



CAPE COD COMMISSION

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MINOR MODIFICATION #1

Project: Rectrix Aerodrome
Rectrix Aerodrome Centers Inc.
Care/of Attorney Patrick Butler
Nutter, McClennen & Fish
1315 Iyannough Road
P.O. Box 1630
Hyannis, MA 02601-1630

The above project for a proposed 43,752 square foot structure at the Barnstable Municipal Airport in Hyannis, MA was approved by the Cape Cod Commission as a DRI Exemption on September 11, 2003. In Memoranda dated May 19, 2005 and June 9, 2005, Attorney Patrick Butler of Nutter, McClennen & Fish (representing Rectrix) requested 1) changes to interior square footage, and 2) changes to the exterior lighting design. Refer to attached Memos from Nutter, McClennen & Fish dated May 19, 2005 and June 9, 2005.

Determination

The Executive Director of the Cape Cod Commission has determined that these revisions are *de minimus* changes and are approved as a Minor Modification #1. This action was reported to the Regulatory Committee on June 20, 2005. The following changes shall be made to the findings of the original Exemption decision to reflect the revisions described above:

G1. The proposed project involves the construction and operation of a ~~43,752 square foot~~ structure **with a footprint of 43,752 square feet**, together with associated parking, infrastructure, landscaping, drainage and driveway access. The project includes a 22,180 square foot airplane hangar to accommodate 5 or 6 jets. The remaining ~~21,572~~ **22,160** square feet of space will be over two levels, and will be used for ancillary support space, a pilot lounge, passenger waiting area, chart room, weather de-briefing space, office space and storage. The hangar will be located on existing airport property on the "North Ramp." The access for the facility will be through the extension of an existing airport-owned roadway which joins the public roadway system at the intersection of Hinckley Road and Barnstable Road, north of the Airport Rotary. The applicant agreed that the facility will be constructed in conformance with the exterior and interior site plans and schematic floor plans submitted during Commission review and as described below and in this decision. (See **May 19, 2005 Memorandum from Nutter, McClennen & Fish concerning changes to interior space**).

Akro Associates Architects, Schematic Designs - Floor Plans and other related interior plans, plan set, large size, dated February, March and May, 2003.

Akro Associates Architects, Schematic Designs, First Floor Plan, large size, dated 3/3/03, received by the Commission on 6/27/03

Location Plan, large size, by Horsley & Witten, revision 5/5/03, received by the Commission on 6/27/03

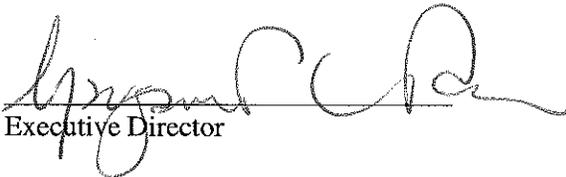


Site Grading Plan, large size, by Horsley & Witten, revision 5/5/03, received by the Commission on 6/27/03

Horsley & Witten, conceptual bio-retention facility and stormwater design, narrative and schematic drawings, received by Commission by fax on 8/4/03 and by hand at public hearing on 8/5/03

CC4. The DRI/DRI Exemption application included catalog fixture cuts for proposed interior and exterior fixtures, but not foot-candle plans. **In Memoranda dated May 19, 2005 and June 9, 2005, Attorney Butler of Nutter, McClennen & Fish provided information on revised exterior light fixtures.** MPS 6.2.10 requires that "exterior lighting in new development or redevelopment shall comply with....Technical Bulletin 95-001." The exterior fixtures in the application materials are to be mounted on the outside of the hangar, and are ~~BEGA fixtures unshielded wall packs are not~~ **which are** consistent with Technical Bulletin 95-001. ~~In a July 31, 2003 Memorandum from Attorney Butler of Nutter, McClennen & Fish, the applicant committed to using a Silhouette Façade Luminaire (SAL) Series arm mount full cutoff wall mount for on building mounted exterior light fixtures.~~

CC5. No information was provided during the Commission's review of the project concerning proposed parking lot or pedestrian-scale pole mounted lights that may be associated with the project. **The May 19, 2005 and June 9, 2005 revised information from Nutter, McClennen & Fish indicates BEGA fixtures will be used for all exterior lighting.** The Commission recommends that if any such lights are used as part of the project, the fixtures that are consistent with MPS 6.2.10 and Technical Bulletin 95-001, including ones that produce 8.0 foot-candles or less. In a July 31, 2003 Memorandum, the applicant agreed to use full cutoff pole-mounted light fixtures not in excess of 20 feet in total height for any pole-mounted exterior fixtures over 42 inches in height.


Executive Director

7/15/05
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July 15, 2005

Before me, the undersigned notary public, personally appeared Margaret L. Fenn, in her capacity as Executive Director of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned.


Notary Public

My Commission Expires:

10/13/11