



CAPE COD COMMISSION

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Date: February 19, 2002

To: Michael D. Ford, Esq.
P.O. Box 665
West Harwich, MA 02671

From: Cape Cod Commission

Re: Development of Regional Impact
Cape Cod Commission Act, Sections 12 and 13

Applicant: The Stop & Shop Supermarket Company and Cape Cotuit Center, LLC
c/o Atlantic Retail Properties
71 2nd Avenue
Waltham, MA 02154

Project #: JR99013

Project: Cotuit Landing Redevelopment and Expansion
Route 28, Falmouth Road, Barnstable, Massachusetts

Book/Page: Parcel 2, 3, and 4: Cape Cotuit Center, LLC
Book 10805, Page 177

Parcel 6: Cape Cotuit Center, LLC
Lot 12-B on Plan Book 475, Page 4
Book 10805, Page 177

Certificate #: Parcels 1, 5, and 7: Cape Cotuit Center, LLC
L.C. 22824-J, Lots 112, 114 and 115
Certificate of Title 144821

Parcel 8: EDT Cotuit, LLC
Book 13230, Page 58 and
Book 12107, Page 258 and
Book 10805, Page 177

MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 12 of the Cape Cod Commission Act, the June 21, 2001 DRI Decision issued for the Cotuit Landing Redevelopment and Expansion project is hereby amended as a Minor Modification #1 and a Minor Modification # 2 by a vote of the Regulatory Committee on February 19, 2002. All conditions attached to the original decision dated June 21, 2001 continue to apply except as modified herein.

Cotuit Landing Redevelopment and Expansion Modification Decision (#JR99013)

February 19, 2002

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FINDINGS

New Findings HPCC 20 and HPCC 21 are hereby added as follows:

Finding HPCC 20 The footprint of Retail Building A (Cotuit Liquors) will be revised to provide a built-in cooler that is 14' x 50' as per plan SKC-5-1. The area where the cooler will be located consists of impervious asphalt surface, so there would be no effect upon the open space requirement. The cooling agent is gaseous, and thus poses no threat to groundwater.

Finding HPCC 21 An existing propane tank at the garden center will be relocated from the front corner of the area to the rear corner. The tank will be installed in a horizontal position. To ensure increased security, three sections of stockade fencing will be substituted with chain link fencing as indicated on the garden center plan. The applicant has agreed to use chain link fencing that is coated with green vinyl.

CONDITIONS

Condition G7 is hereby modified as follows:

G7. The proposed Cotuit Landing Redevelopment and Expansion project shall be constructed in accordance with the following final plans:

	Dated	Revised Date	Mod. Approved
• Layout and Materials Plan, C5	11/30/00	02/20/01	
• Grading and Drainage Plan, C6	11/30/00	05/09/01	
• Utilities Plan, C7	11/30/00	05/09/01	
• Site Electrical Plan, SE-1	11/30/00	05/09/01	
• Landscape Plan, C8	11/30/00	05/15/01	
• Median Planting Plan, L-1	01/26/01	02/22/01	
• Open Space Plan	05/15/01		
• Elevations and Plans:			
Stop & Shop/Retail A, EL1	03/22/01		
Retail B, C, D, E, EL2	04/13/01		
Stop & Shop, EL3	11/23/00		
Retail, EL4	11/23/00		
Stop & Shop, F1	05/15/01		
Wastewater Treatment Shed, 1	03/27/01		
• Cotuit Liquors - Proposed Cooler	11/29/01		2/19/02
• Garden Center Plan	undated		2/19/02
• Elevations and Plans:			
Retail Bldg. A - Plans, Elevations & Details, A.A-1	3/01/01	9/19/01	2/12/02
Retail Bldg. A - Sections & Details, A.A-2	5/21/01	9/19/01	2/12/02
Retail Bldg. A - Refl. Clg. Plan & Details, A.A-3	3/01/01	9/19/01	2/12/02
Retail Bldg. B - Elevations, B.A-1	7/01/01		2/12/02
Retail Bldg. H - Plan, Elevations & Details, H.A-1	3/01/01	9/19/01	2/12/02
Retail Bldg. H - Sections & Details, H.A-2	5/21/01	9/19/01	2/12/02
Retail Bldg. H - Refl. Clg. Plan & Details, H.A-3	3/01/01	9/19/01	2/12/02

Retail Bldg. H - Roof Plan &
Details, H.A-4

3/01/01

9/19/01

2/12/02

David J. Ansel

David Ansel, Chair

3/4/02

Date

Commonwealth of Massachusetts
County of Barnstable

On this 4th day of MARCH, 2002, before me personally appeared _____
DAVID J. ANSEL to me known to be the person described in and who executed the
foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Dorr Steven Fox

Notary

Commonwealth of Massachusetts

My Commission Expires:

