



# CAPE COD COMMISSION

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Date: November 1, 2006

To: Mr. Andrew L. Singer  
Singer & Singer, LLC  
P.O. Box 67  
Dennisport, MA 02639

From: Cape Cod Commission

RE: Modification to the Limited Development of Regional Impact  
Determination for Change of Use  
DRI Enabling Regulations, Sections 3 and 4

Applicant: Orleans Enterprises, Inc.  
16 O'Connor Road (a.k.a O'Connor Lane)  
Orleans, MA 02653

Project # CU #06010

Project: Orleans Toyota Redevelopment  
16 O'Connor Road (a.k.a O'Connor Lane)  
Orleans, MA 02653

Property Owner(s): Francis J. Russell, Trustee  
O'Connor Lane Realty Trust  
16 O'Connor Road (a.k.a. O'Connor Lane)  
Orleans, MA 02653

Map/Parcel: 47/95  
Land Court Cert. Of Title: 170075  
Lot/Plan: 11/36352B

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## MODIFICATION TO THE DECISION OF THE CAPE COD COMMISSION

Modification to the Limited DRI Determination for Change of Use Decision  
Orleans Toyota Redevelopment - CU#06010  
November 1, 2006  
Page 1 of 3



The original Limited DRI Determination for a Change of Use Decision CU#06010, Orleans Toyota Redevelopment, dated June 12, 2006 and modified August 7, 2006 (hereinafter the Decision) is hereby amended by action of the Executive Director of the Cape Cod Commission. All conditions attached to the original Decision as modified continue to apply except as modified herein.

**1. The “proposed square footage for the new use” given in the Project Description on page 2 of the Decision is hereby stricken and replaced with the following:**

The proposed square footage for the new use is to be:

22,489 SF	first floor (main building)
4,089 SF	mezzanine floor (main building)
2,400 SF	stand alone showroom building
784 SF	stand alone car wash building
<u>20,310 SF</u>	<u>exterior display area</u>
50,412 SF	Total

**2. Finding F-G3 on page 6 of the Decision is hereby stricken and replaced with the following:**

- F-G3.** The proposed project is to be constructed according to the following plans:
- *Site Plan – Automobile Sales and Service Business*, prepared for Orleans Toyota by Ryder & Wilcox, Inc., dated May 26, 2006 as revised September 20, 2006 (17 bays), and dated as received by Commission on 10/2/06.
  - *Building Renovations for Orleans Toyota*, prepared by ConServ Group Inc., dated 9/25/06 (sheets T-1, MP1, MP2, and MP3) and dated as received by Commission on 10/2/06.
  - Planting and Landscaping Plan, Landscape Design by Seth Wilkinson, MALD, Wilkinson Ecological Design, plan date 7/18/06, and dated as received by Commission on 7/25/06.

**3. The last sentence of Finding F-WR2 on page 7 of the Decision is hereby stricken and replaced with the following:**

Ryder & Wilcox, the Applicant’s consultant, uses 444 gpd to project future water use from the proposed Orleans Toyota as 858 gpd.

**4. The first sentence of Finding F-WR3 on page 7 of the Decision is hereby stricken and replaced with the following:**

Nitrogen loading calculations, based on water use data, both actual and predicted, range from a low of 1.7 parts per million (ppm) from the old manufacturing use to a high of 3.46 ppm estimated for the expansion of Orleans Toyota.

5. **The last sentence of Finding F-T2 on page 8 of the Decision is hereby stricken and replaced with the following:**

The resulting estimated trip generation increase due to the project is 200 to 240 new daily trips including 35-45 new weekday afternoon peak hour trips.

6. **The first sentence of Finding F-T10 on page 9 of the Decision is hereby stricken and replaced with the following:**

MPS 4.1.2.1 requires 25% trip reduction for all projects where new trips are generated, which for this project would be 50 to 60 daily trips.

  
Margaret L. Fenn  
Executive Director  
Cape Cod Commission

11/1/06  
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

Nov. 1, 2006

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 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  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness, or  personal knowledge of the undersigned.

  
Notary Public  
My Commission Expires:

