



CAPE COD COMMISSION

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DATE: November 14, 2005

TO: Attorney Patrick Butler
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FROM: Cape Cod Commission

RE: Modification
Development of Regional Impact Exemption Decision dated
September 11, 2003
As amended in a Minor Modification #1 in July, 2005
Cape Cod Commission Act, Sections 12 and 13

APPLICANT: Rectrix Aerodrome Centers, Inc.
Richard Cawley, President
Barnstable Municipal Airport
730 Barnstable Road
Hyannis, MA 02601

PROJECT: Rectrix Aerodrome

PROJECT #: TR-03007 and EX-03007

PROJECT LOCATION: Leased Area on the Barnstable Municipal Airport

PROPERTY OWNER: Richard Cawley, President
Rectrix Aerodrome Centers, Inc.

BOOK/PAGE: Airport Property Book 697 Page 294

The Development of Regional Impact (DRI) exemption decision dated September 11, 2003, as amended in a Minor Modification #1 in July, 2005, for the Rectrix Aerodrome Centers project, is hereby amended by a vote of the Regulatory Committee on November 14, 2005.

All findings attached to the original decision dated September 11, 2003, and as modified in the July, 2005 decision continue to apply except as modified herein.

CHANGES MADE BY THIS MODIFICATION

General Findings

The following changes shall be made to the General findings of the September 11, 2003 decision (as amended):

G3. The applicant has agreed to submit an "as built" plan for stormwater infrastructure to the Commission and the Barnstable Engineering Department which is consistent with the conceptual stormwater management design indicated by the *Location Plan* by Horsley & Witten, revision 5/5/03, received by the Commission on 6/27/03 and the *Site Grading Plan* by Horsley & Witten, revision 5/5/03, received by the Commission on 6/27/03. The applicant agreed that the stormwater infrastructure will also be consistent with the narrative and plans from Horsley & Witten that describes the proposed stormwater bioretention system (submitted to the Commission on 8/5/03). The proposed stormwater management system for the Rectrix Aerodrome described in this Finding will include and treat runoff from 1.25 to 1.50 acres of existing tarmac. **After the Commission approved the Rectrix project, approximately 25,000 square feet of asphalt was added to the area leased by Rectrix Aerodrome. This area is shown on a concept plan received by the Commission by fax on 9/28/05 from Dunning & Kirrane, LLP, entitled "Exhibit A to Amendment #1 Lease Plan at Barnstable Municipal Airport," drawn by JC Engineering, East Wareham, MA.**

Water Resources

The following changes shall be made to the Water Resources findings of the September 11, 2003 decision (as amended):

WR1. The proposed project consists of construction of a 22,180 square foot airplane hangar and ~~21,572~~ **21,160** square feet of associated support area, plus associated parking, roadway and ramp areas within a Zone II/Wellhead Protection Area (MPS 2.1.1.2.A) and the Marine Water Recharge Area (MPS 2.1.1.2.C) for Lewis Bay.

WR2. ~~Impervious surfaces and Title-5 wastewater flows are proposed to increase by 2.2 acres and 1,455 gallons per day (gpd), respectively. Project wastewater will be conveyed to the Barnstable Water Pollution Control Facility, and are conceptually consistent with MPS 2.1.3.~~

WR10. **The project approved by the Commission in the decision dated September 11, 2003 was to include 2.2 acres of impervious pavement. Approximately 25,000 square feet of additional asphalt pavement was subsequently constructed without prior Commission review. This area is shown on a concept plan received by the Commission by fax on 9/28/05 from Dunning & Kirrane, LLP, entitled "Exhibit A to Amendment #1 Lease Plan at Barnstable Municipal Airport," drawn by JC Engineering, East Wareham, MA. It is also shown on the "Final As-Built Plan at Barnstable Municipal Airport" prepared for Rectrix Aerodrome Centers by JC Engineering, Inc. dated July 18, 2005 and most recently revised**

on October 20, 2005. The plan is inconsistent with Findings WR7 and WR8 because it shows that drainage from the expanded impervious areas by-passes Bio-retention Area #2.

WR11. As part of Site Plan Review and as noted in an October 27, 2005 letter from the Barnstable Engineering Department (Department), the Department reviewed and approved the October 20, 2005 revision of the "*Final As-built Plan at Barnstable Municipal Airport*" for the stormwater drainage system prepared by JC Engineering, Inc. The October 27, 2005 letter notes siltation of Bio-retention Area #1.

WR12. Commission staff inspected the site on December 9, 2005 during a significant rain event and noted that the rip-rap on the northwest corner of the building was not adequately sized to prevent erosion upgradient of Bio-retention Area #1.

WR13. A "*Drainage and Modification Plan*" prepared by JC Engineering, Inc. (dated December 5, 2005) was received by the Commission on December 8, 2005. This plan shows proposed revisions to the drainage system to direct drainage from expanded impervious areas to Bio-retention Area #2 and is conceptually consistent with finding WR7 and WR8. The Applicant submitted a revised plan (*Revised Plan*) to the Commission on April 6, 2006 which further revises the work to be completed by the Applicant in Bio-retention Area #2, which revisions are based upon Commission staff and the Applicant meeting at the site. In an E-mail dated April 6, 2006, Commission staff found the *Revised Plan* acceptable while noting the importance of implementing the *Revised Plan* in accordance with an adhesive label attached to the *Revised Plan*, describing the conceptual plan entitled *Bio-retention Area Detail, Figure 3* as prepared by Horsley/Witten, Inc. and submitted to the Commission on August 4, 2003.

Transportation Findings

The following finding shall be added to the September 11, 2003 decision (as amended):

Finding T9. The addition of approximately 25,000 square feet of pavement in front of the facility will bring the total pavement in front of the facility to approximately 50,000 square feet. The aerodrome's hangar building accommodates indoor storage of six aircraft and ancillary office/support space. The pavement will not be used for long-term parking or the exclusive assigned and/or leased storage of aircraft. Consequently, the Commission finds that the additional pavement will not increase the transportation impacts of the project.

SEE NEXT PAGE FOR SIGNATURE

Frank Hogan
Frank Hogan, Regulatory Committee Chair

7/13/06
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

7/13, 2006

Before me, the undersigned notary public, personally appeared Frank Hogan.

in his capacity as Chairman of the Regulatory Committee, whose name is signed on the preceding document, and such person acknowledged to me that he 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.

Gail P. Hanley
Notary Public

My Commission Expires:

10/13/11