



CAPE COD COMMISSION

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Date: November 1, 2004

To: Patrick Butler, Esquire
Nutter, McClennen & Fish
1513 Iyanough Road
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From: Cape Cod Commission

RE: Development of Regional Impact Hardship Exemption
Cape Cod Commission Act, Section 23

Project: Falmouth Hospital Addition, Ter Heun Drive, Falmouth, MA
HDEX # 02032

Applicant: Falmouth Hospital

Book/Page: BOOK 3384, PAGE 215

MODIFICATION TO THE DEVELOPMENT OF REGIONAL IMPACT DECISION

SUMMARY

The Development of Regional Impact Decision dated October 23, 2003 is hereby amended by votes of the Regulatory Committee on August 2, 2004 and on October 18, 2004. All conditions attached to the original decision continue to apply except as modified herein.

Materials Submitted by Applicant:

- SMMA Landscape Improvement Plan dated June 9, 2004 and received June 18, 2004
- Revised site plans from Holmes & McGrath dated March 31, 2004 and received July 27, 2004
- Memo from M. Twombly to Regulatory Committee dated July 28, 2004
- Letter from Patrick Butler dated July 27, 2004
- Letter from Liza Cox, and 11 x 17 site plans dated July 28, 2004
- Letter from Patrick Butler with attachments dated August 6, 2004
- Letter from Rizzo Associates to Glenn Cannon dated October 8, 2004
- Letter from Brian Currie to M. Twombly dated October 13, 2004

Falmouth Hospital Addition Modification to the Decision
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Materials Submitted by the Town:

- Letter from Rizzo Assoc. to Town of Falmouth dated December 16, 2004 (should have been 2003) – September 23, 2004
- Letter from Patrick Butler to Brian Currie dated January 20, 2004 via fax September 23, 2004
- Letter from Brian Currie to Eladio Gore, Building Commissioner dated March 3, 2004 via fax September 23, 2004
- Copy of record of building permit issued September 21, 2004 from Planning office
- Email from B. Currie to M. Twombly dated September 21, 2004
- Email from Brian Currie to M. Twombly dated September 23, 2004
- Letter from B. Currie to M. Twombly dated October 13, 2004

Materials submitted from Commission staff:

- Letter from M. Twombly to Regulatory Committee dated October 13, 2004
- Memo from Glenn Cannon to M. Twombly and Regulatory Committee dated October 15, 2004
- Letter from M. Twombly to P. Butler dated October 18, 2004

Modifications to the decision follow:

Paragraph 2 (page 2) of the Project Description shall be changed as follows:

The proposed development consists of a three-story, 63,350-square foot (sf) expansion on the east side of the existing Falmouth Hospital, with a footprint of 20,250 sf. The addition will accommodate: 1) relocation of the existing GI/Endoscopy facility (30,000 sf), 2) expansion of rehabilitation services, 3) space for physician specialists, 4) consolidation of services in the existing hospital as well as the new space, and 5) more efficient delivery of services resulting from a systems analysis completed by the architect. A 75-space parking lot was added to the east side of the proposed addition in 2002 and is consistent with MPS 6.2.7. Subsequent to the Commission's decision, the Falmouth Planning Board required an additional 144 spaces be provided by the hospital to comply with local zoning. Due to the reconfiguration of some existing parking the proposed plans show an overall net increase of 129 parking spaces.

Water Resources Finding WR1 (page 7) shall be deleted.

Water Resources Finding WR5 (page 7) shall be changed as follows:

WR.5 The project includes approximately 1 acre of regrading and 129 additional parking spaces. The RPP requires DRIs to meet MPS 2.1.3 for management of stormwater runoff, including provisions for adequately managing runoff for a 25-year 24-hour storm and provision of 80% solids removal. Runoff from new impervious-surface areas will be directed to new catch basins and leaching basins. Based on discussions with the Falmouth Engineering Division, infrastructure proposed for managing stormwater runoff from the proposed parking area - depicted on project plans entitled *Drainage, Grading and Utility Plan for Proposed Parking Lot 1 and Construction Plans for Proposed Parking Lot 1*, dated January 24, 2004 and revised March 31, 2004 - meet Town of Falmouth zoning bylaws.

Transportation Finding T2 shall be changed as follows:

T.2 The proposed hospital addition is expected to generate 1,562 new vehicle trips on an average weekday (781 in and 781 out), 103 in the weekday morning peak hour and 148 in the afternoon peak hour.

Community Character Finding CC2 and CC5 (page 12) shall be changed as follows:

CC.2 The addition will be constructed on the east side of the existing building, and one story will be recessed into an earthen berm on the site. The berm is presently wooded with a mature stand of trees and shrub vegetation, and will partially screen the new addition. While some trees may be removed during construction of the hospital addition and proposed parking, the majority will remain untouched to help screen the facility and parking from regional roads. Proposed landscaping will provide additional screening.

CC.5 A 75-space parking lot was added to the east side of the proposed addition in 2002 and is consistent with MPS 6.2.7. Subsequent to the Commission's decision, the Falmouth Planning Board required an additional 144 spaces be provided by the hospital. The proposed plans show an overall net increase of 129 parking spaces.

General Condition G.1 (page 13) shall be changed as follows:

G.1 The proposed Falmouth Hospital Pavilion Addition shall be constructed in accordance with the following final plans: Holmes & McGrath plans number 81-1-26A, and dated September 29, 2002 including Layout Plan, Existing Conditions Plan, Grading, Drainage and Utilities Plan; Holmes & McGrath plans number 81-1-26D 2 – 7 of 9; SMMA Landscape Improvement Plan dated June 9, 2004; Elevation Plans from SMMA, Hoskins and Scott numbers A1.01, A1.02, A1.03, A1.04, A2.01, A2.02, C1.01 dated September 30, 2002; Ter Heun Intersection concept plans (including landscaping) by Rizzo Associates dated October 14, 2003.

Water Resources Conditions WR.1 (page 15) shall be changed as follows:

WR.1 Increased Title-5 wastewater flows resulting from the proposed addition shall be limited to 7,050 gallons per day. These flows shall be conveyed to the Falmouth Wastewater Treatment Facility (WWTF) via the existing sewer connection. Prior to issuance of the Preliminary Certificate of Compliance, the Applicant shall submit to the Commission a copy of the permit application or permit modification submitted to the Town for acceptance of project wastewater if the same is required. Prior to issuance of the Final Certificate of Compliance, the Applicant shall submit to the Commission the approved wastewater permit.

Water Resources Conditions WR.2 and WR.3 shall be added:

WR.2 Prior to issuance of the Final Certificate of Compliance, the Applicant shall submit engineered plans for the parking area and drainage infrastructure for review and approval

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