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CAPE COD
COMMISSION

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MINOR MODIFICATION TYPE #1

DATE: JULY 10, 2014

TO: ANDREW L. SINGER, LAW OFFICE OF SINGER & SINGER, LLC
26 UPPER COUNTY ROAD, PO BOX 67, DENNISPORT, MA 02639

RE: MODIFICATION OF A DEVELOPMENT OF REGIONAL IMPACT DECISION

PROJECT APPLICANT: CORIDIAN ASSOCIATES, LLC

PROPERTY OWNER: TOWERING OAKS ASSOCIATES/SIDNEY INSOFT

PROJECT NUMBER: TR12002

PROJECT NAME: MP RENAISSANCE

LOCATION: 0 HARWICH ROAD/ROUTE 124, BREWSTER, MA

REGISTRY BOOK/PAGE: DEED BOOK 3448 PAGE 40
DEED BOOK 21259 PAGE 246
PLAN BOOK 611 PAGE 21

ASSESSORS PARCEL ID: MAP 68 PARCEL2

SUMMARY

Pursuant to Section 13 of the Cape Cod Commission (Commission) Enabling Regulations (Revised March 2013, with Revised Fee Schedule Effective July 1, 2013), the Development of Regional Impact (DRI) decision dated August 2, 2012 for the above-referenced project is hereby amended as a Minor Modification Type #1 to allow *de minimus* changes to the approved project plans as discussed herein.

All findings and conditions attached to the original decision and subsequent modifications continue to apply except as modified herein.

DISCUSSION

The Commission issued a DRI decision, with conditions, to Coridian Associates, LLC which approved the construction of a 132-unit, 131,877-square-foot residential care facility. The 2012 DRI decision has been modified once by a decision dated February 19, 2014 (collectively, "Decision").

The Commission received a modification request on 6/18/2014 from Andrew L. Singer of the Law Offices of Singer & Singer, LLC on behalf of the Owner and Applicant for approval of small alterations to the set of project plans approved by the Decision. The Applicant provided the Commission with the revised plan set.

The revised plans will result in changes to the following: a reduction in the building footprint by 9,467 s.f., a reduction in the overall building size by 16,527 s.f., a reduction in impervious surface within the development by approx. 10,000 s.f., the addition of a porte cochere over approved impervious surface, and an increase in building setbacks. Remaining changes constitute interior programmatic adjustments not of concern to the Commission.

Specifically, the revised plans will not result in changes to the following: the total number of units, the number or allocation of affordable housing units, the number of parking spaces, and the design and capacity of the Wastewater Treatment Facility.

CHANGES TO THE DRI DECISION

The Decision is hereby modified to accommodate the revised plan sets proposed by Coridian Associates, LLC as outlined below.

The plans approved under Condition GC6 shall be replaced by:

- 6/6/2014 Site Development Plans, by Kelly Engineering Group: Sheets 1 - Cover Page, Existing Conditions Plan, 3 - Overall Site Plan, 4 - Layout Plan, 5 - Grading & Drainage Plan, 6 - Utility Plan, 7 - Details Sheet, 8 - Details Sheet
- 6/6/2014 Interior and Exterior Architectural Drawings, by TAT/The Architectural Team: Sheets To.01 - Cover Sheet, A1.00 - Ground Floor Plan, A1.01 - First Floor Plan, A1.02 - Second Floor Plan, A1.03 - Roof Plan, A4.01 to A4.04 - Exterior Elevations, A5.01 - Building Sections

The plans approved under Condition LSDC1 shall be replaced by:

- 6/6/2014 Site Landscape Plans, by Hawk Designs: Sheets L1 - Site Reference Plan, L2 to L5 - Planting Plans, L6 to L6.1 - Site Lighting Plans, L7 - Site Turf Plan, D1 - Plant List & Planting Details, D2 - Planting Notes

SEE NEXT PAGE FOR SIGNATURES

SIGNATURES

Executed this 10 day of July 2014.

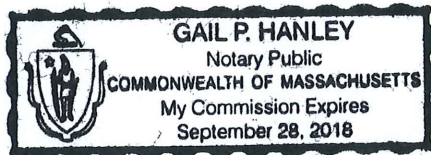

Signature

Paul Niedzwiecki, Executive Director
Print Name and Title

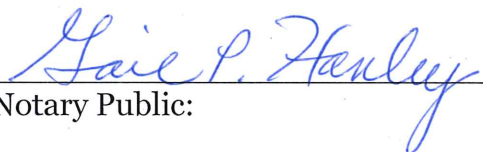
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss July 10, 2014

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.



SEAL


Notary Public:
My Commission Expires: 9-28-18