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CAPE COD
COMMISSION

DATE:	August 30, 2012
TO:	Attorney Eric Turkington 49 Locust Street Falmouth, MA 02540
FROM:	Cape Cod Commission
Re:	DRI Exemption Decision Cape Cod Commission Act, Section 12(k) Cape Cod Commission Enabling Regulations, Section 8
Applicants/ Property Owners:	Falmouth Airpark Homeowners Association, Inc. P.O. Box 2011 Teaticket, MA 02536 Green Cove, LLC 23 Green Cove Lane East Falmouth, MA 02536
Project:	Division and Recombination of Three (3) Existing Lots Consisting of 65.73 Acres of Land
Project #:	TR/EX 12017
Project Location:	Timothy Bourne Cartway
Map and Parcel:	29-02-015J-000; 29-02-015D-000Z; 29-02-012-018
Lot and Plan:	Lot VI 419-54; Lot Z 419-55; Lot 18 57-121
Book and Page:	10550-217; 18333-80

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission hereby approves the Development of Regional Impact (DRI) Exemption application filed by Falmouth Airpark Homeowners Association (HOA), Inc., and Green Cove, LLC, the Applicants, as represented by Attorney Eric Turkington, for a proposal to divide and recombine three (3) existing lots consisting of 65.73 acres of land located off Timothy Bourne Cartway in Falmouth. The DRI Exemption decision is rendered pursuant to a vote of the Commission on August 30, 2012.

PROJECT DESCRIPTION

The proposed project, as described by the Town DRI referral form and by the Applicants, is the modification of a Definitive Plan/Special Permit to re-divide and recombine 65.73 acres of land. The proposed division and recombination of lots involves two existing Falmouth Airpark HOA open space parcels (Parcels VI and Z) totaling 50.21 acres and one existing Green Cove, LLC parcel (Lot 18) totaling 15.52 acres, all located off Timothy Bourne Cartway in Falmouth.

The project proposes the division and recombination of the two (2) existing Falmouth Airpark HOA parcels and the one (1) existing Green Cove, LLC lot described above and the exchange of equivalent amounts of land between the Applicants. The project proposes conveyance of 15.32 acres of Green Cove, LLC's existing lot (Lot 18) to the Falmouth Airpark HOA to become designated open space as part of the Falmouth Airpark Definitive Plan (Proposed Lot B). The project also proposes creation and conveyance of an exactly equal sized parcel (15.32 acres) from portions of the Falmouth Airpark HOA's currently designated open space parcels to be conveyed to Green Cove, LLC (Proposed Lot A). The remaining 0.20 acres from Green Cove, LLC's existing lot are proposed to be merged with this newly created and conveyed lot. The same amounts of open space acres and buildable lot acres will exist within the existing boundaries of the existing subdivisions after the proposed project as existed before, but these will be in different locations and of a different configuration due to proposed changes in lot lines. There is no existing development on the subject lots and no development, other than the proposed division and recombination of lots, is proposed. Therefore, the proposed division and recombination of lots does not increase the net development potential within these existing subdivisions.

The stated purpose of the proposed project is safety, both for pilots of aircraft using Falmouth Airpark and for Falmouth Airpark abutters. Green Cove, LLC's existing buildable lot (Lot 18) is within 200 feet of the landing runway, whereas after the proposed project, Green Cove, LLC's lot (Proposed Lot A) will be 1,400 feet from the landing runway.

PROCEDURAL HISTORY

On May 10, 2012, the Commission received a referral of the project as a DRI from the Falmouth Planning Board, through Brian A. Currie, Falmouth Town Planner. On May 11, 2012, Commission staff sent the Applicants a letter confirming receipt of the DRI referral and notifying the Applicants of the statutory DRI timeframes. On July 6, 2012, Jessica Rempel, Commission Regulatory Officer, acted as a Hearing Officer to open a pro-forma hearing on the DRI. On July 26, 2012, the Applicants submitted a DRI/DRI Exemption application. The DRI Exemption hearing was opened by a duly noticed public hearing held on August 23, 2012, at which the DRI/DRI Exemption application was deemed substantially complete. The subcommittee also held a public meeting on August 23, 2012 at which the subcommittee voted unanimously to recommend to the full Commission approval of the proposed project as a DRI Exemption and voted to deny, without prejudice, the proposed project as a DRI because a DRI Exemption was recommended. At this meeting the subcommittee also reviewed a draft written DRI Exemption decision and voted unanimously to approve the draft written decision and to forward the decision to the full Commission for consideration at its meeting on August 30, 2012. At the August 30, 2012 full Commission meeting, the Commission voted unanimously to approve the proposed project as a DRI Exemption, deny, without prejudice, the proposed project as a DRI because a DRI Exemption was approved, and to approve the draft DRI Exemption decision, as amended.

MATERIALS SUBMITTED FOR THE RECORD

TABLE 1: Materials Submitted for the Record

Materials from Cape Cod Commission	***Date Sent***
Letter from Gail Hanley to applicants re: DRI referral	5/11/12
Email from Kristy Senatori to Brian Currie re: DRI process	5/20/12
Email from KS to Eric Turkington re: DRI review	5/23/12
Email from Jessica Rempel to ET re: DRI application	6/7/12
Email from JR to ET re: hardship memo	6/19/12
Letter from GH to ET re: hearing notice	6/19/12
Email from JR to ET re: meeting	6/29/12
Hearing officer minutes	7/6/12
Email from JR to ET re: fee	7/9/12
Email from JR to ET with sample water resources letter attached	7/11/12
Email from JR to ET re: water resources letter	7/12/12
Email from JR to ET re: Green Cove LLC parcel	7/20/12
Email from JR to ET re: DRI Exemption application	7/24/12

Email from JR to ET re: DRI review timeframe	7/24/12
Email from JR to BC re: standards of review	7/26/12
Email from JR to ET and BC re: standards of review and timeframe	7/26/12
Email from JR to ET re: stamped acknowledgement	7/26/12
Email from JR to ET re: application and scheduling	7/27/12
Email from JR to BC re: standards of review	7/30/12
Email from JR to ET re: public hearing	8/6/12
Email from JR to ET re: copies	8/6/12
Letter from GH to ET re: hearing notice	8/6/12
Email from JR to ET re: site visit	8/15/12
Memo from JR to subcommittee members with staff report attached	8/16/12
Email from JR to ET and BC with staff report attached	8/16/12
Email from JR to Don Keernan (APCC) with staff report attached	8/17/12
Email from JR to ET re: fees	8/20/12
Memo from JR to Commission members with draft decision attached	8/24/12
Email from JR to BC with draft decision attached	8/24/12
Email from JR to ET cc:ed to BC re: correction to draft decision	8/24/12
Email from JR to BC cc:ed to ET re: correction to draft decision	8/27/12
Materials from Applicant	***Date Received***
Email from ET to KS re: DRI review	5/23/12
Email from ET to JR re: meeting with Commission staff	6/6/12
Email from ET to JR re: DRI application	6/18/12
Email from ET to JR re: DRI application	6/18/12
Email from ET to JR re: exemption	6/18/12
Email from ET to JR with hardship memo attached	6/19/12
Email from ET to JR re: meeting with applicant	6/20/12
Email from ET to KS re: meeting	6/27/12
Email from ET to KS re: meeting	6/29/12
Email from ET to JR re: water resources letter	7/11/12
Email from ET to JR re: water resources letter	7/12/12
Email from ET to JR re: application status	7/16/12
Email from ET to JR re: Green Cove LLC parcel	7/23/12
Email from ET to JR re: application memo	7/23/12
Email from ET to JR re: application memo	7/24/12
DRI Exemption application	7/26/12
Email from ET to JR re: application and timeframe	7/26/12
Email from ET to JR re: standards of review and timeframe	7/26/12
Email from ET to JR re: stamped acknowledgement	7/26/12
Email from ET to JR with PDF of application attached	7/26/12
Email from ET to JR re: scheduling	7/27/12

Email from ET to JR re: copies	8/6/12
Seven (7) copies of application from ET to JR	8/9/12
Email from ET to JR re: site visit	8/15/12
Email from S. Malissa Hallenback re: site visit directions	8/15/12
Email from ET to JR re: fees	8/20/12
Email from ET to JR re: correction to draft decision	8/24/12
Materials from Public Agencies/Towns/State/Federal	***Date Received***
DRI Referral Form from Town of Falmouth, Brian Currie, Town Planner	5/10/12
Email from BC to KS re: DRI process	5/14/12
Email from BC to KS re: DRI process	5/21/12
Email from BC to Elizabeth Enos re: application status	7/23/12
Letter from Mary Beth Wiser to KS re: public water supplies	7/25/12
Email from BC to JR re: standards of review	7/30/12
MHC Project Notification Form determination	8/1/12
Email from BC to JR re: staff report	8/16/12
Email from BC to JR re: draft decision	8/24/12
Email from BC to JR re: correction to draft decision	8/27/12
Materials from Members of the Public	***Date Received***
Email from DK to JR re: staff report	8/17/12

TESTIMONY

August 23, 2012, Subcommittee Public Hearing

A subcommittee of the Commission held a duly noticed public hearing on the proposed DRI and DRI Exemption applications for the purpose of reviewing the proposed project and receiving public testimony. Commission Regulatory Officer, Jessica Rempel, presented the Staff Report. Attorney Eric Turkington presented on behalf of the Applicants, described the proposed project and its purpose, and urged the subcommittee to approve the proposed project. No members of the public provided public testimony. The hearing was continued to the August 30, 2012 full Commission meeting at 3 PM at the Assembly of Delegates, First District Court, Barnstable, MA.

August 23, 2012, Subcommittee Meeting

A subcommittee of the Commission held a duly noticed public meeting for the purpose of deliberating on the proposed DRI and reviewing a draft written DRI Exemption decision. After deliberating on the project and reviewing the draft decision, the subcommittee voted

unanimously to recommend to the full Commission approval of the proposed project as a DRI Exemption and approval of the draft DRI Exemption decision.

JURISDICTION

The project qualifies as a DRI pursuant to Section 3(c) of the Commission's Enabling Regulations (Revised March 2011, Revised Fee Schedule Effective July 1, 2012) as "Any development that proposes to divide parcel(s) of land totaling 30 acres or more in common ownership or control on or after September 30, 1994, including assembly and recombination of lots..."

FINDINGS

The Commission has considered the DRI Exemption application of Falmouth Airpark HOA, Inc., and Green Cove, LLC for the proposed division and recombination of three (3) existing lots consisting of 65.73 acres of land, and based on consideration of such application and upon the information presented at the public hearing and submitted for the record, makes the following findings, pursuant to Sections 12 and 13 of the Act:

GENERAL FINDINGS

GF1. The date of the first substantive public hearing on the proposed project was August 23, 2012. As such, this project was reviewed subject to the 2009 Regional Policy Plan (RPP), as amended in May 2011.

GF2. Pursuant to Section 12(k) of the Act, this decision is valid for a period of three (3) years and local development permits may be issued pursuant hereto for a period of three (3) years from the date of this written decision.

GF3. The proposed project that is the subject of this DRI Exemption decision is the division and recombination of 65.73 acres of land located off Timothy Bourne Cartway in Falmouth that consists of two (2) existing Falmouth Airpark HOA parcels that were created in 1986 and one (1) existing Green Cove, LLC lot that was created in 1937, for the purpose of exchanging lots between the Applicants as shown on the plan entitled "Overall Key Plan for Lot 18 Timothy Bourne Cartway prepared for Falmouth Airpark Homeowners Association, Inc. & Green Cove, LLC in Falmouth," prepared by Falmouth Engineering, dated November 21, 2011, attached as Exhibit A to this decision, and incorporated by reference.

GF4. Section 12(k) of the Act and Section 8 of the Commission's Enabling Regulations provide that any applicant can apply to the Commission for a DRI Exemption from Commission review

of a proposed project that literally qualifies as a DRI, but where the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located. The Commission's Enabling Regulations further state that "[t]he burden shall be on the Applicant to show that the project is exempt."

GF5. Any development on any of the subject lots or combination of lots that independently exceeds a DRI threshold pursuant to the Commission's Enabling Regulations shall be subject to its own Commission review process.

LAND USE

LUF1. The Town of Falmouth does not have an endorsed Land Use Vision Map (LUVM) and therefore, the Commission finds Minimum Performance Standard (MPS) LU1.1 (Development Location) does not apply. Furthermore, as the project is the division of land and recombination of lots, and as no other development is proposed, the Commission finds MPS LU 1.2 (Compact Development), MPS LU2.1 (Connections to Existing Infrastructure), MPS LU2.2 (Co-location of Telecommunication Facilities), MPS LU3.1 (Buffers to Agricultural Uses), and MPS LU 3.2 (Impacts to Agricultural Lands) do not apply.

LUF2. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Land Use as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

ECONOMIC DEVELOPMENT

EDF1. MPS ED1.1 (Location in Economic Centers) states in part, "[t]his standard does not apply to residential subdivisions..." The proposed project is the division and recombination of lots zoned Agricultural A with permitted residential uses of one-family detached houses and 45,000 square feet minimum lot areas. As such, the Commission finds that this MPS does not apply.

EDF2. The project does not propose development in a resource-based economic area, does not involve Class III gaming, does not propose commercial development, and will not develop new infrastructure. As such, the Commission finds the remaining MPS under Goal ED1 (Low-impact and Compatible Development) and MPS under Goal ED2 (A Balanced Economy), Goal ED3 (Regional Income Growth), and Goal ED4 (Infrastructure Capacity) do not apply.

EDF3. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Economic Development as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

WATER RESOURCES

WRF1. The project site is not in a Wellhead Protection Area. The project site is, however, in a Potential Public Water Supply Area. The Applicants provided a letter dated July 18, 2012, from Mary Beth Wiser, Town of Falmouth Water Superintendent, stating that "... the Town has no current plans for development of any public water supplies on said parcels." As such, because no development is proposed except for the division and recombination of lots, there is no significant impact on the drinking water resources as proposed.

WRF2. According to RPP Water Resources Classification Map II, the project site is in two watersheds with Green Cove, LLC's presently developable lot (Lot 18) in the Eel Pond watershed and Green Cove, LLC's proposed developable lot (Lot A) in the Bournes Pond watershed. With the proposed project, the proposed Falmouth Airpark HOA lot (Lot B) in the Eel Pond watershed will be subject to the same restrictions currently in place for the land presently restricted for open space purposes when the Falmouth Airpark subdivision was approved by the Falmouth Planning Board in 1986. Eel and Bournes Ponds have been identified as nitrogen overloaded systems. Watersheds that drain to Eel and Bournes Ponds are classified by the RPP as Marine Water Recharge Areas (MWRA). A major goal of the RPP is to preserve and restore the ecological integrity of marine water embayments and estuaries. The net potential nitrogen load to these watersheds is not expected to increase as the project proposes the division and recombination of lots, no other development is proposed, and the project does not result in increased net development potential. As such, the Commission finds the project is consistent with MPS under RPP Goal WR3 (Marine Water Embayments and Estuaries).

WRF3. The project is not proposed in a Water Quality Improvement Area or Freshwater Recharge Area, and does not propose public or private wastewater treatment facilities. As such, the Commission finds MPS under RPP Goal WR5 (Water Quality Improvement Areas), Goal WR4 (Freshwater Ponds and Lakes), and Goal WR6 (Public and Private Wastewater Treatment Facilities) do not apply. Furthermore, as the project proposes the division and recombination of lots and as no other development is proposed, the Commission finds that the project is consistent with the remaining Water Resources Goals of General Aquifer Protection (Goal WR1) and Stormwater Quality (Goal WR7).

WRF4. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Water Resources as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

COASTAL RESOURCES

CRF1. The site of the proposed project is not located in any Coastal Resource area and as such, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Coastal Resources as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

NATURAL RESOURCES/OPEN SPACE

NR/OS1. The project site is located in a Significant Natural Resource Area (SNRA) due to the presence of a Potential Public Water Supply Area. However, as noted in the Water Resources section, the Applicants provided a letter dated July 18, 2012, from Mary Beth Wiser, Town of Falmouth Water Superintendent, stating that "... the Town has no current plans for development of any public water supplies on said parcels."

NR/OS2. There are no wetlands present on the lots proposed to be divided and recombined. The proposed Green Cove, LLC lot (Proposed Lot A) abuts cranberry bogs but appears to be at least 100 feet from the bogs along much of the boundary length. In addition, the project site is not located in rare species habitat. The lots proposed for division and recombination appear to be wooded and of equivalent habitat value.

NR/OS3. The proposed Falmouth Airpark HOA lot (Proposed Lot B) will be subject to the same restrictions currently in place for the land presently restricted for open space purposes when the Falmouth Airpark subdivision was approved by the Falmouth Planning Board in 1986, as the proposed Falmouth Airpark HOA lot (Proposed Lot B) will be permanently conveyed to the HOA for open space and recreation purposes.

NR/OS4. Based on the review of the lots proposed for division and recombination and as no other development is proposed, no impacts to natural resources are anticipated. As such, the Commission finds that MPS under RPP Goal WET1 (Wetlands Protection) and Goal WPH1 (Prevent Loss, Minimize Adverse Impacts, and Maintain Diversity) do not apply.

NR/OS5. As the project proposes to maintain an equivalent amount of land protected for open space purposes, the Commission finds that the project is consistent with MPS under RPP Goal OS1 (Open Space and Natural Resources).

NR/OS6. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue areas of Natural Resources and Open Space as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

TRANSPORTATION

TF1. As no development, except for the division and recombination of lots, is proposed, no trip generation is anticipated and no transportation impacts are anticipated. Therefore, the Commission finds that MPS under the Transportation section of the RPP do not apply.

TF2. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Transportation as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

WASTE MANAGEMENT

WMF1. MPS WM1.5 (Compliance with Massachusetts Hazardous Waste Regulations) requires that "[a]ny development or redevelopment that uses, handles, generates, treats, or stores Hazardous Waste..." shall be in compliance with the state's Hazardous Waste regulations. As the proposed project is the division and recombination of lots and as no other development is proposed, the Commission finds that MPS WM1.5 does not apply.

WMF2. The project site is located within an area mapped as a Potential Public Water Supply Area. However, as noted above, the application includes a letter dated July 18, 2012, from Mary Beth Wiser, Town of Falmouth Water Superintendent, that indicates the Town has no current plans for development of any public water supply on the subject parcels. As such, the Commission finds that MPS WM1.1 (Hazardous Materials/Waste Restrictions) does not apply.

WMF3. As no development, except for the division and recombination of lots, is proposed, no solid waste generation is anticipated. As such, the Commission finds that MPS under RPP Goal WM2 (Solid Waste) do not apply.

WMF4. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Waste Management as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

ENERGY

EF1. As the project proposes the division and recombination of lots and as no buildings or structures are proposed, the Commission finds that MPS under the Energy section of the RPP do not apply.

EF2. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Energy as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

AFFORDABLE HOUSING

AHF1. As the project proposes the division and recombination of lots and as no residential or commercial construction is proposed, no affordable housing impacts are anticipated.

AHF2. Based on the Applicants' proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Affordable Housing as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

HERITAGE PRESERVATION & COMMUNITY CHARACTER

HPCCF1. The Heritage Preservation MPS under RPP Goal HPCC1 (Historic, Cultural, and Archaelogical Resources) require the preservation of historic structures, cultural landscapes, and archaeological sites. The proposed project is located outside of any historic districts, there are no historic structures or cultural landscapes on the site, and on July 30, 2012, the Massachusetts Historical Commission (MHC) determined that the project is unlikely to affect significant historic or archaeological resources. As such, the Commission finds that MPS under RPP Goal HPCC1 do not apply.

HPCCF2. There are no structures on either of the lots in question and no construction is proposed as the purpose of the lot reconfiguration is to exchange land. The buildable lot to be

created is the same size and zoned the same as the existing buildable lot. Future development on the new buildable lot would be limited by the Falmouth Agricultural A zoning, as is the existing buildable lot. As no structures are proposed at this time, the Commission finds that MPS under RPP Goal HPCC2 (Community Character/Site and Building Design) do not apply.

HPCCF3. Based on the Applicant's proposed project, the Commission finds that the project can be granted a DRI Exemption in the RPP issue area of Heritage Preservation & Community Character as the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located.

CONCLUSION

Pursuant to Section 8 of the Commission's Enabling Regulations, "[a]ny Applicant may apply to the Commission for an Exemption from Commission review of a proposed project that literally qualifies as a DRI, but where the location, character and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located. The burden shall be on the Applicant to show that the project is exempt."

Based on the above Findings, the Commission hereby concludes that the Applicant has met its burden of proof that the proposed project literally qualifies as a DRI, but the location, character, and environmental effects of the development will prevent its having any significant impacts on the resources, values and purposes protected by the Act outside of the municipality in which the development is to be located, and as such, the project can be approved as a DRI Exemption.

(Signatures on Next Page)

John D. Harris, Chair

30 aug 2012
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

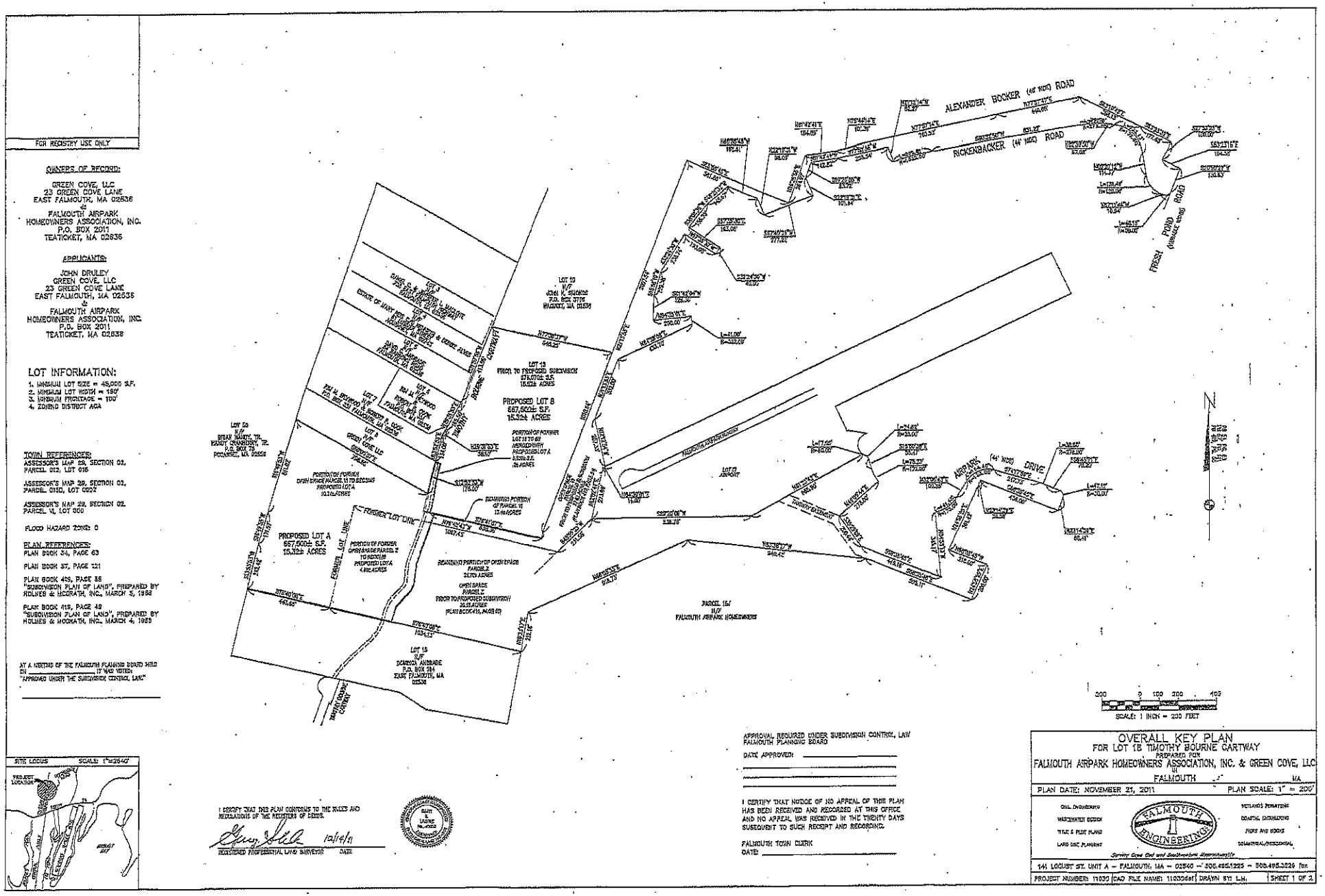
August 30, 2012

Before me, the undersigned notary public personally appeared John D. Harris in his/her capacity as Chairman of the Cape Cod Commission, 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 [_] 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:
9-28-18

GAIL P. HANLEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 28, 2018

Exhibit A



FOR REGISTRY USE ONLY
OWNERS OF RECORD:
GREEN COVE, LLC
23 GREEN COVE LANE
EAST FALMOUTH, MA 02536
&
FALMOUTH AIRPARK
HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 2011
TEATICKET, MA 02536
APPLICANTS:
JOHN DRULEY
GREEN COVE, LLC
23 GREEN COVE LANE
EAST FALMOUTH, MA 02536
&
FALMOUTH AIRPARK
HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 2011
TEATICKET, MA 02536
LOT INFORMATION:
1. MINIMUM LOT SIZE = 45,000 S.F.
2. MINIMUM LOT WIDTH = 150'
3. MINIMUM FRONTAGE = 100'
4. ZONING DISTRICT AGA
TOWN REFERENCES:
ASSESSOR'S MAP 29, SECTION 02, PARCEL 012, LOT 016
ASSESSOR'S MAP 29, SECTION 02, PARCEL 015D, LOT 0002
ASSESSOR'S MAP 29, SECTION 02, PARCEL VI, LOT 000
FLOOD HAZARD ZONE: 0
PLAN REFERENCES:
PLAN BOOK 34, PAGE 63
PLAN BOOK 37, PAGE 121
PLAN BOOK 419, PAGE 35 "SUBDIVISION PLAN OF LAND", PREPARED BY HOLMES & MCGRATH, INC., MARCH 5, 1988
PLAN BOOK 419, PAGE 49 "SUBDIVISION PLAN OF LAND", PREPARED BY HOLMES & MCGRATH, INC., MARCH 4, 1988
AT A MEETING OF THE FALMOUTH PLANNING BOARD HELD ON _____ IT WAS VOTED: "APPROVED UNDER THE SUBDIVISION CONTROL LAW."
SITE LOCUS
SCALE: 1"=2640'
PROJECT LOCATION
ALEXANDER BOCKER (40' WIDE) ROAD
RICKENBACKER (44' WIDE) ROAD
FRESH POND ROAD
AIRPARK (44' WIDE) DRIVE
PROPOSED LOT A
667,500± S.F.
15.32± ACRES
PROPOSED LOT B
667,500± S.F.
15.32± ACRES
LOT 13
FRIOR TO PROPOSED SUBDIVISION
LOT 15
H/F
DOMINGA ANDRADE
P.O. BOX 184
EAST FALMOUTH, MA
PARCEL 15J
H/F
FALMOUTH AIRPARK HOMEOWNERS
LOT 19
H/F
JOHN N. SIMONDS
P.O. BOX 3706
WAGNERT, MA 02536
LOT 20
H/F
BRIAN HANEY, TR.
HANEY CRANBERRY, TR.
P.O. BOX 73
POCASSET, MA 02559
FORMER LOT LINE
TIMOTHY BOURNE CARTWAY
SCALE: 1 INCH = 200 FEET
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
12/14/11
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE
APPROVAL REQUIRED UNDER SUBDIVISION CONTROL LAW
FALMOUTH PLANNING BOARD
DATE APPROVED:
I CERTIFY THAT NOTICE OF NO APPEAL OF THIS PLAN HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED IN THE TWENTY DAYS SUBSEQUENT TO SUCH RECEIPT AND RECORDING.
FALMOUTH TOWN CLERK
DATE:
OVERALL KEY PLAN
FOR LOT 1B TIMOTHY BOURNE CARTWAY
PREPARED FOR
FALMOUTH AIRPARK HOMEOWNERS ASSOCIATION, INC. & GREEN COVE, LLC
IN
FALMOUTH MA
PLAN DATE: NOVEMBER 21, 2011
PLAN SCALE: 1" = 200'
CIVIL ENGINEERING
WASTEWATER DESIGN
TITLE & PLOT PLANS
LAND USE PLANNING
FALMOUTH ENGINEERING
WETLANDS PERMITTING
COASTAL ENGINEERING
PIERS AND DOCKS
COMMERCIAL/RESIDENTIAL
Serving Cape Cod and Southeastern Massachusetts
141 LOCUST ST. UNIT A – FALMOUTH, MA – 02540 – 508.495.1225 – 508.495.3229 fax
PROJECT NUMBER: 11030
CAD FILE NAME: 11030def
DRAWN BY: L.M.
SHEET 1 OF 2