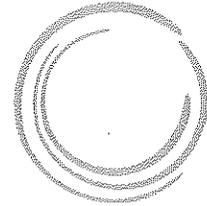


3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD
COMMISSION

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DATE: May 6, 2011

TO: Daniel W. Santos, 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:

MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 13 of the Cape Cod Commission *Enabling Regulations* (revised March 2011), the Development of Regional Impact decision dated January 25, 2007 (as modified on July 6, 2009, March 16, 2010, April 12, 2010, May 24, 2010, June 24, 2010, and July 1, 2010) for the Barnstable Municipal Airport is hereby amended to allow for NSTAR standard light fixtures on NSTAR poles. All findings and conditions attached to the original decision and subsequent modifications 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):

Exterior Lighting

EXL1. MPS 6.2.10 states that *exterior lighting in new development or redevelopment shall comply with standards including design, light source, total light cutoff, and foot-candle levels defined in the Exterior Lighting Design Standards, Technical Bulletin 95-001.* According to the DRI application **and information submitted on April 26, 2011, two** ~~two~~ **three** different pole-mounts will be used, the *Concept 10*, made by LUMCA Incorporated, ~~and the Gullwing Area Luminaire, manufactured by Gardco Lighting, and the Roadway Series 125 manufactured by American Electric Lighting.~~ **The use of the Roadway Series 125 light is required by NSTAR, for use on existing NSTAR utility poles along the Access Road, as shown on sheets 1 through 8 of the plans entitled "Utility Pole Photometrics Layout for Airport Access Road" prepared by Jacobs and dated March 2011. The Series 125 lights have flush-mounted lens, making the luminaire fully shielded. The other proposed poles along the access road will use approved Concept 10 or Gullwing fixtures.**

~~Both kinds of lights~~ **The Concept 10 and Gullwing Area Luminaire fixtures** are to have either a single or double head, mounted on 25 foot poles, and sitting on a 30-inch base. These fixtures will use 250 watt metal halide, fully shielded, full-cutoff lamps. The Tables 6-2 and 6-3 in the DRI application indicates these lights should not exceed approximately 4.5 foot-candles, which is consistent with Technical Bulletin 95-001 standard 2.6. Based on information obtained from the manufacturers' websites, the parking lot and roadway fixtures selected should conform to Technical Bulletin standards 2.1 to 2.4. According to information provided on September 7 and September 28, 2006 from Horsley/Witten recessed fixtures from Lithonia Lighting will also be mounted in the ceiling, along the proposed terminal building's "landside" entrances. These recessed fixtures are consistent with Technical Bulletin standards 2.1 to 2.4. The exterior lighting design's conformance with Technical Bulletin standard 2.6, which sets a maximum foot-candle level of 8.0 must still be determined.

EXL3. The Roadway Series 125 light manufactured by American Electric Lighting will be attached to existing NSTAR poles that may exceed the 20.0-foot maximum pole height established by Technical Bulletin 95-001 (as amended) for developments that abut regional vistas or are visible from public roadways. However, these poles already exist on the Airport site and their total height will not change as a result of the installation of the fixture heads.

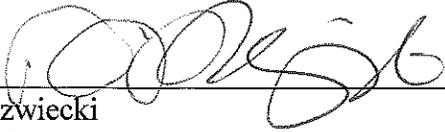
The following conditions shall be modified to read as follows (**bold type** indicates added text, deleted text is shown as struck out):

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.
- 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.
- Exterior lighting information as described in Section 6.6 of the DRI application, Tables 6-2 and 6-3 of the DRI application, and as supplemented by September 5, 2006, September 6, 2006, September 7, 2006, ~~and~~ September 28, 2006, **and April 26, 2011** information received by the Commission from Horsley/Witten Inc.
- Terminal building design elements as shown and described by the plans entitled "*Exterior Elevations*" by AECOM dated June 11, 2009 or "*Alternate Exterior Elevations*" by AECOM dated June 11, 2009
- Stormwater management system 30% design concepts as described in Section 2.0 of the DRI application.
- Plan entitled "*Barnstable Municipal Airport Improvement Project, Hyannis, Massachusetts*" (which depicts the proposed location of the new Tower) by AECOM and Horsley Witten Group dated March 2, 2010. This plan is attached to this decision as Exhibit B and is incorporated by reference.
- Air Traffic Control Tower design elements as shown on the plans entitled "*3-D Rendering of Revised Air Traffic Control Tower*" and "*Revised Air Traffic Control Tower Design-Option F*" dated 3/9/10 and received as e-mails from Mark Nelson of the Horsley Witten Group as amended by sheets A2.1 and A2.12 of the plans entitled "*Air Traffic Control Tower*" by CBTX Aviation Group dated 2/25/10.

EXL1. All exterior light fixtures for the proposed Barnstable Municipal Airport Improvements Projects subparts #1 to #6 shall conform to MPS 6.2.10 and Technical Bulletin 95-001 except for the parking lot and roadway pole-mounted lights. These may use 25-foot poles, **or may include the NSTAR-approved fixtures heads to be mounted on existing NSTAR poles** as allowed by finding EXL2 and finding EXL3.

SEE NEXT PAGE FOR SIGNATURE


Paul Niedzwiecki
Executive Director
Cape Cod Commission

Date

5/6/11

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

May 6, 2011

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.

Gail P. Hanley
Notary Public

My Commission Expires 10.13.11

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:

<u>Book</u>	<u>Page</u>
589	136
690	389
690	390
697	292
972	313
987	464
1039	180
1176	103
1184	494
1282	29
1661	211
2212	74
3047	336
3270	267
3329	105
3400	225
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Page 2, Exhibit "A"

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6517	239
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7121	241
7121	243
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