



April 21, 2015

Mr. Jonathon D. Idman
Chief Regulatory Officer
Cape Cod Commission
3225 Main Street, PO Box 226
Barnstable, MA 02630

**Subject: MEPA Filing for Cape Cod Sports & Convention Complex
to Establish 2 - Party DA**

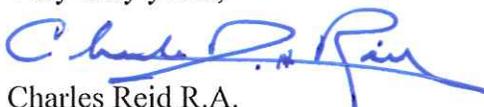
Dear Mr. Idman:

The following is intended to describe and discuss our intent to file as well as the likely scope of review for MEPA:

As was discussed at your meeting with members of our development team on April 15, 2015, we are preparing to present our project to the Secretary of Energy and Environmental Affairs for the purpose of MEPA review. We anticipate the project to be subject to the preparation of a mandatory EIR because it requires State Agency Permits – MassDOT; Vehicular Access Permit and Traffic Signal Permit, and Mass DEP; Groundwater Discharge Permit and Water System Modification Permit. In addition we will likely be the subject of multiple 'ENF and Other Review' thresholds - Land; Direct alteration of 25 or more acres and Creation of five or more acres of impervious area – Wastewater; New discharge and 10,000 or more gpd within a Zone II – Transportation; 300 or more New parking spaces. Upon review of our full build concept plan we also anticipate the project will require National Pollution Discharge Elimination System (NPDES) and Construction General Permit for storm water management from U. S. EPA. Also the project is anticipated to be subject to MEPA Greenhouse Gas Emissions Policy and Protocol and may require Air Quality Permits for heating/cooling, emergency power and wastewater treatment plant power generation units.

We recognize that if the project becomes eligible to receive State Financial Assistance further jurisdiction and review will apply. However, at this time, the anticipated aspects of the project that are likely, directly or indirectly, to cause Damage to the Environment as defined in the MEPA Regulation are: land alteration, traffic, greenhouse gases, water supply and wastewater. We anticipate that a preliminary review with MEPA staff similar to our discussion with CCC on 4/15/15 will lead to further refinement of this anticipated preliminary scope for MEPA review. We look forward to working with the commission on this exciting project.

Very truly yours,



Charles Reid R.A.
Executive Vice President & Director

cc: John Hynes, Dave Wamester, Robert Clark, Richard Mansfield