

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



CAPE COD  
COMMISSION

---

(508) 362-3828 • Fax (508) 362-3136 • [www.capecodcommission.org](http://www.capecodcommission.org)

Date: July 23, 2013

To: Jonathan Fitch  
Attorney at Law  
3010 Main Street (Rte. 6A)  
Barnstable, MA 02630

From: Cape Cod Commission

Re: Limited DRI Review Scoping Decision  
Cape Cod Commission Act, Section 13(a)  
Cape Cod Commission *Enabling Regulations*, Sections 3, 5, & 7

Applicant/Owner: Howland Development Corp. and Snake Pond Realty Trust

Project: Greenwood Meadows

Project #: LR/TR 12041

Project Location: Farmview Drive, Sandwich, MA

Recording Information: Attached to this decision as *Attachment A*

---

### INTRODUCTION

The above referenced project, Greenwood Meadows, was approved, with conditions, as a Limited Development of Regional Impact (DRI), by a vote of the Cape Cod Commission (Commission) on January 31, 2013.

On May 30, 2013, Attorney Jonathan Fitch, representing the Applicant on the above referenced project, notified the Commission that as a result of local review for a Special Permit, the Town of Sandwich requested that lighting be added to the proposed project. Attorney Fitch requested that the Limited DRI decision be modified in order to reflect the exterior lighting as required by the Town.

### 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 2013; New Fee Schedule Effective July 1, 2013) and is approved as a Type 1 Minor Modification. The following changes shall be made to the original Limited DRI decision.

## MODIFICATIONS TO THE 2013 DECISION

The following changes shall be made to a finding and condition of the 2013 Limited DRI decision to reflect the requested changes to the project. New or added text is shown in **bold**. Deleted text is shown in ~~strikeout~~.

### FINDING

GF5. The project is proposed to be constructed in accordance with the following plan set titled *Special Permit Site Plans for the Greenwood Meadows Solar Project* by Atlantic Design Engineers, Inc. dated September 13, 2012:

- Sheet 1 of 11: Cover Sheet
- Sheet 2 of 11: Overall Existing Conditions Plan
- Sheet 3 of 11: Overall Site Layout Plan
- Sheet 4 of 11: Site Layout Plan
- Sheet 5 of 11: Site Layout Plan
- Sheet 6 of 11: Overall Grading and Erosion Control Plan
- Sheet 7 of 11: Grading and Utilities Plan
- Sheet 8 of 11: Grading and Utilities Plan
- Sheet 9 of 11: Grading and Utilities Plan
- ~~Sheet 10 of 11: Overall Landscaping and Lighting Plan (*Lighting withdrawn*)~~
- **Sheet 10 of 11: Overall Landscaping and Lighting Plan, latest revision date of 7/5/13, showing 70 watt American Series lights on a seven (7) foot flush mounted pole, received by the Commission on 7/17/13 by Email from Attorney Fitch**
- Sheet 11 of 11: Details Plan

### CONDITION

GC6. The project shall be constructed and undertaken consistent with the following plan set titled *"Special Permit Site Plans for the Greenwood Meadows Solar Project"* by Atlantic Design Engineers, Inc. dated September 13, 2012:

- Sheet 1 of 11: Cover Sheet
- Sheet 2 of 11: Overall Existing Conditions Plan
- Sheet 3 of 11: Overall Site Layout Plan
- Sheet 4 of 11: Site Layout Plan
- Sheet 5 of 11: Site Layout Plan
- Sheet 6 of 11: Overall Grading and Erosion Control Plan
- Sheet 7 of 11: Grading and Utilities Plan
- Sheet 8 of 11: Grading and Utilities Plan
- Sheet 9 of 11: Grading and Utilities Plan
- ~~Sheet 10 of 11: Overall Landscaping and Lighting Plan (*Lighting withdrawn*)~~
- **Sheet 10 of 11: Overall Landscaping and Lighting Plan, latest revision date of 7/5/13, showing 70 watt American Series lights on a seven (7) foot flush mounted pole, received by the Commission on 7/17/13 by Email from Attorney Fitch**
- Sheet 11 of 11: Details Plan

**SIGNATURES**

Executed this 24th day of July 2013.

Kristy Senatori  
Signature

Kristy Senatori, Deputy Director  
Print Name and Title

**COMMONWEALTH OF MASSACHUSETTS**

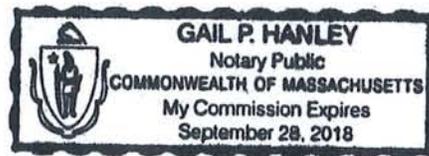
Barnstable, ss

July 24, 2013

Before me, the undersigned notary public, personally appeared Kristy Senatori,

in his/her capacity as Deputy 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.

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



**ATTACHMENT A**

**Recording Information for Greenwood Meadows Project  
LR-TR12041**

**Registered Owner:** Snake Pond Realty Trust, Michael A. Howland, Trustee

**Title Reference:**

Land Court Certificate of Title No. 137565

Land Court Plan 6139-7

Sheet 1, Lots	947	955	963
	948	956	964
	949	957	985
	950	958	986
	951	959	987
	952	960	1000
	953	961	
	954	962	

Sandwich Tax Assessors Map 05, Parcels 291, 292, 293, 294, 295, 296, 297, 298, 319, 320, and 321  
Map 01, Parcels 001, 002, 003, 004, 005, 006, 007, 008, 009, 010 and 011