Cape Cod Commission hereby finds that the Applicant has shown good cause for an extension and therefore grants the Applicant's request for an extension of the Development Agreement application period. The Applicant shall have one year from the date of this decision to file a Development Agreement application with the Commission and to pay the applicable fee in accordance with the Cape Cod Commission Enabling Regulations, Barnstable County Ordinance 90-12, as amended. This decision is rendered pursuant to a unanimous vote of the Cape Cod Commission Regulatory Committee on July 22, 2013.

Executed this 22 day of July 2013.

[Handwritten Signature]  
Signature

JOHN H. McCOORMACK JR.  
Print Name and Title

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss July 22, 2013

Before me, the undersigned notary public, personally appeared John H. McCormack, Jr., in his/her capacity as Chairman 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.

Gail P. Hanley  
Notary Public  
My Commission Expires:  
9-28-18

