



CAPE COD COMMISSION

3225 MAIN STREET
P.O. BOX 226
BARNSTABLE, MA 02630
(508) 362-3828
FAX (508) 362-3136

E-mail: frontdesk@capecodcommission.org

DECISION OF THE CAPE COD COMMISSION

PROJECT: Christy's of Cape Cod
Bourne Rotary, Bourne, MA

Minor Modification

APPLICANT: Patrick M. Butler, Esq.
Nutter, McClennen & Fish, LLP
1513 Iyannough Road
P.O. Box 1630
Hyannis, Massachusetts 02601-1630

CCC PROJECT: #TR20023

The Regulatory Committee of the Cape Cod Commission voted on April 9, 2001 to approve a request for a Minor Modification #2 of the DRI project approval, which includes limited site changes.

The modifications include the following site changes:

- Moved the building sixteen (16) feet to the South to shield it from the roadways and provide better access and flow for the Water Department.
- Relocated most of the customer parking spaces to the rear of the building, shielding the cars from the roadways to the highest possible degree.
- Relocating the parking area has allowed preservation of cedar trees and natural vegetation that was to have been destroyed had eleven (11) parking spaces to the northeast portion of the property not been relocated.
- Reducing the number of gasoline storage tanks from three 10,000 gallon tanks to two 15,000 gallon tanks, thereby decreasing the gasoline delivery trips to the site.
- Bringing the landscape plan in line with the local code as to tree size.

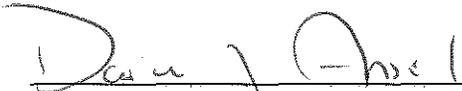
Christy's of Cape Cod – Minor Modification
DECISION
April 9, 2001
Page1



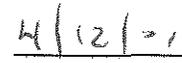
The Regulatory Committee found the revised site plan to be preferable from the standpoint of the location of the parking at the side and rear of the building.

The modifications include new provisions for "landscaped grass" and "landscaped shrubs." In order to address limiting the nitrogen load on the site to 5 ppm, the Minor Modification approval is based upon the land coverage as specified on the revised Landscape Plan dated April 5, 2001. The Regulatory Committee has requested a further revision to the Landscape Plan regarding the use of seed mix and limited fertilizing of the areas to be treated as meadows based upon the April 5, 2001 memorandum to Ed Eichner from Bob Hoxie (attached).

The Regulatory Committee finds that the changes to the site plan require that the open space requirement be based upon a 73,305 square foot leased area, and note that the OS requirement is, therefore, based on a 36,652.5 sq. ft. area. Condition OS1 in the original Decision shall be changed to reflect these numbers, and a cash contribution of \$53,512.65.



Approved, David J. Ansel
Chair of the Regulatory Committee



Date

Great Hill Horticultural Services

Bob Hoxie, Massachusetts Certified Horticulturist

Memo 4/5/01

Copy

To: Ed Eichner
From: Bob Hoxie
RE: Christy's, Bourne project

Dear Ed:

To follow up on our phone conversation regarding nitrate loading and the landscape plan for Christy's in Bourne, I'm sending you the current landscape plan and the following recommendations for fertilizer use:

- All the areas on the landscape plan marked "grass, do not maintain as lawn" and "loam and seed areas disturbed during construction" should be fertilized upon installation and then not fed again. These areas should be treated as meadows and mowed only twice a year to control woody vegetation and invasive species. The area that abuts the parking lot would be the one exception to this as the grass should be kept short there to prevent customers and employees from being exposed to deer ticks. This area should in all other ways be treated as rough grasses or meadow.
- The planting areas are the result of discussions with the Cape Cod Commission staff and the Town of Bourne Planning Board. They were designed to meet the requirements of both agencies. With only a couple of exceptions all the plants chosen are recommended in "Planting and Maintaining Sustainable Landscapes" published by the Umass Cooperative Extension Service. Many are native to Cape Cod and can grow in soils with lower fertility ratings than most ornamentals. The landscape installation contractor should follow standard industry fertilizing practices for new plantings. Thereafter, the plantings should be monitored on a regular basis by a horticultural professional to determine when and if further feeding is needed to maintain overall health. Only a slow release, low nitrogen product should be used. Its nitrogen component should be mainly of a water insoluble composition to prevent leaching.

I feel that by following the above program any nitrate leaching into the groundwater can be minimized. Please call me if you have any questions.

Sincerely,

Bob Hoxie, MCH

22 Great Hill Road Sandwich, MA. 02563

Phone 508/420-1679

Fax 508/420-7867

