



DENNIS HISTORICAL COMMISSION

685 Route 134, South Dennis, MA 02660

RECEIVED

JUN 15 2021

June 9, 2021

Cape Cod Commission  
3225 Main St, PO Box 226  
Barnstable, MA 02630

CAPE COD COMMISSION

RE: Proposed redevelopment of a 3,119-megawatt solar energy facility with battery storage on approximately 8.5 acres of the 13.9 acre parcel (CCC File No. 21007)

To whom it may concern:

The Dennis Historical Commission reviewed the above proposal at its meeting of June 7, 2021 and voted unanimously by roll call vote that there is no negative effect on the cultural heritage of the parcel.

Sincerely,

Diane Rochelle  
Dennis Historical Commission Chair

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

(508) 362-3828 • Fax (508) 362-3136 • [www.capecodcommission.org](http://www.capecodcommission.org)

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CAPE COD  
COMMISSION

**May 4, 2021**

VS Great Western Dennis Smart, LLC  
c/o Jeffrey M. Ford, Esq'  
Ford & Ford Attorneys at Law  
72 Main Street, P.O. Box 485  
West Harwich, MA 02671

Re: Proposed redevelopment of a 3,119-megawatt solar energy facility with battery storage on approximately 8.5 acres of the 13.9-acre parcel (CCC File No. 21007)

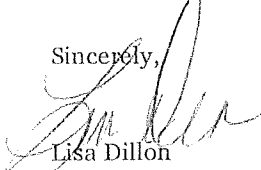
Dear Attorney Ford:

This letter serves as notice that the above-referenced project has been referred to the Cape Cod Commission (Commission) as a mandatory Development of Regional Impact (DRI) under Section 3 of *Chapter A, Code of Cape Cod Commission Regulations: Enabling Regulations Governing Review of Developments of Regional Impact (as amended)*. The Commission received the referral on April 30, 2021 from the Town of Dennis Building Commissioner (copy attached).

Under the *Cape Cod Commission Act*, the Commission is required to open the public hearing on the DRI within sixty (60) days of the receipt of the referral, which date in this case is **June 29, 2021**. DRI review requires that an applicant submit an application to the Commission, prepared and filed in accordance with said *Enabling Regulations*. No substantive hearings on the project will be scheduled until an application is submitted and deemed complete. Copies of the Commission Act, regulations, and DRI application cover sheet and guidance document, among other relevant regulatory documents, can be found on the Commission's website at [www.capecodcommission.org](http://www.capecodcommission.org).

No municipal development permits may be issued for the project, and no development activity may be undertaken for the project, until after the Commission completes its review and issues a DRI approval. Please do not hesitate to contact Jordan Velozo at the Commission, should you have further questions about the matter.

Sincerely,

  
Lisa Dillon  
Commission Clerk

Enclosure

cc via regular mail: Richard, Roy, Dennis CCC Representative

**cc via certified mail:**

Dan Fortier, Town Planner

Nicholas Mayo, Building Commissioner

Ernie Oliveira, Chair, Zoning Board of Appeals

Erin Burnham, Conservation Agent

Theresa T. Bunce, Town Clerk

Diane Rochelle, Chair, Historical Commission

Kristen Keller, Health Director



CAPE COD  
COMMISSION

# Development of Regional Impact (DRI) Referral Form

*This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.*

Referred by (Municipal Agency): Town of Dennis

Mandatory Referral     Full Discretionary Referral     Limited Discretionary Referral

Project Name: VS GREAT WESTERN DENNIS SMART, LLC

Project Location: 131 Great Western Road, Dennis, MA

Applicant Name: VS GREAT WESTERN ROAD, LLC

Contact Address: 24941 Dana Point Harbor Dr., Ste C220, Dana Point, CA 92629

Email: \_\_\_\_\_ Telephone: (404) 409-4418

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary): Proposed redevelopment consists of a 3,119 megawatt solar energy facility with battery storage on approximatley 8.5 acres of the 13.9-acre parcel. In addition, the redevelopment also includes other improvements such as stormwater management enhancements , landscaping, and screening from Great Western Road.

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): Required Building Permit - Town of Dennis.

Nicholas Mayo Building Commissioner

Print Name of Authorized  
Referring Representative/Title

Signature

4/20/21

Date

**Mail or Deliver to:**

Cape Cod Commission Attention: Commission Clerk  
3225 Main Street, PO Box 226  
Barnstable, MA 02630



CAPE COD  
COMMISSION

## Development of Regional Impact (DRI) Referral Form Continued

**Prior to making any referral, the Commission recommends that the municipal agency contact Commission staff to confirm process and discuss other relevant issues under the Commission's regulations; and specific to limited discretionary referrals, this discussion might eliminate the potential for misunderstanding about the scope of Commission review under the particular Cape Cod Regional Policy Plan (RPP) issue areas requested.**

**For Mandatory Referrals:** Please indicate the review threshold(s) the project meets/exceeds from Sections 2 and 3 of the Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact.

**For Any Discretionary Referrals:** A referring agency should provide support about why it believes a project, that does not otherwise meet or exceed a review threshold, has regional impact and thus should require Development of Regional Impact (DRI) review. A municipal agency making a discretionary referral may request DRI review for one or more, or all, the issue areas of the RPP under which the agency maintains that the project will have regional impact (the RPP's issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPP's issue areas. If a limited discretionary referral is accepted for DRI review, the Commission will limit its RPP consistency review only to those issue areas specified by the referring agency and accepted for review by the Commission.

Please indicate below the RPP issues under which the municipal agency seeks DRI review:

**NATURAL SYSTEMS**

- Water Resources
- Ocean Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space

**COMMUNITY SYSTEMS**

- Cultural Heritage
- Economy
- Housing

**BUILT SYSTEMS**

- Community Design
- Coastal Resiliency
- Capital Facilities & Infrastructure
- Transportation
- Energy
- Waste Management
- Affordable Housing

**Effect of referral on local board's time limitation to review an application:** For mandatory DRIs, local review and the corresponding time periods for review are suspended immediately upon the Commission's receipt of the DRI referral and resume upon the Commission's decision to approve a project becoming final. In the case of any discretionary referral, local review and the corresponding time periods to review are not suspended unless and until the Commission votes to accept the referred project for DRI review.