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April 24, 2015
0108871-00001

Elizabeth Perry
Regulatory Officer II
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re: Monomoy Properties, LLC - Atkins Road Cluster Subdivision, Sandwich

Dear Elizabeth:

In connection with the above matter pending before the Commission, I enclose a list of anticipated project benefits. This list is not intended to be exhaustive and may be added to as the project goes through the Limited DRI process.

As you review the list, I wanted to make special note of the 3rd bullet point as this is a relatively new aspect of the project. Earlier this spring, it was brought to our attention that the static water pressure at the site was very low and that measures would need to be taken to remedy the situation in order to connect to public water. My client has considered several alternatives, including an on-site booster station. After reviewing the various alternatives with the Sandwich Water District ("District"), as described in the 3rd bullet point, we are now proposing to work with the District to install a water main under Route 6 to serve the development. The work will require obtaining a MassDOT access permit, though the District will be the project applicant for the permit. As noted in the attached document, making this connection will be of substantial benefit to the District by providing redundancy in water supply and to the surrounding area, particularly in the event of a fire emergency.

Presently, our engineer is working with the District to determine the best location to cross under the highway and where to bring the water line into the site. Once that is determined, we will share those plans with you. In the event that we are unable to obtain the necessary permits and/or if this connection is determined to be cost-prohibitive, other options will be explored, at which point we would modify the project plans.

Bringing the water line, as proposed, into the site will require a line to run through the proposed open space lot between the property's boundary along Route 6 and into the proposed development portion of the project. As noted above, once the location for the line is determined,

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we will provide you with the proposed plans. In the meantime, I do not believe that detail is necessary to commence the public hearing process on the limited DRI review areas for the project. Certainly, if you have any questions regarding this aspect of the project, please do not hesitate to contact me.

Finally, I have been in touch with Blair Haney, Town Planner for the Town of Sandwich, who is copied on this letter, and he is working with the Building Inspector on the referral. Kindly let me know once it has been delivered to the Commission.

Please let me know if you have any questions or comments. I will call you next week to discuss the scheduling of a hearing and to follow-up to see if you have any questions regarding the enclosed.

Thank you very much. With best regards, I remain,

Very truly yours,

Eliza Cox

EZC:
Enclosure

cc: Blair Haney, Town Planner, Town of Sandwich (w/ encl.)
Monomoy Properties, LLC (w/ encl.)
Brian Yergatian, BSC Group (w/ encl.)
Michael Scott, Esq. (w/encl.)

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MONOMOY PROPERTIES, LLC

CCC PROJECT BENEFITS

- Easement to the Town of Sandwich Natural Resources Department to provide Town Staff access to adjoining conservation land.
- The proposed project is located in a Significant Natural Resources Area. In accordance with the RPP, the applicant is required to provide open space at the rate of 2 to 1 in comparison to the development footprint. This corresponds to 17.0± acres of open space for this development. The applicant is proposing to provide a total of 28.4± acres of open space. This is 11.4± acres more than the required provision, and results in a ratio of 3.34.
- Working with the Sandwich Water District, the developer is proposing to install a 12-inch water main under Route 6 to serve the proposed development. The proposed water main will extend water service from the Service Road on the south side of the highway to the proposed subdivision, and will be interconnected with the existing 12-inch water main at the terminus of Atkins Road. The water main will operate at a higher hydraulic grade line than the main in Atkins Road, and thus will be hydraulically isolated by a closed gate valve. The interconnection will afford the Sandwich Water District redundancy in its water supply, as well as the potential to boost water pressures in the surrounding neighborhood, should the Sandwich Water District opt to install a pressure-reducing valve in the future. In the event of a fire, the District could back-feed the Atkins Road hydraulic zone to increase pressures and water flow, which will significantly increase its ability to fight fires.
- BDP WR1.7 Use of Water-conservation Technologies – water conservation devices will be installed in all houses of the subdivision to achieve a 40% reduction of water use.
- BDP WR1.8 Alternatives to Chemical Fertilizers and Pesticides – Organic fertilizers will be used to maintain plantings within the right of ways.
- BDP WR1.9 Greater Protection of Groundwater/Surface Water – the proposed development will result in a Nitrogen loading of 2 ppm, which is less than half of the 5 ppm standard, which is required by MPS WR1.1.
- BDP OS2.2 Provision of Recreation Areas – Walking trails and benches will be provided for passive recreation for residents of the subdivision within the open space land.
- BDP HPCC2.20 – Underground Utilities – New utilities will be placed underground within the proposed rights of way of the new subdivision roads.