3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

CAPE COD
COMMISSION

August 6, 2024

Matthew Terry, Esq
Ament Klauer LLP
39 Town Hall Square
Falmouth, MA 02540

RE: Benjamin Nyes Exemption, CCC File No: EX-24019

Dear Attorney Terry:

This letter serves as notice of receipt of a complete Development of Regional Impact Exemption application for the North Falmouth Woodlands – The 300 Committee Land Trust; 48 Benjamin Nyes Lane & 0 Quaker Rd, Falmouth pursuant to Section 7(b)(i)[3] of *Chapter A, Enabling Regulations Governing Review of Developments of Regional Impact* ("Chapter A").

The application was deemed complete on July 31, 2024. As required by Section 12(k) of the Act and Section 7(b)(ii) of Chapter A, the Commission shall hold and complete a public hearing to consider the Exemption within 45 days after the date on which the application was deemed complete. Notice of the scheduled public hearing will be provided. No municipal development permits may be issued until the Commission completes its review.

Jordan Velozo, Chief Regulatory Officer at the Commission, will be the project manager and your contact person. Please do not hesitate to contact Ms. Velozo should you have further questions.

Sincerely,

Lisa Dillon
Commission Clerk

Enclosure
John Druley, Falmouth Representative
cc via certified mail:
Jed Cornock, Town Planner
Gary Street, Building Commissioner
Noreen Stockman, Zoning Administrator
Jennifer Lincoln, Conservation Commission Administrator
Michael Palmer, Town Clerk
Charlotte Harris. Chair Planning Board
Scott McGann, Health Agent
Ed Haddad, Historical Commission Chair

2024-07-14 ...r Sheet.pdf Share

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CAPE COD COMMISSION

Application Cover Sheet

Cape Cod Commission
3225 Main Street, PO Box 226
Barnstable, MA 02630
Tel: (508) 362-3828 • Fax: (508) 362-3136

For Commission Use O
Date Received:
Fee ($):
Check No:
File No:

A Type of Application (check all that apply)

- [ ] Development of Regional Impact (DRI)
- [ ] DRI Scoping
- [x] DRI Exemption
- [ ] Hardship Exemption
- [ ] Jurisdictional Determination
- [ ] Request for Joint MEPA/DRI Revie
- [ ] Decision Extension
- [ ] Decision Modification

B Project Information

Project Name: North Falmouth Woodlands

Total Site Acreage: 55.872 acres

Project/Property Location: 48 Benjamin Nyas Lane & 0 Quaker Road, Falmouth

Zoning: Residential B

Brief Project Description:
Include total square footage of proposed and existing development, gross floor area, number of lots existing or to be created, specific use tion of existing conditions, as applicable (attach additional sheets if necessary).
Please see attached Project Narrative from Applicant

C Owner(s) of Record

List the following information for all involved parcels. Provide copies of each Deed and Purchase and Sale Agreement and/or evidence of hold interest, if applicable, for all involved parcels. Proof of ownership/legal rights for Applicant(s) to proceed with the proposed developm be documented prior to the Commission deeming any application complete. List the local, state, or federal agencies from which permits c actions have been/will be filed (attach additional sheets if necessary).

Map/Parcel	Owner's Name	Lot & Plan	Land Court Certificate of Title #	Registry of Deeds Book
05-02-022-004	LTC, LLC	Lot 4, LCP 31569-B	233129	
05-01-068-002	LTC, LLC	Lot 2, LCP 31569-A	233129	

There **ARE/ARE NOT** (circle one) court claims, pending or completed, involving this property (if yes, please attach relevant information).

Is there an existing CCC Decision for the Property? [ ] yes [x] no (if so, recording information for decision, please attach relevant informa

D Certification

I hereby certify that all information provided on this application form and in the required attachments is true and accurate to the best of my knowledge. I agree to notify the Cape Cod Commission of any changes on the information provided in this application, in writing, as soon as is practicable. I understand failure to provide the required information and any fees may result in a procedural denial of my project.
NOTE: For wireless communication facilities, a licensed carrier should be either an applicant or a co-applicant.

APPLICANT

Applicant(s) Name: The 300 Committee Land Trust, Inc. Tel: 508-540-0876 Fax: 508-457-6406

Address: 13 Thomas B. Landers Road, East Falmouth, MA 02563

Signature: JESSICA WHITEMOUR Date: 7/15/2024

CO-APPLICANT

Co-Applicant(s) Name: Tel: Fax:

Address:

Signature: Date:

CONTACT

Contact: Matthew M. Terry, Esq. Tel: 508-540-6555 Fax: 508-457-1293

Address: Ament Klauser LLP, 39 Town Hall Square, Falmouth MA 02540

Signature: Matthew M. Terry, Esq. Date: 7/15/2024

Property Owner: LTC, LLC (Steven Augusta, Manager) Tel: 508-509-4222 Fax: