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CAPE COD
COMMISSION

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MINOR MODIFICATION TYPE #1

DATE: JULY 26, 2016

TO: MATTHEW DINISCO, GE SOLAR
1 RIVER ROAD, BUILDING 66, SCHENECTADY, NY 12345

PROJECT APPLICANTS/
PROPERTY OWNER: GE SOLAR &
REHABILITATION HOSPITAL OF THE CAPE AND ISLANDS CORP.
311 SERVICE ROAD, SANDWICH, MA 02537

PROJECT NUMBER: TR93025

PROJECT: SPAULDING REHABILITATION HOSPITAL CAPE COD
SANDWICH, MA

LOCATION: 311 SERVICE ROAD, SANDWICH, MA 02537

ASSESSORS ID: 33-053

REGISTRY OF DEEDS: BOOK 18972 PAGE 130

SUMMARY

Pursuant to Section 13 of the Cape Cod Commission (Commission) Enabling Regulations Governing Developments of Regional Impact (Revised November 2014, with Revised Fee Schedule Effective July 1, 2016), the Development of Regional Impact (DRI) decision dated March 30, 1994 for the above-referenced project is hereby amended, with conditions, as a Minor Modification Type #1 to allow *de minimus* changes to the approved project plans as discussed herein.

DISCUSSION

The Commission issued a DRI decision, with conditions, on March 30, 1994 to Rehabilitation Hospital of Cape and Islands Corporation which approved the construction of a 60-bed rehabilitation hospital. The 1994 DRI decision has been modified five times by decisions dated:

Spaulding Rehabilitation Hospital Cape Cod, Sandwich, MA
Minor Modification Type #1 – July 2016

November 3, 1994; October 6, 1997; June 5, 2000; March 2, 2001; and January 13, 2016 (collectively, "Decision").

The Commission received a request from Matthew DiNisco of GE Solar on behalf of the Applicant seeking to build solar carport structures over existing parking areas and a ground-mounted solar array over previously cleared areas above the leaching field for the hospital, and accordingly, to modify the Decision. The Project is subject to review under the 1991 Regional Policy Plan (RPP), in accordance with the Commission's Enabling Regulations.

The Applicant provided engineering plans and specifications for the proposed work. Commission staff determined the proposed work will have little to no impact on Community Character or Water Resources as the site has a significant natural buffer from the roadway and no new significant areas of impervious surface are proposed. The Site's existing stormwater management system will adequately handle the proposed solar development. Though the portion of the Site containing the leaching field is mapped Priority Habitat for Rare or Endangered Species under MESA, the Applicant designed its work to account for such habitat, and accordingly received an NHESP "No Take" letter (dated 7/14/2016) for the proposed work.

As conditioned herein, the proposed work will not result in substantial impacts on the purposes and values of Section 1 of the Commission Act and represents a *de minimus* change to the Project.

CHANGES TO THE DRI DECISION

The Decision is hereby modified, with conditions, to allow for the proposed work to build solar carport structures over existing parking areas and a ground-mounted solar array over previously cleared areas above the leaching field for the hospital and shall be done in accordance with the following plans which are hereby incorporated by reference into the Decision. Plans listed herein shall control in the event of conflict with those previously approved by the Decision. All findings and conditions to the original decision and subsequent modifications continue to apply except as modified herein.

Prepared by Webby Engineering Associates, Inc.:

Existing Conditions Plan, dated 6/9/2016

Proposed Spaulding Solar Systems Site Plan, dated 6/13/2016

Proposed Ground Mounted Solar Array, dated 6/9/2016

Other documents:

Carport Cross Section, unsigned, undated

Photometric plan titled *340'-long Canopy Example--90' fixture spacing*, prepared by GE Lighting, dated 1/12/2016

Solar system component specifications, submitted with request for modification, dated 6/10/2016

CONDITIONS

1. The Applicant shall have two years from the date of and pursuant to this decision to obtain local permits to perform the proposed work described herein.
2. The proposed work shall be performed and maintained consistent with the above-referenced plans. The Applicant shall notice the Commission when the proposed work has been completed. The Applicant hereby authorizes Commission staff to perform a site visit, upon reasonable notice to the Applicant and at a reasonable time, to confirm that the proposed work has been completed in accordance with the plans referenced above.

SIGNATURES

Executed this 26th day of July 2016.


Signature

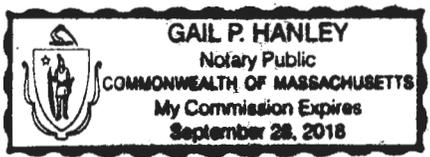
Paul Niedzwiecki, Executive Director
Print Name and Title

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss July 26, 2016

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.



Gail P. Hanley
Notary Public

My Commission Expires: 9-28-18

SEAL