

AMENT KLAUER LLP

Attorneys at Law
39 Town Hall Square
Falmouth, MA 02540

Robert H. Ament, Esq.
Kevin P. Klauer II, Esq.
Matthew M. Terry, Esq.

Telephone (508) 540-6555
Fax (508) 457-1293
Website: www.amentklauer.com

May 7, 2019

Cape Cod Commission

3225 Main Street

P. O. Box 226

Barnstable, MA 02630

Attn: Jonathon Idman, Esquire, Chief Regulatory Officer, and
Committee on Planning and Regulation

Re: Nautilus Motor Inn Redevelopment f/k/a Wise Living at Woods Hole
(CCC File Nos. 06009/08017)

Dear Jonathon:

For reference, enclosed is a copy of my letter to you dated January 14, 2019, requesting a five-year extension of the DRI timeframe.

Enclosed please find our client's check for \$2,000.00 made payable to the Barnstable County Treasurer in payment of the extension application filing, replacing the check previously submitted. Also enclosed is a current Certified Abutters List from the Town of Falmouth Assessing Department. Please process the extension request now.

Last week the Falmouth Planning Board issued its Site Plan Review decision that will allow the project to proceed, and the Falmouth Zoning Board of Appeals voted unanimously to instruct its Administrator to draft a favorable decision. We expect the Board of Appeals will vote its approval on May 30, 2019.

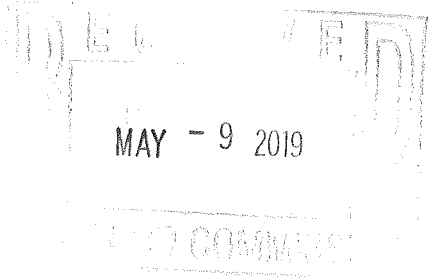
Should you have any questions, please do not hesitate to call. Thank you.

Very truly yours,



Robert H. Ament

RHA/gmb
Enclosure



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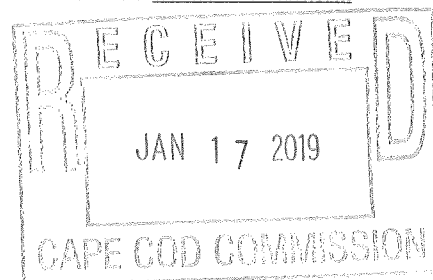
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January 14, 2019

Cape Cod Commission

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P. O. Box 226
Barnstable, MA 02630

Attn: Jonathon Idman, Esquire, Chief Regulatory Officer, and
Committee on Planning and Regulation



Re: Nautilus Motor Inn Redevelopment f/k/a Wise Living at Woods Hole
(CCC File Nos. 06009/08017)

Dear Jonathon:

As you know, the referenced Development of Regional Impact (DRI) Decision, issued November 13, 2008, was modified by a Minor Modification Type #2 Decision issued August 9, 2018. With the benefit of the Commonwealth's Permit Extension Acts, the DRI is scheduled to terminate on November 13, 2019. Our client Woods Hole Partners LLC, the present owner of the property, now respectfully requests that the Committee on Planning and Regulation extend the DRI timeframe for an additional five (5) years, pursuant to Chapter A, the Commission's Enabling Regulations Governing Review of Developments of Regional Impact, Section 7 (c) (xiv).

Woods Hole Partners LLC purchased 533 Woods Hole Road, Falmouth, in December 2016. The former motel and restaurant had already suffered years of closure, dismantling, and decay. Our client spent most of the last two years negotiating modifications to development restrictions (a Covenant) held by the Woods Hole Community Association, and also exploring with the non-profit Dome at Woods Hole, Inc. the possibility of developing a portion of the property as an arts center. As plans for the property evolved, we applied to the Cape Cod Commission for the appropriate Minor Modification #2, which was granted. Considerable effort has been undertaken with historic preservation specialists to plan the preservation of the site's historic Buckminster Fuller Dome. Permit applications are now pending before the Falmouth Planning Board and the Falmouth Zoning Board of Appeals. The owner also intends to file an application to the Falmouth Historical Commission to modify the Certificate of Appropriateness issued in 2009.

The property remains in a deteriorated condition, though the present owner has undertaken repairs to stabilize the Dome. Assuming successful local permitting and satisfactory reviews by the Massachusetts Historical Commission, which our client is pursuing, we hope that construction can begin later this year. It will be necessary to have the DRI extended.

Cape Cod Commission
January 14, 2019
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The extension application filing fee of \$2,000.00 is enclosed. Please process this request. Let us know when the Committee on Planning and Regulation will hold its hearing on this request. If you have any questions about this request, or any suggestions, please let me know.

Thank you.

Very truly yours,

A handwritten signature in cursive script that reads "Bob Ament".

Robert H. Ament

RHA/gmb
Enclosure