



# CAPE COD COMMISSION

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DATE: June 22, 2009

TO: Robert Mucciarone-F.W. Webb  
160 Middlesex Turnpike  
Bedford, MA 01730

FROM: Cape Cod Commission

RE: Modification of a Development of Regional Impact

PROJECT APPLICANT: F.W. Webb  
160 Middlesex Turnpike  
Bedford, MA 01730

PROPERTY OWNER: RAM Construction, LLC  
160 Middlesex Turnpike  
Bedford, MA 01730

PROJECT # TR 08025

PROJECT: F.W. Webb  
108 Breeds Hill Road  
Hyannis, MA 02601

BOOK/PAGE: 9210/72

LOT and PLAN: Lots 2 & 3 Plan Book 406 Page 52

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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 May 14, 2009 and modified on June 11, 2009 for the F.W. Webb project is hereby amended. All findings and conditions attached to the original decision continue to apply except as modified herein.



### Minor Modification Type #1

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

- WRF8. The proposed stormwater design on the site incorporates several improvements to the existing design including structural and nonstructural measures. Measures include the following improvements:
- **Two** Stormceptor 450i units will be added to the western side of the site between the inlet structure and the infiltration areas, **one Stormceptor unit will be added in the southern end of the bioretention area, and one Stormceptor unit will be added in the northeast area of the proposed paved parking lot**
  - A second roof area infiltration system will be added to accommodate additional runoff from the addition
  - Existing leaching pits in current disrepair will be replaced with Cultec330XL underground infiltration chambers.
  - A shutoff valve will be added between the catch basin and the infiltration unit downgradient from the loading dock area, addressing MPS 7.11, which requires a shut off valve in systems located in WPAs
  - The above ground riprap lined infiltration basin will be converted to a bioretention area, with **a stormceptor unit a forebay area** to provide pretreatment prior to infiltration. The bioinfiltration area will treat and infiltrate runoff from the paved and gravel parking lots on the eastern portion of the site and the storage area.

Based on this and other information received to date, the Commission finds that the development is in compliance with MPS WR7.1, WR 7.3, WR 7.4 and MPS WR7.11.

- CCF5. MPS HPCC2.9 requires *“that redevelopment shall significantly improve buffers between the parking areas and the street, as well as interior parking lot landscaping”*. The proposed ~~revised~~ landscape plan (**dated May 13, 2009 and revised June 18, 2009**) ~~April 22, 2009~~ shows improved interior parking lot landscaping and re-vegetated disturbed buffers. However, ~~the Commission finds the foundation planting to soften facades requires augmentation.~~

- WRF10. MPS WR7.6 requires that roadway and parking design limit impervious surfaces. The *Layout and Zoning Plans* (dated **May 13, 2009 and revised June 8, 2009**) ~~April 22, 2009~~ include a gravel area for overflow parking that will be able to accommodate an additional 18 parking spaces that are required under zoning. The Commission finds this development complies with MPS WR7.6.

- WRF11. MPS WR7.9 requires construction Best Management Practices for erosion and sediment control to be specified on project plans. These practices are specified on the *Erosion Control Plan* (dated **May 13, 2009 and revised June 8, 2009**) ~~April 22, 2009~~ and therefore the Commission finds that the development complies with MPS WR7.9.

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

GC6. All development shall be constructed in a manner consistent with the following plans and other information ~~attached hereto~~ **referenced** as Exhibit A:

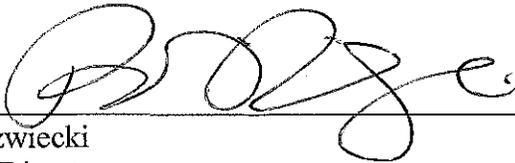
- The Final Plan set entitled “F. W. Webb-Hyannis” drawn and provided by Cubellis dated **May 13, 2009**; ~~April 22, 2009~~ and revised ~~April 22, 2009~~; sheets **C1 through C11** ~~C1 through C9~~:
  - Title Sheet, Existing Conditions Plan, **Demolition Plan**, Layout and Zoning Plan, Grading, Drainage, and Utility Plan, Erosion Control Plan, Landscape Plan, **Lighting and Photometrics Plan**, Detail Sheet, Detail Sheet, **Detail Sheet**
- “Site Lighting Photometric Plan” provided by J.M. Coull and drawn by D&D Net dated April 23, 2009; sheet SE-1
- “Racking & Furniture Plan, First Floor” provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-10a
- “Racking & Furniture Plan, Second Floor” provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-10b
- “Exterior Elevations, South & North” provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-14
- “Exterior Elevations, West & East” provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-15
- “Roof Plan” provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-16
- “Mechanical Roof Plan” provided by J.M. Coull and drawn by Turner Group dated April 9, 2009; sheet M-3
- “Mechanical Geothermal Schematic” provided by J.M. Coull and drawn by Turner Group dated March 18, 2009; sheet M-6

All development shall be constructed in a manner consistent with the following information:

- “Hazardous Materials Spill Prevention and Emergency Response Plans” submitted with supplemental DRI information on March 20, 2009
- Landscape Maintenance Agreement provided by Cubellis received ~~April 14, 2009~~ **as revised on June 18, 2009**

CCC4. Plant materials specified by the landscape plan (drawn by Gregory Drake, dated **May 13, 2009** ~~April 22, 2009~~, received and **revised June 18, 2009** ~~April 27, 2009~~) may be substituted with prior written approval of Commission staff.

CCC5. Dead, stressed, or diseased plants detailed in the landscape plan (dated **May 13, 2009**) ~~April 22, 2009~~) shall be replaced for the life of this permit and areas noted as meadow shall be maintained as such.



6/22/09

Paul Niedzwiecki  
Executive Director  
Cape Cod Commission

Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

June 22, 2009

Before me, the undersigned notary public, personally appeared Paul Niedzwiecki, in his/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 he/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.

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Notary Public

My Commission Expires May 13, 2016