



## CAPE COD COMMISSION

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Date: August 5, 2005

To: Tim Scales/Jim Cronburg  
Silvia and Silvia Associates, Inc.  
P.O. Box 430  
1284A Main Street  
Osterville, MA 02655

From: Cape Cod Commission

RE: Development of Regional Impact  
Cape Cod Commission Act, Section 12 & 13  
Minor Modification #1

Project: Union Parsonage/Souza Property  
1159 Main Street, Cotuit

Applicant: Carol Souza McCarthy

### **MODIFICATION TO DEVELOPMENT OF REGIONAL IMPACT DECISION**

#### **SUMMARY:**

The demolition of the Union Parsonage building and construction of a new residence at 1159 Main Street in Cotuit was approved by the Cape Cod Commission as a Hardship Exemption on March 17, 2005. In a letter dated July 19, 2005, Jim Cronburg, representing the project developer, described the request to modify the architectural plans for the proposed new building. The modification involves extending the first floor living space by enclosing a small exterior porch approximately 11 feet wide by 7 feet deep on the north side of the house, and adding windows to the revised exterior walls. The roof line stays exactly the same on both the front and right side elevations.

After consulting with the Cotuit Historical Society regarding the proposed changes, staff agrees that they are *de minimus* changes to the project and therefore may be considered as a minor modification #1 pursuant to Chapter A of the Enabling Regulations, dated March, 2005.

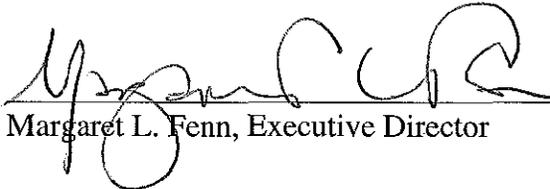
#### *Materials submitted by the Applicant:*

Letter and architectural elevations from Jim Cronburg, R.A., Silvia & Silvia Associates, Inc. showing the proposed changes.

MODIFICATIONS TO THE DECISION FOLLOW:

*Revise condition #6:*

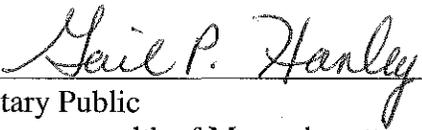
Prior to submittal of a Building Permit application or receipt of a Certificate of Compliance, the applicant shall submit final site plans and elevation drawings (final working drawings) for approval by Commission staff to insure consistency with RPP performance standards and with the design goals of this review. The final plans shall be based on plans developed and submitted by GNG Design Inc., and dated February 25, 2005, revised June 22, 2005.

  
Margaret L. Fenn, Executive Director

8/8/05  
Date

Commonwealth of Massachusetts  
County of Barnstable

On this 8th day of August, 2005 before me, the undersigned notary public, personally appeared Margaret L. Fenn, 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 she signed it voluntarily for its stated purpose.

  
Notary Public  
Commonwealth of Massachusetts

My commission expires: 10/13/11