



CAPE COD COMMISSION

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E-mail: frontdesk@capecodcommission.org

DATE: July 17, 2006

TO: Jeff Zinn
Wellfleet Harbor Actors Theater
PO Box 797
Wellfleet, MA 02667

FROM: Cape Cod Commission

RE: Modification of DRI decision

Applicant: Wellfleet Harbor Actors Theater (WHAT)

PROJECT# HDEX/04011

PROJECT: Wellfleet Harbor Actors Theater
Adjacent to 2357 Route 6
Wellfleet, MA 02667

BOOK/PAGE 11882/131

MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 12 of the Cape Cod Commission Act, the Wellfleet Harbor Actors Theater (WHAT) Development of Regional Impact (DRI) decision is hereby amended. All findings and conditions attached to the original decision as amended continue to apply except as modified herein.

1. Minor Modification #1

Commission staff approved minor changes in the site and building design as described in a June 29, 2006 memorandum from Attorney Andrew L. Singer and as shown on the final plans as approved by the Wellfleet Zoning Board of Appeals. As such, Condition G7 and Condition CC1 are modified as follows:

G7. The proposed WHAT Theater shall be constructed in accordance with the following final plans:

- Development & Locus Plans DP-1, prepared by Platt Anderson Freeman dated ~~7/2/04~~ 6/1/06.
- Existing Conditions/**Demo** Plans EP-1, prepared by Platt Anderson Freeman dated ~~7/2/04~~ 6/1/06.

WHAT/HDEX04011

July 17, 2006 Minor Modification #1

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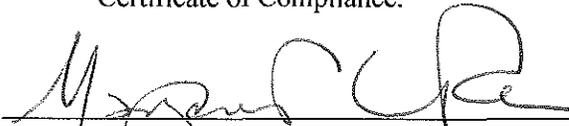
- Landscape & Site Lighting plans LL-1 dated 5/26/05 and LL-2 dated 9/9/05 and Site Lighting Plan SE-1 dated 1/26/06 prepared by Platt Anderson Freeman dated 9/21/04.
- Building Plans A1-1, A1-2A1-0 through A1-3; A2-1-A2-4, prepared by Platt Anderson Freeman dated 8/4/04 June 2006.

CC1. The building shall be constructed as shown on plans and elevation drawings prepared by Freeman Platt Anderson Architects, dated 8/4/04 6/1/06, sheets #A1-10 through A1-23 and A2-1 through A2-4. Exterior building materials shall be as specified on the elevation drawings. Any changes to the plans shall be submitted to Commission staff for review for consistency with RPP Minimum Performance Standards.

2. Minor Modification #1

Condition NR/OS1 is modified as follows:

NR/OS1. In accordance with NR/OS Finding 3, prior to the issuance of a Preliminary Final Certificate of Compliance, the applicant shall record a restrictive covenant to protect 18,020 s.f. of open space as shown on Development and Locus Plan DP-1 dated 7/2/04. The form and content of the restrictive covenant shall be approved by Commission staff prior to recording. The restrictive covenant shall also be adopted as part of the condominium documents prior to the issuance of a Preliminary Final Certificate of Compliance.


 Margaret L. Fenn
 Executive Director

7/18/06
 Date

Commonwealth of Massachusetts
 County of Barnstable

On this 18th day of July, 2006, 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 (he)(she) signed it voluntarily for its stated purpose.


 Notary Public
 Commonwealth of Massachusetts

My Commission Expires: _____

