



CAPE COD COMMISSION

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Date: September 12, 2005

To: Vincent Michienzi
One Trowbridge Road Trust
76 Mashnee Road
Bourne, MA 02532

From: Cape Cod Commission

RE: Development of Regional Impact Exemption Modification
CU # 20083/ EX # 20083
Cape Cod Commission Act, Sections 12 and 13

Project: One Trowbridge Road
Bourne, MA

Applicant: Vincent Michienzi

Book/Page: Book 9719, page 0223; Lots 24.3/21 and 24.3/22

MODIFICATION TO THE DEVELOPMENT OF REGIONAL IMPACT EXEMPTION DECISION

BACKGROUND

The applicant has proposed the addition of 7,355 square feet of space to a previously permitted facility at One Trowbridge Road, Bourne, MA, under a Development of Regional Impact Exemption. The building footprint will remain the same. The majority of the new space will be on the top floor, and consists of spaces not previously finished, and a small addition to the building on the second and third floors over the first floor storage area for a staircase and office space.

Materials Submitted by the Applicant:

- Letter dated June 29, 2005 and site plans dated March 9, 2005 from Greg Siroonian, RESCOM Architectural, Inc.
- Letter and sight distance evaluation from Rick Bryant of Rizzo Associates to Tim Boesch dated May 18, 2005

One Trowbridge Road DRI Exemption CU # 20083/ EX # 20083
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Materials Submitted by the Town:

- Letter from Heidi Marsella, Bourne Conservation Agent, dated August 15, 2005
- Letter from Coreen Moore, Bourne Town Planner, dated August 5, 2005
- Email from Cynthia Coffin, Health Agent, Bourne Board of Health, dated July 25, 2005,
- Letter from John Ford, Chief of Police, dated May 3, 2005

SUMMARY

The Development of Regional Impact Exemption Decision dated March 7, 2002, is hereby amended by a vote of the Regulatory Committee on August 29, 2005.

FINDING

Add General Finding #1:

The Regulatory Committee has approved the addition of 7,355 sf of space, with no change in the building footprint, to the originally permitted project (DRI exemption decision EX # 20083).

Add General Finding #2:

The Regulatory Committee approval of the 7,355 square feet of additional space is based on the premise that the total of all retail uses in the entire building shall not exceed 1,250 square feet of retail space. If any space beyond the 1,250 square feet of retail space is converted to retail use, or if use conversion of any other amount of space increases trip generation, the project shall return to the Cape Cod Commission for review as a major modification to the exemption decision.

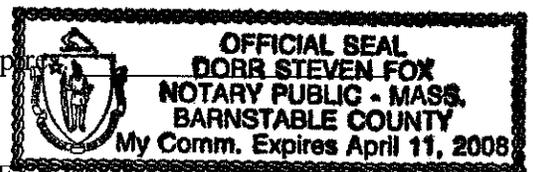
Signed:

 9/15/05
Frank Hogan, Chairman, Regulatory Committee Date

Commonwealth of Massachusetts
County of Barnstable

On this 15th day of SEPTEMBER, 2005, before me, the undersigned notary public, personally appeared Frank Hogan, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

 My Commission Expires
Notary Public
Commonwealth of Massachusetts



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