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CAPE COD  
COMMISSION

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Date: July 21, 2016

To: Great Hill Equities, Inc. (Applicant/ Owner)  
c/o Eliza Cox, Esq.  
Nutter McClennen & Fish LLP  
1471 Lyannough Road  
P. O. Box 1630  
Hyannis, Massachusetts 02601-1630

Re: Permit Extension  
Development of Regional Impact/ Hardship Exemption Decision

Project/ Look Out Ridge Subdivision (CCC No. 04010)  
Project Site: Astrid Way and Maxwell Lane, Sandwich

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1. The above-referenced Project has the benefit of a Cape Cod Commission development of regional impact/ hardship exemption decision issued in March, 2005, which was subsequently amended by modification decision issued in March 2007. (collectively, the "DRI Permit").
  2. By virtue of the terms and conditions of the DRI Permit, the Commission's *Enabling Regulations Governing Developments of Regional Impact* and the Commonwealth's Permit Extension Act, the DRI Permit will expire December 21, 2016.
  3. The DRI Permit approved a 19 building lot residential cluster subdivision, with a 27.42 ac. +/- open space lot, on 40.2 ac. +/- of land.
  4. The Town of Sandwich Planning Board has granted definitive subdivision approval and a special permit for the project, and has released all building lots in the subdivision from covenant.
  5. In reliance on the DRI permit and Planning Board approvals/ releases, the Sandwich Building Department has issued at least one building permit for a lot in the subdivision (and a residence has been constructed on such lot), the applicant has completed the roadways and various other infrastructure in the subdivision, and has satisfied many of the requirements, including a good deal of required mitigation, under the DRI Permit. The Applicant has not, however, completed all requirements and satisfied all conditions under the DRI permit such that it may fully exercise its full rights under the DRI Permit.

6. The principal of the Applicant entity has passed away since the DRI Permit was issued, and his family is in the process of understanding and completing the various remaining requirements under the DRI Permit in order to comply with such Permit, allowing for building permits to issue and for construction on the constituent building lots in the subdivision.

7. The Applicant has requested a five year extension to the DRI Permit pursuant to Section 7 of the Commission's said DRI Enabling Regulations. The extension is requested to allow the Applicant sufficient time to complete the requirements under the DRI Permit, undertake development work authorized under the DRI Permit, and perhaps to seek a further modification to the DRI Permit to better reflect the status of current development and local permitting associated with the Project; the Applicant's efforts heretofore to satisfy the requirements of the DRI permit; and to clarify rights and responsibilities, and the permitting process going forward, under the DRI Permit. The DRI Enabling Regulations authorize the Commission's Committee on Planning and Regulation, upon appropriate request and after public hearing, to grant an extension of a DRI Permit for up to five years.

8. The DRI Permit contains Conditions requiring Cape Cod Commission staff review to ensure compliance with the DRI approval. As such, as and when the DRI Permit requirements are satisfied, Commission staff will review the same for consistency with the DRI Permit, pursuant to the Applicant's requests for Certificates of Compliance.

9. The requested extension will not result in any changes to the findings or conditions of the DRI Permit, other than an extension of time for the Applicant to secure local approvals pursuant to the DRI Permit.

10. The Committee on Planning and Regulation (CPR), after public hearing and having determined good cause shown by the Applicant, hereby grants a five year extension to the DRI Permit in accordance with Section 7(c)(xiv) of the Commission's Enabling Regulations. Pursuant to this extension, the period for the Applicant to obtain local permits, licenses and approvals pursuant to the DRI Permit, for development authorized under and subject to said DRI Permit, shall now expire **December 21, 2021**.

*Signature page(s) follow*

**SIGNATURE(S)**

Executed this 21<sup>st</sup> day of July 2016.

For the Commission by:  
Chair, Committee on Planning and Regulation

Royden C. Richardson  
Signature

Royden Richardson  
Print Name Chair, Committee on Planning & Regulation (CPR)

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss July 21, 2016

Before me, the undersigned notary public, personally appeared Royden Richardson,

in his/her capacity as CPR Chair 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.

[Signature]  
Notary Public  
My Commission Expires:

SEAL