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CAPE COD
COMMISSION

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MINOR MODIFICATION TYPE #1

DATE: JUNE 4, 2015

TO: ANDREW L. SINGER, LAW OFFICE OF SINGER & SINGER, LLC
26 UPPER COUNTY ROAD, PO BOX 67, DENNISPORT, MA 02639

RE: MODIFICATION OF A DEVELOPMENT OF REGIONAL IMPACT DECISION

PROJECT APPLICANT/
LESSEE: MAPLEWOOD BREWSTER LLC

PROPERTY OWNER: BREWSTER ALF PROPERTY LLC

PROJECT NUMBER: TR12002

PROJECT: MAPLEWOOD AT BREWSTER FKA MP RENAISSANCE

LOCATION: 0 HARWICH ROAD/ROUTE 124, BREWSTER, MA

REGISTRY BOOK/PAGE: DEED BOOK 28272 PAGE 228
PLAN BOOK 611 PAGE 21

ASSESSORS PARCEL ID: MAP 63 PARCEL2

SUMMARY

Pursuant to Section 13 of the Cape Cod Commission (Commission) Enabling Regulations (Revised November 2014, with Revised Fee Schedule Effective July 1, 2014), the Development of Regional Impact (DRI) decision dated August 2, 2012 for the above-referenced project is hereby amended as a Minor Modification Type #1 to allow *de minimus* changes to the approved Project as discussed herein.

All findings and conditions attached to the original decision and subsequent modifications continue to apply except as modified herein.

DISCUSSION

The Commission issued a DRI decision, with conditions, to Coridian Associates LLC which approved the construction of a 132-unit, 131,877-square-foot residential care facility. The 2012 DRI decision has been modified twice by decisions dated February 19, 2014 and July 10, 2014 (collectively, "Decision"). The Project was conveyed to Brewster ALF Property LLC on July 18, 2015 per deed referenced above. Brewster ALF Property LLC subsequently granted Maplewood Brewster LLC a long term ground lease over the Property.

The Commission received a modification request on May 11, 2015 from Andrew L. Singer of the Law Offices of Singer & Singer LLC on behalf of the Applicant for approval of a revised energy narrative to replace that approved under Energy Condition EC1 of the Decision and dated November 14, 2011. The Applicant provided the Commission with the revised narrative, prepared by New Ecology Inc. and dated April 29, 2015, as well as correspondence from Project architect The Architectural Team Inc., dated May 4, 2015.

The revised narrative outlines alternate means by which the Project will meet the intent of Energy Condition EC1's requirements concerning the Energy Star National Building Option Package. These alternate means are appropriate given the nature of an assisted living/memory care facility's typology and layout differences from standard residential building typologies.

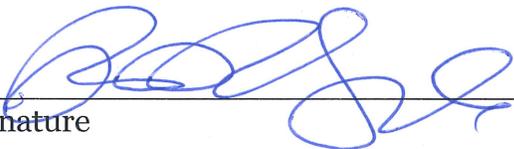
CHANGES TO THE DRI DECISION

The Decision is hereby modified to delete reference to the energy narrative therein dated November 14, 2011, and to substitute therefor the energy narrative prepared by New Ecology Inc. dated April 29, 2015.

SEE NEXT PAGE FOR SIGNATURES

SIGNATURES

Executed this 4th day of June 2015.

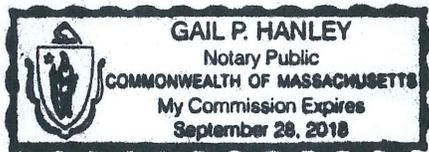

Signature

Paul Niedzwiecki, Exec. Director
Print Name and Title

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss June 4, 2015

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.



SEAL

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