



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 Sandwich

Mandatory Referral     Full Discretionary Referral     Limited Discretionary Referral

Project Name: 9 Victory Drive

Project Location: 9 Victory Drive (0 Kiah's Way) Sandwich, MA 02563

Applicant Name: LSE Ophiuchus LLC

Contact Address: 40 Tower Lane, Suite 201 Avon CT 06001

Email: dwatson@lodestarenergy.com

Telephone: (405) 973-8767

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary): The Housing Assistance Corporation of Cape Cod (HAC) through LSE Ophiuchus LLC is seeking to construct a 2.25 MW large scale solar facility with energy storage on the HAC property at 9 Victory Drive, Sandwich, MA 02563.

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): Sandwich Planning Board, Sandwich Building Department

Brendan Brides, Building Commissioner

Print Name of Authorized  
Referring Representative/Title

Signature

7/24/2020

Date

**Mail or Deliver to:**

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



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## 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 RPPs issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPPs 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.

TOWN CLERK  
TOWN OF SANDWICH

JUL 23 2020

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TOWN OF SANDWICH  
THE OLDEST TOWN ON CAPE COD



PLANNING BOARD  
16 Jan Sebastian Drive, Sandwich, MA 02563  
Phone: 508-833-8001  
Fax: 508-833-8006  
E-mail: [planning@sandwichmass.org](mailto:planning@sandwichmass.org)

### Special Permit Application

To the Planning Board of the Town of Sandwich,  
The undersigned herewith submits an application and requests a hearing before the Planning Board for a Special Permit under Section 4180 for the purpose of the construction of a ground-mounted 2125 MW large-scale solar facility with energy storage at 9 Victory Drive

Subject property Map # 28, Parcel # 42, (Found on tax bill) Zoning District: FLEX, R-2

Note: additional parcels used are 28-41, 28-48

Registry of Deeds title reference: Book 13428, Page 191, or Certificate Of Title Number \_\_\_\_\_ & Land Court Lot # \_\_\_\_\_ & Plan # \_\_\_\_\_.  
(Call Barnstable County Registry at (508) 362-7733).

Property Street Address:

9 Victory Drive or 0 Kiah's Way

Lot area subject property (Found on tax bill): 23.99, 1.87, 19.78

Frontage dimension of subject property (Call Assessor's Office at (508) 888-0157: 0 (all parcels)

Date subject lot was created in its present form (Call Barnstable County Registry at (508) 362-7733): 09/20/1962 (parcel 28-42, primary parcel)

Property Owner(s):

Housing Assistance Corporation of Cape Cod

Owner's Permanent Address:

460 W Main St #1, Hyannis, MA 02601

Daytime Phone #: 508-771-5400 DocuSigned by: \_\_\_\_\_ Email: dquinn@haconcapecod.org

Signature of Property Owner(s): Alisa Magnotta  
7EF3190A950D49E...

Alisa Magnotta CEO

Applicant: LSE Ophiuchus LLC

Applicant's Address: 40 Tower Lane, Suite 201, Avon, CT 06001

Daytime Phone #: (405) 973-8767 Email: dwatson@lodestarenergy.com

Signature of Applicant: [Signature]

Signature of Authorized Agent: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

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PLANNING BOARD

