

# CAPE COD COMMISSION

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DATE: July 6, 2009

TO: Daniel W. Sandos, Chairman  
Barnstable Municipal Airport Commission

FROM: Cape Cod Commission

RE: Modification of a Development of Regional Impact

PROJECT APPLICANT: Barnstable Municipal Airport Commission  
480 Barnstable Road  
Hyannis, MA 02601

PROPERTY OWNER: Town of Barnstable, Massachusetts

PROJECT # ENF 20009 and DRI/EIR 06011

PROJECT: Barnstable Municipal Airport Improvements Project  
Barnstable Municipal Airport  
480 Barnstable Road  
Hyannis, MA 02601

BOOK/PAGE: See Attached Exhibit A for recording information  
LOT and PLAN:

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## MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 12 of the Cape Cod Commission Act, the Development of Regional Impact decision dated January 25, 2007 for the Barnstable Municipal Airport Improvements project is hereby amended by a vote of the Regulatory Committee of the Cape Cod Commission on July 6, 2009 to accommodate revisions to the proposed terminal design. All findings and conditions attached to the original decision continue to apply except as modified herein.

### Minor Modification #2:

The following findings shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck-out):



- CC1. For redevelopment projects, the RPP allows the expansion of buildings up to an individual footprint of 50,000 square feet without any requirement for full screening (MPS 6.2.5). The proposed airport building will have a building footprint of 42,000 ~~28,000~~ square feet and therefore, as a redevelopment project, full screening of the new airport terminal building is not required under MPS 6.2.5.
- CC2. MPS 6.2.5 also requires that the design of all structures that exceed a building footprint of 10,000 square feet incorporate variation into the massing, façade, and roof configuration in order to reduce the apparent mass of the building and “shall include a minimum of 10 feet of set-back or projection in the façade footprint for every 50 feet of façade length.” The Commission’s *Design Guidelines* (Technical Bulletin 96-001 - *Designing the Future to Honor the Past: Design Guidelines for Cape Cod*) also recommend a variety of additional design approaches that are aimed at guiding the mass and scale of development on the Cape and encouraging best practices in design. The building will serve as an important civic facility at a gateway to the Town of Barnstable. From a design perspective, the site is relatively open with limited urban context that does not provide a strong architectural character to reflect in the airport building’s design. ~~The Both~~ proposed designs incorporates a central vaulted roof over the center of the structure and a second vaulted roof over the northern end of the terminal with flat roofs in between. ~~The double vaulted roof design that~~ was derived from local historic examples (particularly the airport and seaplane hangers at the Chatham Naval Air Station and Coonamessett-Falmouth airport), which is an appropriate design response given the absence of a well-defined character in the vicinity.

**The Applicant is proposing two building designs, with both designs incorporating the central vaulted roof over the center of the structure with lower lying ‘wings’ on either side.**

**Design option A (as shown on the plan entitled “*Alternate Exterior Elevations*” by AECOM dated June 11, 2009) incorporates a raised shed roof on both ‘wings’ of the building.**

**Design option B (as shown on the plans entitled “*Exterior Elevations*” by AECOM dated June 11, 2009) removes the raised shed roof elements on the building ‘wings’ shown in Design option A, however, the remainder of the design is the same as that proposed in Design option A.**

~~The proposed building fulfills the dimensional requirements of MPS 6.2.5 to incorporate 10 feet of variation for every 50 feet of façade. The Both~~ designs ~~are~~ is also consistent with the Commission’s standards and *Design Guidelines* as the building will incorporate variation in the roof lines, wall

heights and façade line and include energy efficient design, pedestrian scaled features and **a building mass that has been broken** breaks up the mass of the structure into smaller sub-masses. Therefore, the Commission finds that **the both** proposed designs **are** is appropriate for a building of this type at the gateway to the Town of Barnstable and is **are** also consistent with the requirements of MPS 6.2.5 and the Commission's *Design Guidelines*.

- CC3. In industrial parks or areas not visible from scenic or regional roadways or other distinctive areas, MPS 6.2.6 states that "the use of nontraditional materials and forms may be appropriate. In such areas, maintenance of adequate buffers on the subject property is required to ensure that the proposed development will not be visible from scenic or regional roadways such as Route 6A." The exterior materials proposed will be different, depending on which side of the terminal is being viewed. The "landside" elements (i.e. those visible from Route 28 and the rotary) are proposed to be **jumbo brick (4"x12")** ~~elad with terra cotta panels with a granite base~~ with the departures hall consisting of glass and steel. The "airside" elements are proposed to be clad with predominantly metal panels and a CMU base, ~~with limited terra cotta accents~~, the passenger gate and lounge is again proposed to be glass and steel. The use of traditional materials on the "landside" of the building is consistent with the RPP standards and Design Guidelines. The use of non-traditional materials on the "airside" is also consistent with MPS 6.2.6 as those portions of the terminal are not visible from the regional roadways. Further, the proposed landscape plan entitled "*80% Planting Plan*," Figure 6-23, done by Brown, Richardson and Rowe, Landscape Architects & Planners, Plan Sheets L-1 to L-10, dated March 2006, as received by the Cape Cod Commission on August 4, 2006 provides adequate buffers on the subject property, given the constraints imposed by the existing site. Therefore, the Commission finds that the proposed materials are consistent with MPS 6.2.6.

The following condition shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck-out):

- G11. All work shall be constructed in a manner consistent with the following plans and other information:
- Plan entitled "*Proposed Design/Construction Packages, Construction of Barnstable Municipal Airport Terminal Building and Attucks Lane Extension, Hyannis, Massachusetts, dated July 10, 2006, by Edwards & Kelcey*," received by the Commission as a PDF on January 19, 2007.
  - Landscape plan entitled "*Landscape Plan, Barnstable Airport, Hyannis, Massachusetts*," done by Brown, Richardson and Rowe, Inc. dated March 2006, hand colored, which shows the entire project layout on one large single roll of paper.



EXHIBIT "A"

PROPERTY ADDRESS: 480 Barnstable Road, Hyannis MA 02601.

REGISTERED PARCELS:

Inhabitants of the Town of Barnstable  
Lot 6 on Land Court Plan 25266-C  
Certificate of Title No. 32836

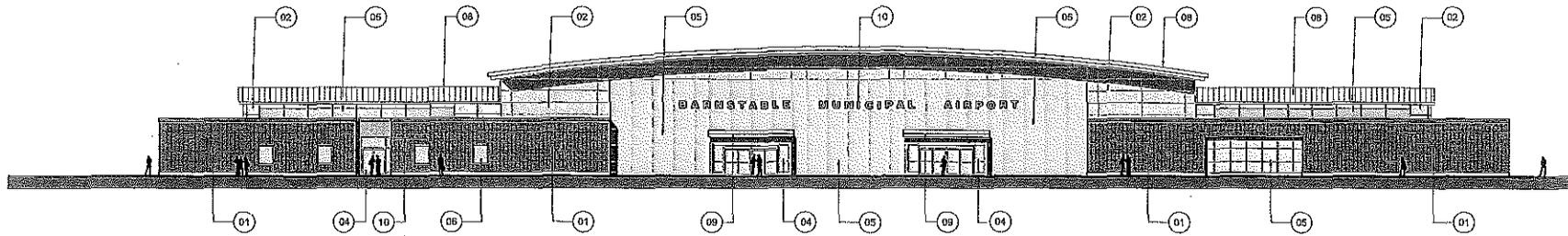
Town of Barnstable  
"Land" shown on Land Court Plan 29160-A  
Certificate of Title No. 160981

UNREGISTERED PARCELS:

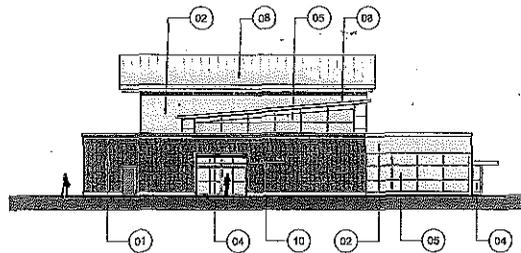
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Page 2, Exhibit "A"

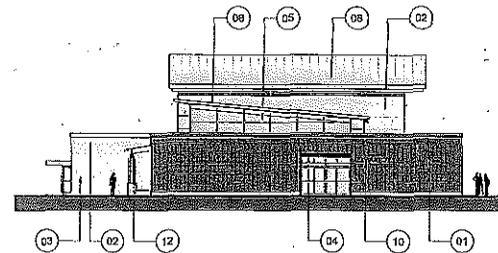
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FRONT ELEVATION



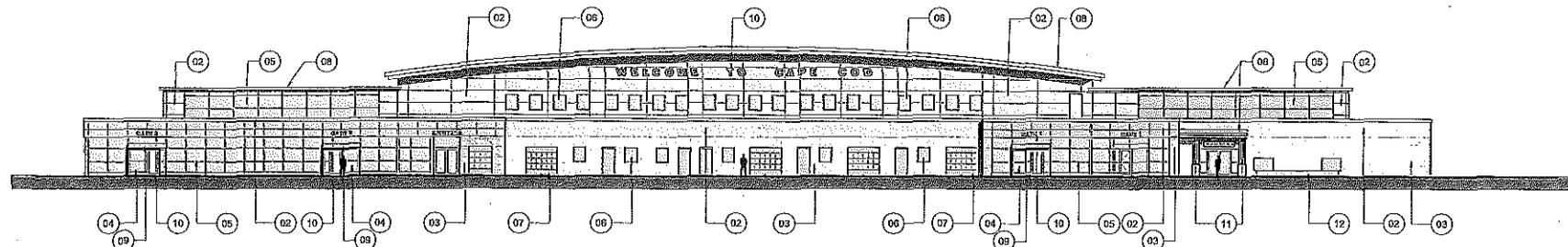
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

**KEY NOTES:**

01	JUMBO BRICK (4"x12") - STACK BOND	
02	METAL WALL PANELS	
03	CONCRETE BLOCK	
04	ALUMINUM STOREFRONT SYSTEM	
05	ALUMINUM CURTAINWALL SYSTEM	
06	ALUMINUM WINDOW	
07	OVERHEAD DOOR	
08	STANDING SEAM METAL ROOF	
09	CANOPY	
10	SIGNAGE	
11	STAINLESS STEEL COLUMN WRAP	
12	BAGGAGE CONVEYER SYSTEM	



REAR ELEVATION

BARNSTABLE MUNICIPAL AIRPORT - NEW TERMINAL

ALTERNATE EXTERIOR ELEVATIONS

AECOM

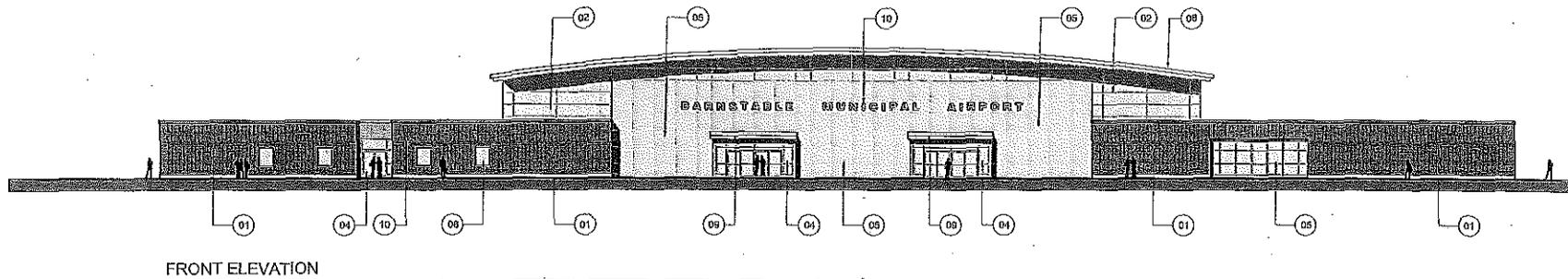
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Consultant: AECOM

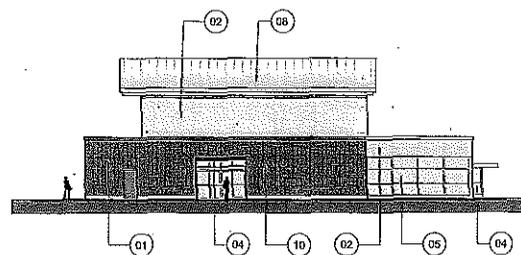
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1-INCH

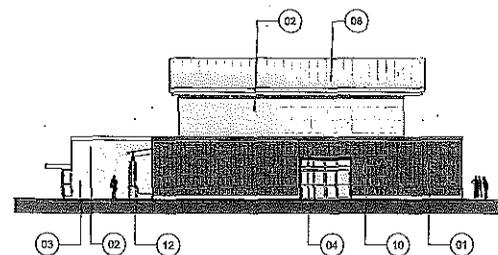
BARNSTABLE MUNICIPAL AIRPORT



FRONT ELEVATION



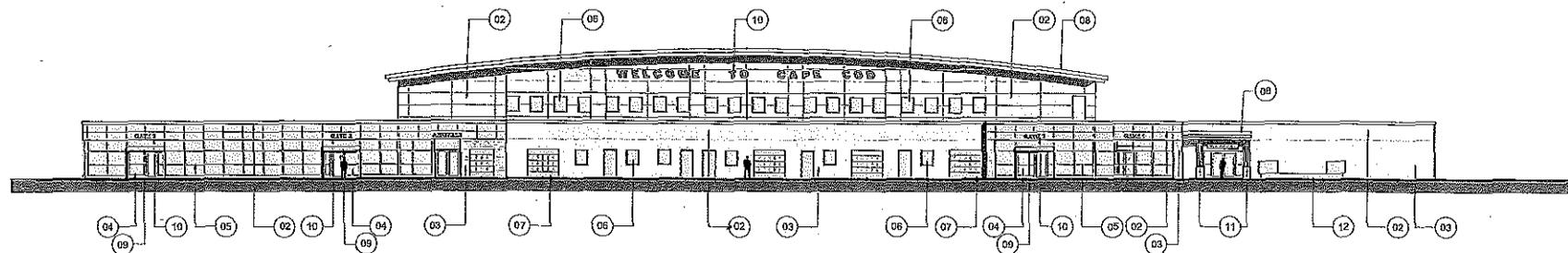
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

**KEY NOTES:**

01	"JUMBO" BRICK (6"x12") - STACK BOND	
02	METAL WALL PANELS	
03	CONCRETE BLOCK	
04	ALUMINUM STOREFRONT SYSTEM	
05	ALUMINUM CURTAINWALL SYSTEM	
06	ALUMINUM WINDOW	
07	OVERHEAD DOOR	
08	STANDING BEAM METAL ROOF	
09	CANOPY	
10	SIGNAGE	
11	STAINLESS STEEL COLUMN WRAP	
12	BAGGAGE CONVEYER SYSTEM	



REAR ELEVATION

BARNSTABLE MUNICIPAL AIRPORT - NEW TERMINAL

EXTERIOR ELEVATIONS