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CAPE COD
COMMISSION

Date:	June 7, 2012
To:	Jonathan D. Idman Law Office of Singer & Singer, LLC P.O. Box 67 Dennis port, MA 02639
From:	Cape Cod Commission
Re:	Development of Regional Impact Cape Cod Commission Act, Sections 12 and 13
Applicant & Owner:	Andrea & James DuPont 3 Main Street Chatham, MA 02633
Project:	James & Andrea DuPont Historic Residence 3 Main Street Chatham, MA 02633
Project #:	TR12005
Book/Page:	10508/122
Map/Parcel:	16B/57

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (Commission) hereby approves with conditions the application of James and Andrea DuPont, represented by Jonathan D. Idman, Esq., for a Development of Regional Impact (DRI) pursuant to Sections 12 and 13 of the Cape Cod Commission Act (Act), c. 716 of the Acts of 1989, as amended, for the proposed addition to their historic residence located at 3 Main Street in Chatham, Massachusetts. The decision is rendered pursuant to a unanimous vote of the Commission on June 7, 2012.

PROJECT DESCRIPTION

The project property is located at 3 Main Street in Chatham, Massachusetts, within the Old Village National Register Historic District. The site is zoned Residential. The goal of the current owners, James and Andrea DuPont, is to preserve the original, three quarter Cape portion of the house, constructed circa 1815, while expanding the living area by altering and adding to the later portions of the house, which are primarily mid to late twentieth century additions.

The proposed project is located within Chatham's Old Village Historic District, which was listed on the National Register of Historic Places in December 2001. The district includes 220 contributing properties and encompasses approximately 95 acres east and southeast of Chatham's Main Street commercial area, framed by the Mill Ponds and the Atlantic coastline. The district's primary period of growth and development was during the mid-1800s, when it served as the commercial center of town and reflected the economic prosperity and population growth that followed the area's success in maritime industries. After a period of decline in the late 1800s, the district saw growth again in the early 20th century due to increased resort development.

The applicant proposes to preserve the circa 1815 three quarter Cape house, to expand the existing side ell addition, and to replace the existing rear additions with a series of larger rear ells and garage. The project retains the small detached accessory building on the property.

Proposed changes to the historic Cape house involve replacing the picture window on the front façade with a bay window, and removing the 20th century chimney on the west side of the house. An existing non-historic deck/covered porch at the rear northeast corner of the Cape house will also be removed. The applicant proposes to enlarge the existing side ell by approximately 4 feet in the rear, extending the existing roof pitch several feet higher to accommodate the additional space. The applicant is also proposing to replace and expand the rear ell, adding a new master bathroom and kitchen as one-story elements on the west side of the house, and adding a new one-story sitting room on the east side. The existing breezeway and attached garage will be demolished and replaced with a new attached two-car garage and entry hall, and a playroom addition on the east side. A new deck is proposed between the new playroom and sitting room.

The exterior of the detached art studio/gallery will be preserved primarily "as is" except for the addition of a new, east facing exterior door and entry stoop, removal of the skylight, and replacement of the west facing window with a six over six double hung window to match the existing windows.

PROCEDURAL HISTORY

The Commission received the DRI referral for the project on February 27, 2012 from the Town of Chatham Department of Community Development through Zoning Enforcement Officer/Central Permitting Coordinator, Paula Liska. In a letter dated February 29, 2012, the Applicant was informed that the Commission had received the DRI referral. The application for a DRI was received by the Commission on March 5, 2012. The DRI application was deemed to be substantially complete to proceed to a public hearing in a letter dated March 21, 2012.

In accordance with the Cape Cod Commission Act, the DRI hearing period was opened by Hearing Officer on April 26, 2012. A site visit was conducted on May 17, 2012 and a duly noticed

public hearing was held on the DRI application by an authorized Subcommittee of the Commission on that date at 6:00 pm at the Town Hall Annex in Chatham, MA.

A Subcommittee meeting was held immediately following the public hearing on May 17, 2012 at the Town Hall Annex in Chatham, MA. At that meeting, the Subcommittee voted 4-0-1 to approve the DRI, with conditions, for the proposed alteration and to direct Staff to draft a DRI approval decision, with conditions, for Subcommittee review and approval. At a Subcommittee meeting held on May 31, 2012 at the Barnstable Superior Courthouse, the Subcommittee voted unanimously to forward the decision to the full Commission for consideration at its meeting on June 7, 2012. At the June 7, 2012 full Commission meeting, the Commission voted to approve the DRI decision, as amended.

MATERIALS SUBMITTED FOR THE RECORD

In addition to the list of materials submitted for the record (see Table 1 below), the application and notices of public hearing relative thereto, Commission Staff's notes and correspondence, the minutes of public meetings and hearings, and all other written submissions received in the course of the proceedings are hereby incorporated into the record by reference.

TABLE 1: Materials Submitted for the Record

Materials from Cape Cod Commission	***Date Sent***
Letter from Gail Hanley notifying the applicant of the DRI referral	2/29/12
Email correspondence between Elizabeth Enos (EE) and Jonathan Idman, Esq. (JI) re: scheduling hearing	3/14/12 – 3/20/12
Letter from EE to JI notifying him that the application is complete and ready to proceed to public hearing	3/21/12
Email from EE to Terrance Whalen, Chatham Town Planner re: comments on DRI's compliance with local regulations	4/3/12
Email from EE to Norm Pacun re: public hearing	4/10/12
Email from EE to Norm Pacun re: request for materials	4/11/12
Email from EE to TW re: follow up on compliance	4/17/12
Email from EE to TW re: follow up on compliance	5/2/12
Email from EE to TW with attached letter from MHC	5/2/12
Email from EE to JI re: materials for subcommittee and scheduling	5/3/12
Email from EE to JI re: comments about the project	5/10/12
Email correspondence between EE and TW re: comments on compliance and attendance at hearing	5/10/12
Memo and Staff Report to CCC members	5/11/12
Email from Sarah Korjeff to Terry Whalen, Bob Oliver, Norm Pacun and EE with attached Staff Report	5/15/12
Email from EE to TW re: recording public hearing	5/15/12
Email from EE to JI re: correspondence from Ms. Fischer	5/17/12
Email from EE to Norm Pacun confirming date of current plans	5/17/12
Hearing outline and applicable MPSs from Commission staff to subcommittee	5/17/12
PowerPoint presentation presented by Staff on 5/17	5/17/12

Email correspondence from EE to TW re: draft decision	5/23/12
Email correspondence from EE to TW and JI re: draft decision and subcommittee meeting	5/23/12
Email from Gail Hanley to Chatham Town Clerk with attached meeting notice	5/23/12
5/17 hearing minutes, draft decision dated 5/24 and cover memo distributed to subcommittee	5/24/12
Email from SK to Bob Oliver re: meeting to discuss draft decision	5/24/12
Meeting outline and 5/17/12 subcommittee meeting draft minutes	5/31/12
Cover memos, draft decision dated 6/1/12, and 5/31/12 draft minutes	6/1/12
PowerPoint presentation presented by Staff at 6/7 CCC meeting	6/7/12
Materials from Applicant	***Date Received***
Application for DRI including attachments and payment	3/5/12
Email from JI to EE and Sarah Korjeff re: drawing included in file	3/12/12
Email correspondence between JI and EE re: scheduling hearing	3/14/12 - 3/20/12
Email correspondence between JI and EE re: plans for subcommittee and scheduling	5/3/12
Email from JI to EE re: comments on the project	5/10/12
Email from JI to EE re: letter from Marion Fischer	5/17/12
Materials from Public Agencies/Towns/State/Federal	***Date Received***
Letter from Chatham Historical Commission re: decision to refer as DRI	3/23/12
Email correspondence between Kristin Sullivan, Terry Whalen and EE re: scheduling public hearing	4/3/12
Letter from Mass Historical Commission re: potential detrimental effect	4/12/12
Email correspondence between TW and EE re: comments on compliance	4/19/12 - 5/2/12
Email correspondence and letter from TW to EE re: comments on compliance with local bylaws and LCP and attendance at public hearing	5/10/12
Email from TW to EE re: bringing recorder to public hearing	5/15/12
Email from TW clarifying compliance with LCP	5/16/12
Email from TW to EE noting that Chatham's LCP is not certified by the Commission	5/17/12
Letter from the Old Village Association urging the Commission to view the proposed renovation through the eyes of a preservationist	5/17/12
Email correspondence between TW and EE re: draft decision and subcommittee meeting	5/23/12
Email from Bob Oliver re: meeting to review draft decision	5/24/12
Materials from Members of the Public	***Date Received***
Email from Norm Pacun re: public hearing	3/26/12
Email correspondence from Norm Pacun to SK re: copy of recording	4/10/12 – 4/11/12
Letter from Lisa and Vahram Erdekian to EE in support of the project	4/26/12
Letter from Jane Twomey to EE in support of the project	4/27/12
Letter from Kay and Harold Cunningham in support of the project	5/10/12
Letter from William and Jane Vaughn in support of the project	5/11/12
Email from Marie Louise Friendly in opposition to the project	5/13/12
Letter from Giles Chapin in support of the project	5/14/12

Email from John Newton in opposition to the project	5/14/12
Email from John Hutchinson in opposition to the project	5/14/12
Email from Lucy Horn in opposition to the project	5/14/12
Letter from Edith Bingham in opposition to the project	5/14/12
Letter from Anne and Clyde Smith in opposition to the project	5/14/12
Letter from Peggy and Robert Crespo in support of the project	5/14/12
Email from Steve Fitz in opposition to the project	5/16/12
Email from Norm Pacun to SK re: date of most recent plans	5/17/12
Letter from Norm Pacun in opposition to the project	5/17/12
Letter from Gloria Freeman in opposition to the project	5/17/12
Letter from Nancy Koerner in opposition to the project	5/17/12
Letter from Deborah Kiessling in support of the project	5/17/12

TESTIMONY

May 17, 2012 Public Hearing

A subcommittee of the Cape Cod Commission held a duly noticed public hearing on the proposed DRI located at 3 Main Street in Chatham, MA for the purposes of receiving public testimony. Cape Cod Commission Staff Elizabeth Enos and Sarah Korjeff presented the Staff Report. Attorney Jonathan Idman and Sam Streibert, Architect for the project, presented on behalf of the Applicants and reviewed the proposed changes to the structure and the history of the project and urged the subcommittee to approve the proposed project. The subcommittee received testimony from several members of the Chatham Historical Commission and from members of the general public. The hearing was continued to the June 7, 2012 full Commission meeting at 3 pm in the Assembly of Delegates Chamber in the 1st District Courthouse in Barnstable, Massachusetts.

May 17, 2012 Subcommittee Meeting

A subcommittee of the Cape Cod Commission held a duly noticed public meeting for the purpose of deliberating on the proposed DRI located at 3 Main Street in Chatham, MA. Commission Staff reviewed the standards for approval and the applicable Minimum Performance Standards of the Regional Policy Plan with the subcommittee. After deliberating on the project, the subcommittee voted 4-0-1 to recommend approval of the proposed DRI, with conditions, and voted unanimously to direct Commission Staff to draft a written decision for review and approval by the subcommittee.

May 31, 2012 Subcommittee Meeting

A subcommittee of the Cape Cod Commission held a duly noticed public meeting for the purpose of reviewing a draft written decision for the proposed DRI located at 3 Main Street in Chatham, MA. Commission Staff reviewed the decision page by page with the subcommittee. The subcommittee voted unanimously to approve the draft decision, as amended, and to recommend approval by the full Commission.

JURISDICTION

The project qualifies as a DRI pursuant to Sections 2(a)(i)(a) and 3(a) of the Commission's *Enabling Regulations* (Revised March 2011) as a "Substantial Alteration of a building, structure, or site listed on the National Register of Historic Places, outside a municipal historic district or outside the Old King's Highway Regional Historic District." On December 6, 2011,

the Chatham Historical Commission determined that the proposed project constitutes a substantial alteration of a National Register historic structure.

Pursuant to Section 7(c)(viii)(2)(b) of the Commission's *Enabling Regulations*, for "projects involving historic properties referred under Section 3(a) above, the Commission shall waive application of Minimum Performance Standards other than those of the Heritage Preservation/Community Character Section of the RPP, so long as the development proposal does not meet or exceed a threshold contained in Section 3(b-k)."

FINDINGS

The Commission has considered the DRI application of Andrea and James DuPont for the proposed expansion of their historic residence at 3 Main Street in Chatham, MA, and based on consideration of such application and upon the information presented at the public hearings and submitted for the record, makes the following findings, pursuant to Sections 12 and 13 of the Act:

General Findings

GF1. As the date of the first substantive public hearing on the application was May 17, 2012, the proposed project was reviewed subject to the 2009 Regional Policy Plan (RPP), as amended in May 2011.

GF2. The project location is 3 Main Street, in Chatham, Massachusetts. The site is zoned residential.

GF3. The project site, as described in the application, is located within Chatham's Old Village Historic District, which was listed on the National Register of Historic Places in December 2001. The district includes 220 contributing properties and encompasses approximately 95 acres east and southeast of Chatham's Main Street commercial area, framed by the Mill Ponds and the Atlantic coastline. The existing building is a three-quarter Cape house with a prominent roof dormer, a small one-story ell on the west side of the Cape, and a series of three rear ell additions. According to the historic inventory, the original portion of what is known as the John and Benjamin Mallowes house was built circa 1815 and was located across Main Street where a tennis club now stands. In 1892, the house was moved to its present site but oriented towards Silver Leaf Avenue. In 1938, the house was placed onto a new foundation at its current location, re-oriented to face Main Street and the Atlantic beyond, and a rear ell was added to the house. The west wing on the house appears to date from the mid twentieth century, as do the roof dormers and the one-story portion of the rear ell. In 1970, the current owner's family added the garage and breezeway to the house.

GF4. The applicant proposes to preserve the circa 1815 three quarter Cape house, to expand the existing side ell addition, and to replace the existing rear additions with a series of larger rear ells and garage. The project retains the small detached accessory building on the property.

Proposed changes to the historic Cape house involve replacing the picture window on the front façade with a bay window, and removing the 20th century chimney on

the west side of the house. An existing non-historic deck/covered porch at the rear northeast corner of the Cape house will also be removed. The applicant proposes to enlarge the existing side ell by approximately 4 feet in the rear, extending the existing roof pitch several feet higher to accommodate the additional space. The applicant is also proposing to replace and expand the rear ell, adding a new master bathroom and kitchen as one-story elements on the west side of the house, and adding a new one-story sitting room on the east side. The existing breezeway and attached garage will be demolished and replaced with a new attached two-car garage and entry hall, and a playroom addition on the east side. A new deck is proposed between the new playroom and sitting room.

The exterior of the detached art studio/gallery will be preserved primarily "as is" except for the addition of a new, east facing exterior door and entry stoop, removal of the skylight, and replacement of the west facing window with a six over six double hung window to match the existing windows.

GF5. Pursuant to Section 7(c)(viii)(2)(b) of the Commission's enabling regulations, for "projects involving historic properties referred under Section 3(a) above, the Commission shall waive application of Minimum Performance Standards other than those of the Heritage Preservation/Community Character Section of the RPP, so long as the development proposal does not meet or exceed a threshold contained in Section 3(b-k)."

GF6. The Commission finds that the proposed development does not meet or exceed any thresholds contained in the *Enabling Regulations* governing review of Developments of Regional Impact Sections 3(b-k).

GF7. In written correspondence dated May 10, 2012, Terrance Whalen, Principle Planner for the Town of Chatham, states that "From the perspective of the Town's Protective (zoning) Bylaw, the proposed project requires obtaining a Special Permit to alter the pre-existing non-conforming single-family dwelling under Section V.B." The Commission finds that the development is consistent with municipal development bylaws, provided that a Special Permit is obtained from the Zoning Board of Appeals.

GF8. In written testimony dated May 17, 2012, Terrance Whalen, Principle Planner for the Town of Chatham, states that Chatham's Local Comprehensive Plan (LCP) is not certified by the Cape Cod Commission as consistent with the Regional Policy Plan. As such, the Commission finds that this criterion does not apply to the proposed development.

GF9. The Commission finds the proposed development is not located in a District of Critical Planning Concern (DCPC) and as such, this criterion does not apply to the proposed development.

GF10. The Commission finds that the project will be constructed in accordance with the following plans:

- Site Plan (Sheet 1 of 1), from the plan entitled "ZBA Site Plan, 3 Main Street, Chatham, Massachusetts," prepared by Eldredge Surveying & Engineering, LLC, revised through November 8, 2011
- Sheets A1-A6, designed by Streibert Associates, dated February 9, 2012 and received by the Commission on March 12, 2012
    - 1st Floor Plan (A1)
    - 2nd Floor Plan (A2), revised low roofs March 8, 2012
    - Basement Plan (A3)
    - Roof Plan (A4), revised March 8, 2012
    - Elevations 1 (A4), revised to be A5, March 8, 2012
    - Elevations 2 (A5), revised to be A6, March 8, 2012
- Sheets E1-E4, designed Streibert Associates, dated October 3, 2007 and received by the Commission on March 12, 2012
    - Existing 1st Floor Plan (E1)
    - Existing 2nd Floor Plan (E2)
    - Existing Elevations 1 (E3)
    - Existing Elevations 2 (E4)
    - Existing Roof Plan (E4), revised March 8, 2012

GF11. The Commission finds that the probable benefits of the proposed development include the preservation of the original ¾ Cape building listed on the National Register of Historic Places, and that the proposed alterations will make the house safer and more livable for the Applicants without changing the character of the historic structure or the neighborhood or obstructing the viewscape, and the proposed additions and alterations will allow the home to remain in the family of long-time residents for years to come.

GF12. The Commission finds that although concerns have been raised about the size and mass of the structure in relation to the lot size, these concerns do not rise to the level of a probable detriment. The Commission finds that there are no probable detriments from the proposed development.

GF13. The Commission finds that the probable benefit from the proposed development is greater than the probable detriment.

Historic Preservation and Community Character

HPCCF1. The Commission finds that the existing building is a good example of an early 19th century Cape Cod style house. The building is historically significant and contributes to the historic district both because of its age and because of its traditional architectural form; a modest main mass with small additions to the side and rear. It is part of a tight grouping of historic residential buildings in the Old Village in Chatham. The Commission further finds that although the structure has been moved, added to and altered several times, the additions have all been modest in size and have preserved the form of the three-quarter Cape house. Further, the additions and alterations do not diminish the house's historic and architectural significance.

HPCCF2. The Commission finds that the key character-defining features of the building are its three-quarter Cape form with asymmetrical façade, its modest size, and its

orientation to the road, which maintains the village pattern of siting buildings close to the road edge. The Commission finds that the proposed plans retain the key character-defining features of the three-quarter Cape and are consistent with standard HPCC1.1. The three-quarter Cape remains prominent as the tallest part of the structure, and its original mass is clearly discernible despite additions to the west and rear facades. On the west side of the house, the master bath addition will conceal the west rear corner of the original Cape, but the original roof slope remains to indicate the extent of the historic building. The proposal to replace the picture window on the front façade with a bay window does not restore the historic form, but the Commission finds it does no further harm to the original building materials.

HPCCF3. The Commission further finds that no removal or alteration of distinguishing original stylistic features or examples of skilled craftsmanship have been proposed in compliance with HPCC1.1.

HPCCF4. The Commission finds that the proposed additions are designed with traditional materials, sloped roof forms, and a combination of one-story and two-story masses to make the forms compatible with the original three-quarter Cape in compliance with standards HPCC1.1 and HPCC2.4. The Commission further finds that the additions are appropriate in scale in that they are only slightly higher than the existing ells and they remain lower in ridge height than the original Cape structure. The west and rear walls are appropriate locations for additions since they are secondary facades with few distinctive architectural details and they have already been altered by existing additions. The west side additions increase the building's mass along Silver Leaf Avenue but follow traditional setback patterns. The rear additions are more massive than the existing, but are set well back on the lot and at a lower elevation and therefore do not have a strong impact on the historic Cape house.

HPCCF5. The Commission finds that Chatham's Old Village is considered a cultural landscape, identified by Boston University Graduate students in their 2010 Heritage Landscape Inventory. The Commission further finds that the proposed project does not alter any distinguishing original features of the cultural landscape, and as such complies with standards HPCC1.2 and HPCC2.3.

HPCCF6. The Commission finds that the proposed project area has been previously disturbed, and as such is not considered archaeologically sensitive. The Commission further finds that the project will not impact archaeological resources, and therefore complies with standard HPCC1.3.

HPCCF7. The Chatham Historical Commission (LHC) and the Massachusetts Historical Commission (MHC) submitted letters expressing concern about the size of the proposed additions and potential detrimental effects. After careful consideration, the Commission finds that the proposed additions would not diminish the historic significance of the three-quarter Cape or the Old Village Historic District for purposes of compliance with the Regional Policy Plan, nor should it affect its eligibility for listing on the National Register of Historic Structures.

HPCCF8. The Commission finds that the proposed project complies with Minimum Performance Standards (MPSs) HPCC1.1, 1.2, 1.3, 2.3 and 2.4 of the Regional Policy Plan (RPP).

HPCCF9. The Commission finds that MPSs HPCC2.1, 2.2, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10, 2.11, 2.12, 2.13 and 2.14 do not apply to the proposed development.

CONCLUSION

Based on the above findings, the Commission hereby concludes:

1. That the probable benefit from the proposed development is greater than the probable detriment;

2. That upon satisfaction of the conditions identified in this decision, the proposed development is consistent with the 2009 (as amended) Regional Policy Plan, and as the Local Comprehensive Plan of the Municipality in which the proposed development is located in not certified by the Commission, this criterion does not apply to the proposed development;

3. The proposed development is consistent with municipal development bylaws upon issuance of a Special Permit by the Zoning Board of Appeals; and

4. The proposed project is not located within a District of Critical Planning Concern and therefore can be considered to be consistent with this criterion.

CONDITIONS

The Commission hereby approves, with conditions, the DRI application of Andrea and James DuPont for the proposed expansion of their historic residence at 3 Main Street in Chatham, MA provided the following conditions are met:

General Conditions

GC1. This decision is valid for a period of 7 years and local development permits may be issued pursuant hereto for a period of 7 years from the date of this written decision.

GC2. The Applicant shall obtain all necessary federal, state, and local permits for the proposed project.

GC3. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, and remain in compliance herewith, shall be deemed cause to revoke or modify this decision.

GC4. No development work, as the term "development" is defined in the Cape Cod Commission Act, shall be undertaken until all appeal periods have elapsed or, if such an appeal has been filed, until all judicial proceedings have been completed.

GC5. All development shall be constructed in a manner consistent with the following plans and other information:

- Site Plan (Sheet 1 of 1), from the plan entitled "ZBA Site Plan, 3 Main Street, Chatham, Massachusetts," prepared by Eldredge Surveying & Engineering, LLC, revised through November 8, 2011
- Sheets A1-A6, designed by Streibert Associates, dated February 9, 2012, some revised March 8, 2012, and received by the Commission on March 12, 2012
    - 1st Floor Plan (A1)
    - 2nd Floor Plan (A2), revised low roofs March 8, 2012
    - Basement Plan (A3)
    - Roof Plan (A4), revised March 8, 2012
    - Elevations 1 (A4), revised to be A5, March 8, 2012
    - Elevations 2 (A5), revised to be A6, March 8, 2012

Any deviation to the proposed project from the approved plans, including but not limited to changes to the design, location, or other site work, shall require approval by the Cape Cod Commission through its modification process, pursuant to the Commission's *Enabling Regulations*. The Applicant shall submit to the Commission any additional information deemed necessary to evaluate any modifications to the approved plans.

GC6. Prior to the issuance of a Building Permit for development, the Applicant shall seek and obtain a Preliminary Certificate of Compliance from the Commission that states that all conditions in this decision pertaining to issuance of a Preliminary Certificate of Compliance/Building Permit have been met. Such Certificate of Compliance shall not be issued unless all conditions connected to the Preliminary Certificate of Compliance have been complied with.

GC7. Prior to the issuance of a Building Permit for development, the Applicant shall seek and obtain a Special Permit from the Chatham Zoning Board of Appeals.

GC8. Prior to the issuance of a Certificate of Use/Occupancy, the Applicant shall seek and obtain a Final Certificate of Compliance from the Commission that states that all conditions in this decision pertaining to issuance of a Final Certificate of Compliance/Certificate of Use/Occupancy have been met. Such Certificate of Compliance shall not be issued unless all conditions connected to the Final Certificate of Compliance have been complied with.

GC9. The Applicant shall notify Commission Staff in writing at least thirty (30) calendar days prior to its intent to seek each Preliminary and each Final Certificate of Compliance. Such notification shall include a list of key contact(s), along with their telephone numbers, mailing addresses, and email addresses, for questions that may arise during the Commission's compliance review. Commission Staff shall complete an inspection under this condition, if needed, and inform the Applicant in writing of any deficiencies and corrections needed. The Commission has no obligation to issue any Certificate of Compliance unless and until all conditions are complied with.

GC10. The Applicant agrees to allow Commission Staff to enter onto the property, which is the subject of this decision, after reasonable notice to the Applicant, for the purpose of determining whether the conditions contained in this decision including those

required prior to issuance of the Preliminary and Final Certificates of Compliance have been met.

SUMMARY

The Cape Cod Commission hereby approves with conditions the application of Andrea and James DuPont for the proposed expansion of their historic residence at 3 Main Street in Chatham, MA as a DRI as outlined in this decision pursuant to Sections 12 and 13 of the Act, c. 716 of the Acts of 1989, as amended.

(Signature on next page)

Michael Blanton, Commission Vice Chairman

6-7-12
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss 6/7, 2012

Before me, the undersigned notary public personally appeared Michael Blanton, in his capacity as Vice-Chairman of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he 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

GAIL P. HANLEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 28, 2018