

CAPE COD COMMISSION

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E-mail: frontdesk@capecodcommission.org

Date: November 18, 2002
Re: Modification of Development of Regional Impact Decision dated
February 18, 1999
Cape Cod Commission Act, Sections 12 & 13
Applicant: Paul and Benjamin de Ruyter
Gristmill Trust
224 Black Duck Cartway
Brewster, MA
Project #: TR98022
Project: Brewster Eco-Inn Resort
2421 Main Street
Route 6A
Brewster, MA
Lot/Plan: Book 9506, Page 111
Map 14, Parcel 62-5 through 62-7

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The February 18, 1999 DRI Decision issued for the Brewster Eco-Inn Resort in Brewster, Massachusetts is hereby amended as a Minor Modification # 2 by a vote of the Regulatory Committee on November 18, 2002. All conditions attached to the February 18, 1999 decision continue to apply except as modified herein.

CONDITIONS

Finding G1 is hereby modified as follows:

G1. The project consists of the rehabilitation of existing historic structures (the Alpheus Mayo house and barn) and new construction of approximately 23,400 square feet to include a 75 seat restaurant, spa and exercise facilities, function space, and 28 guest rooms. The project includes a public pathway connecting to the Cape Cod Rail Trail, with an elevated boardwalk in the wetland buffer and between two on-site wetlands. The project will have **up to 68** designated parking spaces on-site. The project will be located on approximately 9.33 acres.

Finding G5 is hereby added as follows:

G5. The applicant requested a modification to the "Proposed Site Plan" sheet SD-1, dated 8/7/98, last revised 1/28/99, approved in the February 18, 1999 Decision to



relocate the Wellness Center, the Mayo House and barn, and to add a Gazebo. The requested site plan changes are unlikely to increase negative impacts to open space, wetlands, historic structures, or community character.

Finding T12 is hereby added as follows:

T12. The applicant has requested a modification to the Decision of the Cape Cod Commission (CCC) dated February 18, 1999 to increase parking on the site. In consideration of this request and consistent with Minimum Performance Standards 4.1.1.14 and 4.1.1.15, Cape Cod Commission transportation staff analyzed the parking requirements of the project. Staff also reviewed the Town of Brewster "Minimum Off-Street Parking Regulations" contained in "Zoning Chapter 179 from the Code of the Town of Brewster" as amended May 1, 2000. The analysis is described in a Memorandum dated 13 November 2002 to the Cape Cod Commission Regulatory Committee from Lev Malakhoff and Bob Mumford of the Cape Cod Commission transportation staff. The Memorandum concludes that based on the proposed mix of 28 hotel units, a 75 seat restaurant and additional meeting spaces and in consideration of the Town of Brewster's parking regulations, up to 68 parking spaces may be necessary.

CONDITIONS

Condition G1 shall be revised as follows:

G1. The site shall be developed consistent with the plans "General Site Plan" sheet SD-1, dated 8/12/02, "Proposed Utility Site Plan" sheet SD-2, dated 9/30/98, last revised 1/28/99, and "Proposed Elevated Walkway" sheet SD-3, dated 8/7/98, last revised 1/28/99, as those plans shall be modified by the revisions required by Condition G5 below. In addition, the site shall be developed consistent with the plans "Sewage Disposal System Details" sheet SD-4, dated 9/30/98, revised 11/4/98, and the "Sewage Disposal System & Sitework Details" sheet SD-5, dated 9/30/98.

Condition T8 shall be modified as follows:

T8. Parking on-site shall occur in designated paved spaces only, as shown on the revised "Proposed Site Plan", sheet SD-1 to be submitted as required by Condition G5, and shall be limited to the number approved by the Brewster Planning Board but not to exceed 68 spaces. No parking shall be allowed on other paved or unpaved areas, or on adjacent streets.

David J. Ansel
David Ansel, Chairman

4/7/03
Date

Commonwealth of Massachusetts
County of Barnstable

On this 7th day of April, 2003, before me personally appeared David 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.

Katharine L. Peters
Notary
Commonwealth of Massachusetts

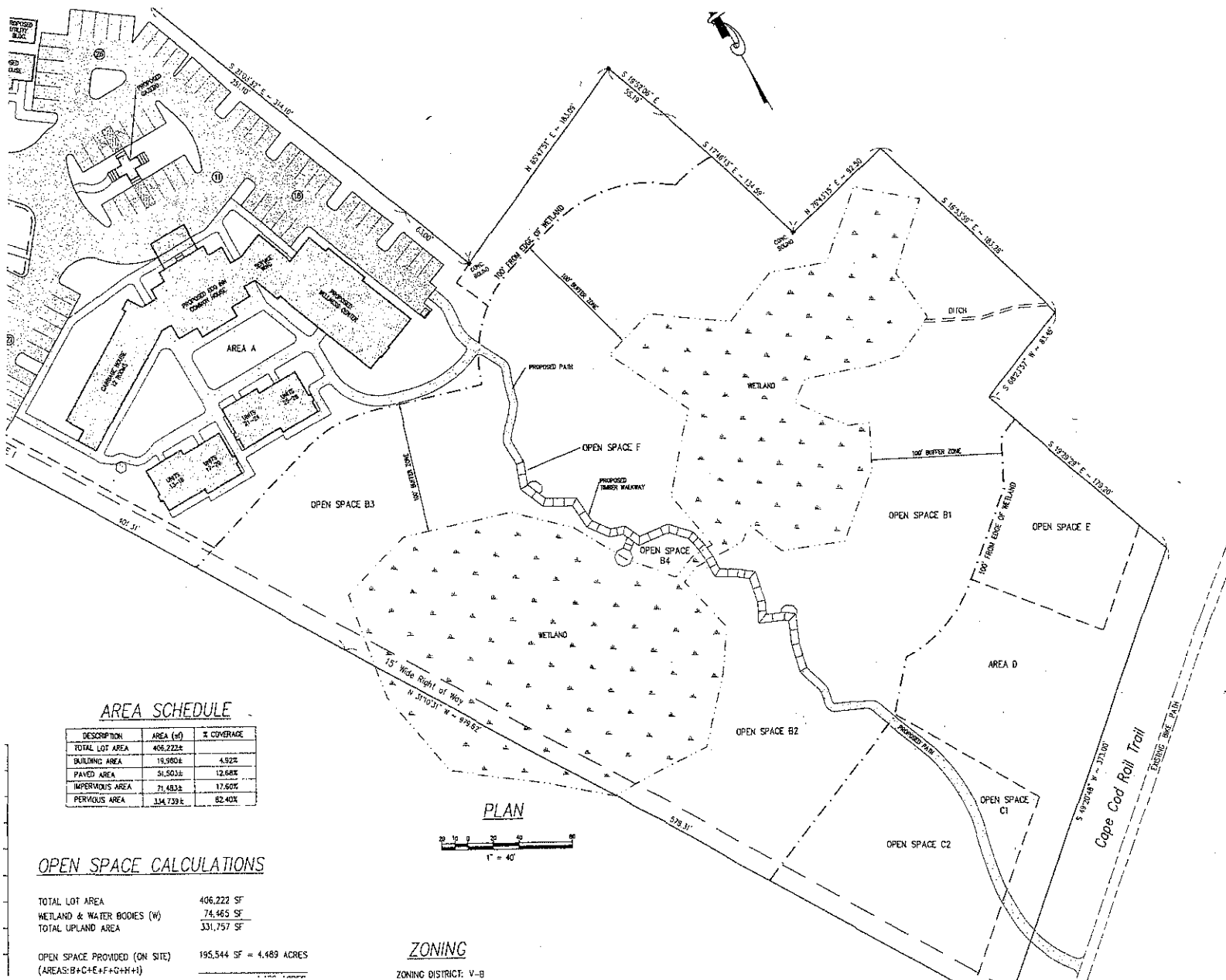
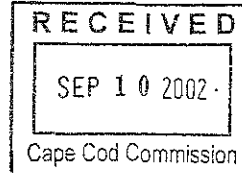
My Commission Expires



PARKING SCHEDULE

TOTAL No. OF SPACES REQUIRED = 85
 TOTAL SPACES PROVIDED = 76 *

* SUBJECT TO REVIEW AND RELIEF FROM LOCAL ZONING REQUIREMENTS.



AREA SCHEDULE

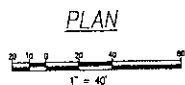
DESCRIPTION	AREA (±)	% COVERAGE
TOTAL LOT AREA	456,222±	
BUILDING AREA	19,960±	4.32%
PAVED AREA	51,503±	12.68%
IMPERVIOUS AREA	71,483±	17.60%
PERVIOUS AREA	334,739±	82.40%

OPEN SPACE CALCULATIONS

TOTAL LOT AREA	456,222 SF
WETLAND & WATER BODIES (W)	74,465 SF
TOTAL UPLAND AREA	331,757 SF

OPEN SPACE PROVIDED (ON SITE) 195,544 SF = 4.489 ACRES
 (AREAS: B+C+E+F+G+H+I)

ZONING
 ZONING DISTRICT: V-9



NO.	DATE	REVISION	BY
GENERAL SITE PLAN			
PROJECT			ECO INN GRIST MILL TRUST
PROJECT NO.	C14625.00		
SCALE	AS NOTED		
DATE	8-12-02		
DRAWN BY	MRO, MAH		
CHECKED BY			
CONTR. FILE			