



# CAPE COD COMMISSION

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BARNSTABLE, MA 02630  
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E-mail: [frontdesk@capecodcommission.org](mailto:frontdesk@capecodcommission.org)

Date: March 16, 2000

Re: Development of Regional Impact Request  
Cape Cod Commission Act

Applicant: Tedeschi Realty Corporation  
14 Howard Street  
Rockland, MA 02370

and

The Stop & Shop Supermarket Company  
P.O. Box 1942  
Boston, MA 02105

Project #: TR98036

Project: Sandwich Stop & Shop Plaza  
Route 6A and Merchant's Road  
Sandwich, MA

Lot/Plan: Lot 87/Parcel 1 Book 2438/page 198  
Lot 87/Parcel 2 Land Court Title #69252  
Lot 87/Parcel 3 Land Court Title #69363  
Lot 87/Parcel 4 Book 10310/page 48

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## MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 12 of the Cape Cod Commission Act, the January 21, 1999 DRI Decision (modified on February 14, 2000) issued for the Sandwich Stop & Shop Plaza is hereby modified as a Minor Modification # 2 by the Regulatory Committee of the Cape Cod Commission on March 16, 2000, as follows:

### 1) General Condition G1 is hereby modified as follows:

G1. The site shall be developed consistent with the Layout and Materials Plan, Sheet C-5 issue date 8/27/98, revised 12/30/98 and 8/31/99, the Site Electrical Plan, Sheet SE-1, issue date 8/27/98, revised 1/13/99 and 8/31/99, the Utilities Plan, Sheet C-7, issue date 8/27/98, revised 11/23/98, and the Landscape Plan, Sheet C-8, issue date 8/27/98, revised 12/21/98 and 8/31/99. The building shall be constructed consistent with the elevation drawings entitled "Proposed Exterior Elevations, Stop & Shop Plaza, Route 6A, Sandwich, MA, Sheets EL-1 (issue date June 22, 1998, revised December 22, 1998) and superseded by Sheet PA11 issued 2/22/99 and revised 5/14/99, EL-2 (issue date June 22, 1998, revised November 24, 1998 and 5/14/99) and EL-4 (issue date October 23, 1998, revised December 22, 1998) and superseded by Sheet EL-4A issued 3/24/99 and revised 5/14/99. **A 1000 gallon propane gas dispensing station is allowed**



consistent with site plans submitted by Aubuchon Realty Company, Inc. on March 13, 2000. All pylon signage and Stop & Shop wall signage shall be externally illuminated. All tenant wall signage shall be externally illuminated by the expiration date of existing lease agreements.

2) Natural Resources and Open Space Condition NR3 is hereby modified as follows:

NR3. The remainder of the open space on the Roberti Farm parcel (OP2) shall be subject to a Chapter 184, Section 31-33 Conservation Restriction. The applicant shall provide a draft conservation restriction for review and approval by the Cape Cod Commission counsel which shall provide that the areas be maintained as permanent open space to be used solely for conservation and agricultural purposes. The restriction and plan shall be of a form and content acceptable to the Cape Cod Commission counsel. Prior to obtaining a final Certificate of Compliance from the Cape Cod Commission, the restriction and plan shall be recorded at the Barnstable County Registry of Deeds and proof of recording shall be provided to the Cape Cod Commission. As an alternative, the applicant may donate the area shown on OP2 to the town of Sandwich, the Sandwich Conservation Trust or other qualified land trust approved by the Regulatory Committee to be held solely for conservation and agricultural purposes and provide proof of said donation prior to obtaining a final Certificate of Compliance from the Cape Cod Commission. **In the alternative, the applicant may place a conservation restriction for OP2, the deed to the property, and a limited power of attorney in favor of the Commission in an escrow account to be held by the Cape Cod Commission until such time as the recipient of the Roberti Farm parcel is identified and approved in writing by Commission staff, when said documents shall be finalized and recorded.**

Tom Broidrick

Tom Broidrick  
Chairman, Cape Cod Commission

3/21/00  
Date

Commonwealth of Massachusetts

Barnstable, ss.

Subscribed and sworn to before me this 21<sup>st</sup> day of March 2000

Katharine L. Peters

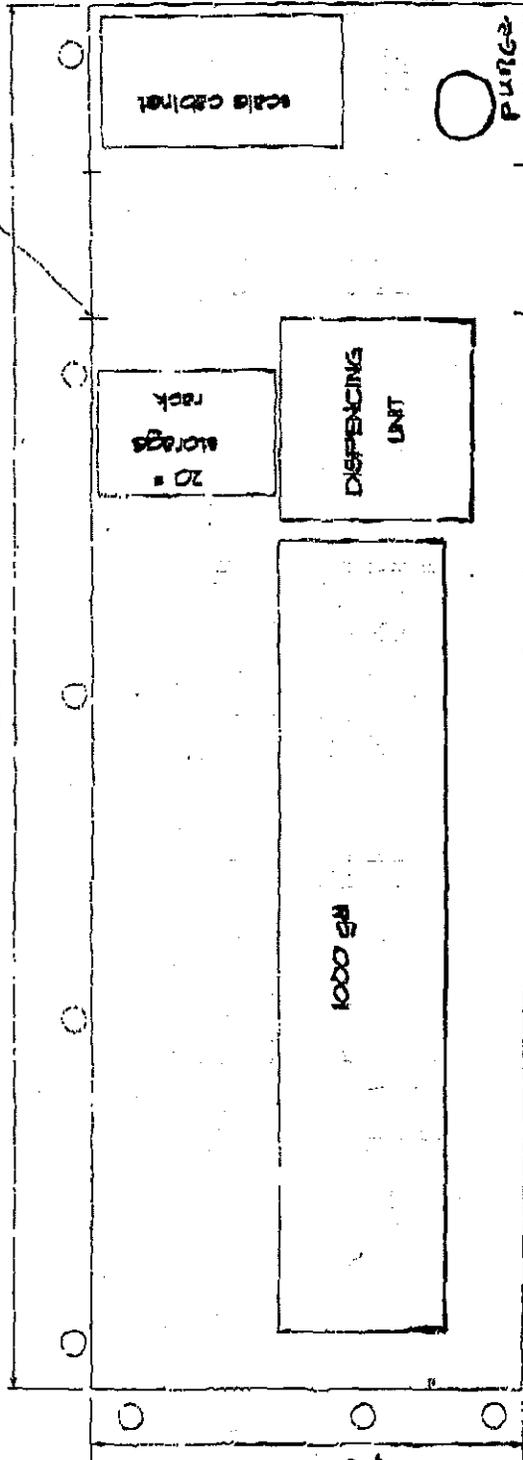
Name, Notary Public

My commission expires:



# LAYOUT FOR 1000 GAL HORIZONTAL

28'0"



## SLAB DETAIL



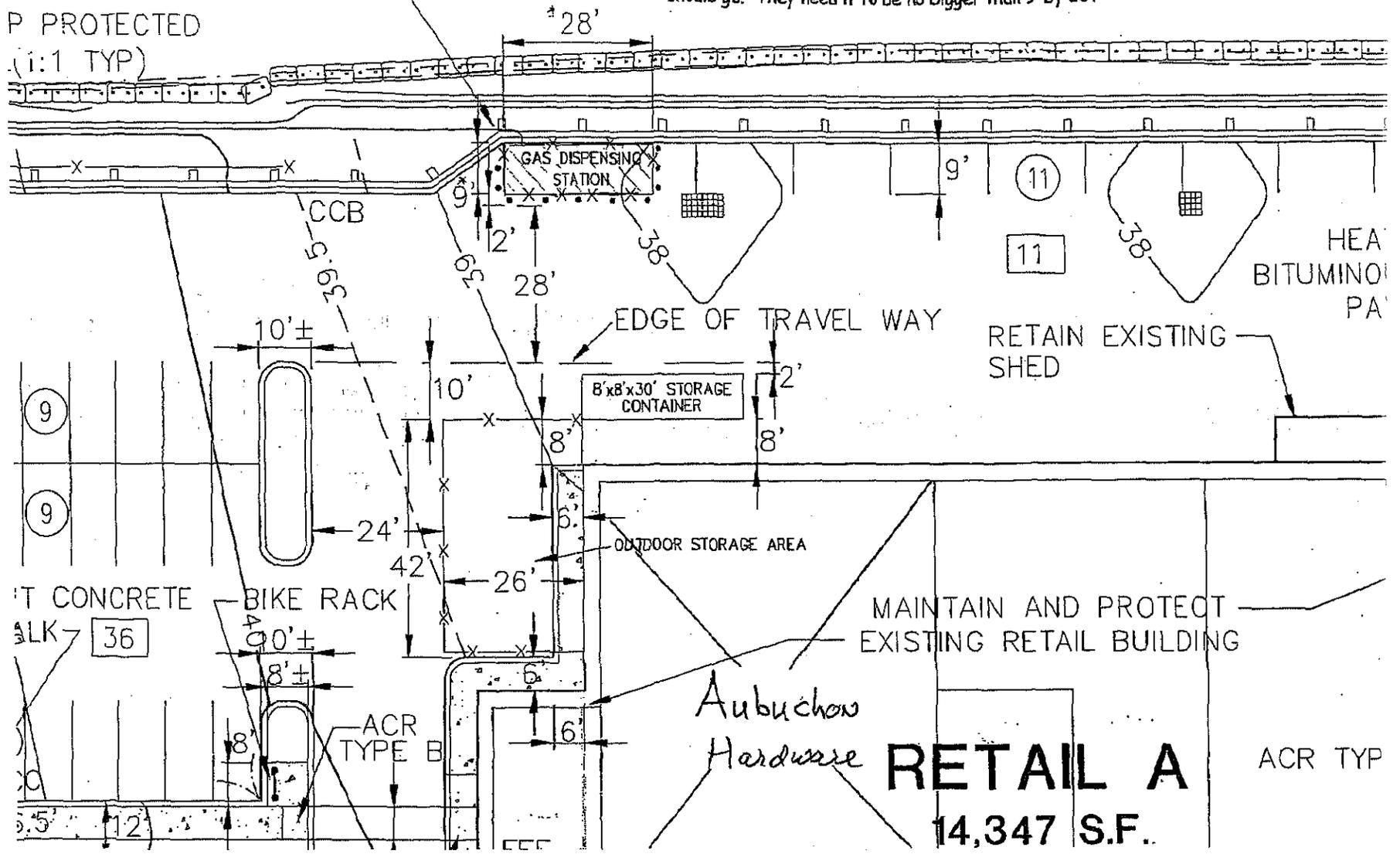
## NOTES

- Install 6' chainlink fence
- Install 2-3 gates
- Install filled bollards

W.E. Aubuchon Co. Inc.  
 88 Aubuchon Dr.  
 Westminister, MA.

Attachment is a site plan from the architect showing where the propane filling station should go. They need it to be no bigger than 9' by 28'.

P PROTECTED  
(1:1 TYP)



**RETAIL A**  
14,347 S.F.  
ACR TYP