



CAPE COD COMMISSION

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Date: July 12, 1999

Re: Modification of a Development of Regional Impact Decision
Cape Cod Commission Act, Section 12

Applicant: The Cape Cod Five Cents Savings Bank
P.O. Box 10
Orleans, MA 02653

Project #: TR98019

Project Name: The Cape Cod Five Cents Savings Bank - Operations Center
19 West Road
Orleans, MA

Book/Page #s: C.T. #147139
B-11156, P-187

Modification of Development of Regional Impact Decision

In accordance with a decision of the Regulatory Committee of the Cape Cod Commission on June 1, 1999, the August 13, 1998 Development of Regional Impact (DRI) Decision issued for The Cape Cod Five Cents Savings Bank - Operations Center DRI, pursuant to Section 12 of the Cape Cod Commission Act, is hereby modified as provided below.

As indicated on the attached site plan dated May 3, 1999, the applicant proposes minor changes to the approved site plan dated April 20, 1998, with the latest revision date of August 6, 1998. The proposed changes are minor. Specifically, these changes include the following:

- Modify foyer entrance footprint to result in an addition with a total square footage of 22,185 square feet, not 21,741 square feet;
- Correct mistaken calculation of existing building square footage (16,198 square feet, not 17,100 square feet) to result in a net decrease of 458 square feet in floor area of the building with the addition;

Cape Cod Five Cents Savings Bank - Operations Center
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- Remove existing retaining wall and concrete pad at northern corner of building and re-grade area to match existing grade and landscape;
- Reposition six parking spaces near building entrance and reduce total number of parking spaces by five, remaining four above the number of spaces required by the Town of Orleans;
- Increase open space to 53.18% from 52.22% and decrease developed space to 46.82% from 47.78%;
- Move 20.29' wide x 10.00' deep extended portion of building at southwest corner of building (containing stairwell) north by two feet;
- Relocate sidewalk at southwest stairwell north approximately 20 feet;
- Relocate electric transformer to southeastern side of building to comply with requirements of the Town of Orleans;
- Add five foot-wide loading area to the west of the easterly island in existing large parking area;
- Add catch basins and leach pits in western and northern parking areas and revise triangular landscape island in northern parking area;
- Compensate for trees removed from the deed restricted areas, shown as "Area B" on the final landscape plan (dated August 3, 1998 with the latest revision date of September 23, 1998, and approved by the Commission on October 27, 1998) as follows:

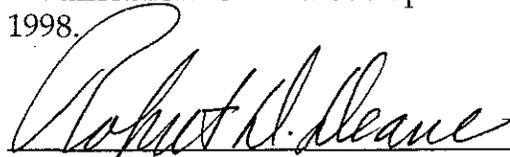
Plant nine (9) evergreen trees, seven feet in height and approximately 15 feet on center, in the deed restricted area to the west of and adjacent to the entire length of the proposed 30 space parking area; and,

Plant nine (9) evergreen trees, seven feet in height and approximately 15 feet on center in the deed restricted area running from the southwestern corner of the lot to a point directly south of the western extent of the proposed addition.

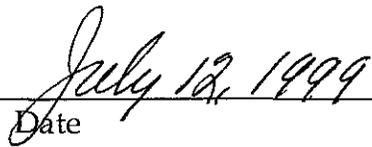
Acceptable plant species could include any of the following: *Pinus strobus* (Eastern White Pine), *Pinus parviflora* (Japanese White Pine), *Pinus koraiensis* (Korean Pine), *Picea omorika* (Serbian Spruce), *Abies cilicica* (Cilician Fir), *Abies concolor* (White Fir), and *Abies homolepis* (Nikko Fir).

Further, in order to allow the proponent to occupy the addition prior to the completion of all the required site work and landscaping (which may not be able to proceed until Fall '99), the proponent shall be allowed to obtain a Temporary Final Certificate of Compliance from the Commission, and a Temporary Certificate of Occupancy from the Town of Orleans. However, any work which is incomplete at the time the Temporary Final Certificate of Compliance is sought shall be secured by an escrow fund to be provided by the applicant. Such escrow fund shall be subject to an escrow agreement of form and content satisfactory to Commission counsel. The amount of the escrow fund shall be equal to 150% of that portion of the incomplete work, including labor and materials, with the amount approved by Commission staff.

Pursuant to Section 7 of the Cape Cod Commission Administrative Regulations, the Regulatory Committee has made a determination that the modification, as proposed, constitutes a Minor Modification #2. The Commission hereby grants this Modification to the Development of Regional Impact Decision dated August 13, 1998.



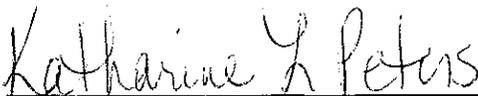
Robert D. Deane, Chair



Date

Commonwealth of Massachusetts
Barnstable, ss.

Subscribed and sworn to before me this 12th day of July 1999



Name, Notary Public

My commission expires:

