



EXHIBIT 10

MA HISTORICAL COMMISSION

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Upper Cape YMCA

Location / Address: 487 Brick Kiln Rd

City / Town: Falmouth, MA 02540

Project Proponent

Name: YMCA of Cape Cod Attn: Stacie Peugh

Address: 2245 Iyannough Rd, West Barnstable, MA 02668

City/Town/Zip/Telephone: 774.212.7633

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

See Attachment 1

Project Description (narrative):

Construction of a 40,000 sf+/- YMCA facility with associated parking and utilities

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

No

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

No

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes. See attached plans existing conditions plan and concept

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APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

No

What is the total acreage of the project area?

Woodland 6.5 acres
Wetland _____ acres
Floodplain _____ acres
Open space _____ acres
Developed _____ acres

Productive Resources:
Agriculture _____ acres
Forestry _____ acres
Mining/Extraction _____ acres
Total Project Acreage 6.5 acres

What is the acreage of the proposed new construction? 2.6 acres

What is the present land use of the project area?

Undeveloped woodlands

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: 8/22/2022

Name: Green Seal Environmental, LLC Attn: Stuart Clark, PE

Address: 114 State Rd

City/Town/Zip: Sagamore Beach, MA 02562

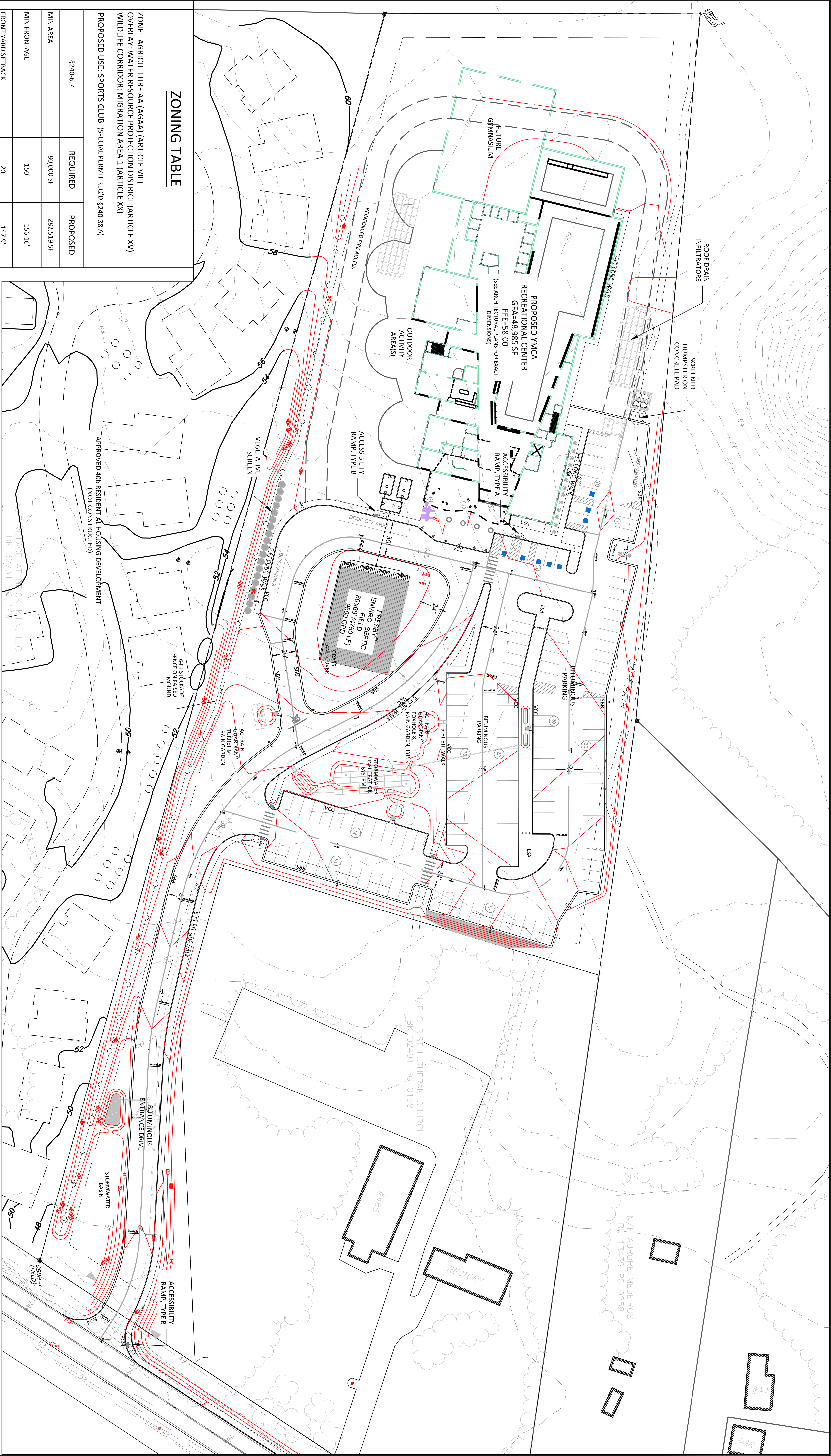
Telephone: 508-888-6034 Ext: 22

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

PROJECT NOTIFICATION FORM
MASSACHUSETTS HISTORICAL COMMISSION
ATTACHEMENT 1

<u>Agency</u>	<u>Type of License or Funding</u>
Falmouth Board of Health	Construction Works Permit Percolation Test Approval
Falmouth Planning Board	Site Plan Review with Special Permit for Private Club not conducted for profit (Agricultural district)
Falmouth Selectboard	Development Agreement
Falmouth Building Inspector	Building Permit
Falmouth DPW	Driveway Permit Water Service Application
Cape Cod Commission	Development of Regional Impact Development Agreement
USEPA	NPDES -Stormwater General Permit for Construction Activities



ZONING TABLE	
ZONE: AGRICULTURE AA (AGAA) (ARTICLE VIII) OVERLAY: WATER RESOURCE PROTECTION DISTRICT (ARTICLE XV) WILDLIFE CORRIDOR: MIGRATION AREA 1 (ARTICLE XX) PROPOSED USE: SPORTS CLUB (SPECIAL PERMIT REQ'D §240-38 A)	

	REQUIRED	PROPOSED
§240-6.7		
MIN AREA	80,000 SF	282,519 SF
MIN FRONTAGE	150'	156.16'
FRONT YARD SETBACK	20'	147.9'
SIDE YARD SETBACK	20'	50.1'
REAR YARD SETBACK	20'	82'
MAX OVERALL COVERAGE	40%	XX
MIN LANDSCAPE BUFFER	15'	27.9'
MAX BUILDING COVER	20%	XX
MAXIMUM BUILDING HEIGHT	35'	<45'
MIN OPEN SPACE	20%	38%

* ANY USE THAT WILL RENDER IMPERVIOUS MORE THAN 15% OR 2,500 SQUARE FEET OF ANY LOT, WHICHEVER IS GREATER WILL REQUIRE A SYSTEM FOR GROUNDWATER RECHARGE MUST BE PROVIDED WHICH DOES NOT DEGRADE GROUNDWATER QUALITY AND A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS

PARKING ANALYSIS				
ZONE: AGAA				
PROPOSED USE: SPORTS CLUB				
	STANDARD	CALCULATION	REQUIRED	PROVIDED
SPORTS/HEALTH CLUB	1 PER 200 SF**	0.75x48,985 SF / 200=	183 SPACES	140 SPACES
MAAB /ADA- 151-200 SPACES	6 REQUIRED 1 VAN	---	6 REQUIRED 1 VAN	8 SPACES 1 VAN

** §240-107 ALLOWS A 25% REDUCTION IN OFF-STREET PARKING BY RIGHT





GREEN SEAL ENVIRONMENTAL, LLC
114 STATE ROAD, BUILDING B
SAGAMORE BEACH, MA 02562
TEL: (508) 888-6034
FAX: (508) 888-1506
WWW.GSEENV.COM

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DIMENSIONS ARE AS INDICATED.

USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS SET FORTH IN ACCOMPANYING PROJECT DOCUMENTATION.

IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM DISCREPANCIES WITH THE ENGINEER PRIOR TO USE.

REVISIONS	
NO.	DATE
COMMENT	

PURPOSE: SITE PLAN REVIEW

LOCUS: 485 BRICK KILN ROAD WEST FALMOUTH, MA

PREPARED FOR: YMCA OF CAPE COD

SITE DEVELOPMENT PLAN	
CAD TECH: SDC	CHECKED BY: LAB
ENGINEER: SDC	DATE: 09/07/21
SCALE: 1"=40'	

DRAFT

SHEET: C-3

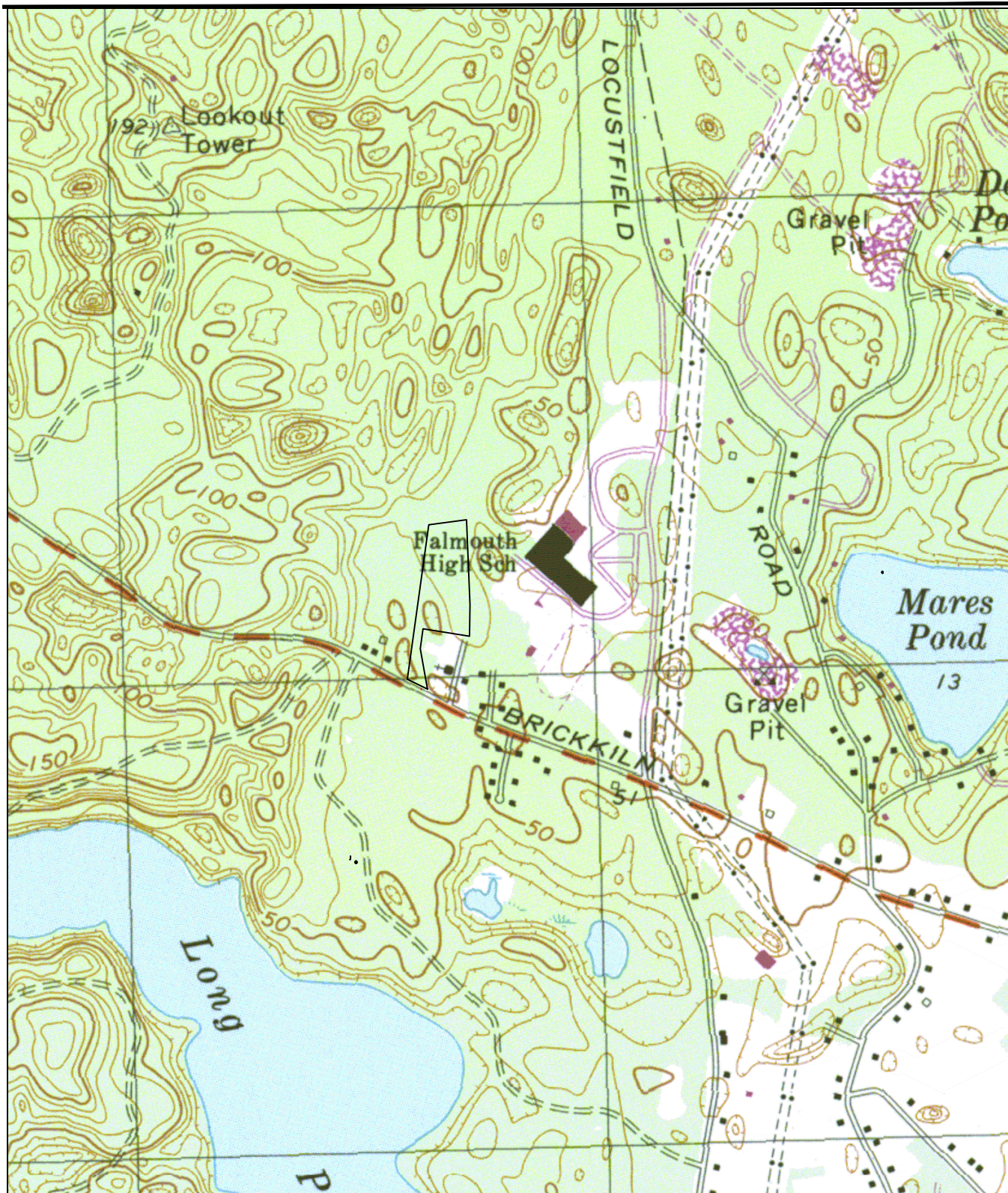


Upper Cape YMCA

Existing Conditions

Legend





USGS MAP

1"=1000'



114 STATE ROAD, BUILDING B
SAGAMORE BEACH, MA 02562

TEL: (508) 888-6034
FAX: (508) 888-1506
WWW.GSEENV.COM

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MASSACHUSETTS HISTORICAL
COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125



9590 9402 5324 9154 7664 73

2. Article Number (Transfer from service label)

7020 3160 0001 5037 1642

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Shule Brown* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and Fees

\$

Sent To

Massachusetts Historical Commission

220 Morrissey Boulevard

Boston, MA 02125

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7020 3160 0001 5037 1642



Terry Bauer

From: Parker, Caitriona @ SEC <Caitriona.Parker@sec.state.ma.us>
Sent: Thursday, July 20, 2023 11:59 AM
To: Terry Bauer
Subject: Upper Cape YMCA Falmouth, MA MHC RC. #71952

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

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Dear Mr. Bauer,

As per our phone conversation, the MHC issued a "No Comment" on 9/13/22 for the PNF Upper Cape YMCA Falmouth, MA MHC RC. #71952 dated 8/15/22.

"No Comment" means the MHC had no reason to comment on the project. Thus, per our FAQ page (<https://www.sec.state.ma.us/mhc/mhcrevcom/revcomidx.htm>):

"If, after review of the PNF submittal and MHC files, MHC determines that the project is unlikely to affect significant historic or archaeological resources, MHC review is complete. If the MHC does not respond within 30 days, the project may proceed as planned."

Best,

Cait

Caitriona Parker
TSD Intern
Massachusetts Historical Commission