



Eliza Cox
Direct Line: (508) 790-5431
Fax: (508) 771-8079
E-mail: ecox@nutter.com

September 20, 2019
120390-1

Mary Waygan, Chair
Planning Board
Town of Mashpee
16 Great Neck Road North
Mashpee, MA 02649

Re: Mashpee Commons Development Agreement

Dear Madam Chair:

My office was recently engaged by Mashpee Commons Limited Partnership (“MCLP”) to assist with its proposed expansion of Mashpee Commons through a three-party Development Agreement with the Cape Cod Commission and the Town of Mashpee. I am writing to provide you with an update on the status of MCLP’s progress in that regard.

We are finalizing the Cape Cod Commission’s Notice of Intent application to enter into a Development Agreement, which we intend to submit to the Cape Cod Commission (the “Commission”) very shortly. We will, of course, provide you with a copy of the filing. As you likely are aware, the Notice of Intent process is largely procedural whereby the Commission evaluates whether a proposal may be eligible for a Development Agreement. We believe that the necessary criteria are satisfied here for the Commission to make that determination and, in that regard, we appreciate the Planning Board’s support of MCLP’s request to enter into a Development Agreement.

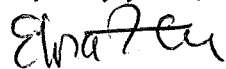
Following the Commission’s vote and, assuming the Notice of Intent application is approved, we look forward to meeting with you and the members of the Planning Board to discuss the process going forward, particularly because we understand that this proposal may be the region’s first three-party Development Agreement. We believe this presents an exciting opportunity to create a mutually beneficial framework for the Town, for MCLP, and for the Commission’s goals for model development.

Again, we look forward to discussing the upcoming process with you. In the meantime, if you have any questions or concerns, please feel free to contact me at (508) 790-5431.

Mary Waygan, Chair
September 20, 2019
Page 2

Thank you very much. With best regards, I remain,

Very truly yours,

A handwritten signature in black ink, appearing to read "Eliza Cox", written in a cursive style.

Eliza Cox

cc: Andrew Gottlieb, Chair, Mashpee Board of Selectmen
Rodney C. Collins, Town Administrator
Mashpee Commons Limited Partnership

4601061.3