

Jeffrey Ribeiro

From: Jeffrey Ribeiro
Sent: Thursday, July 24, 2014 12:00 PM
To: 'Joseph D. Peznola'; 'jdirk@rdva.com'
Cc: Jonathon Idman; Garry Meus; 'Kevin Eriksen'
Subject: RE: Springhill Suites Falmouth

Joe,

Two more document requests. My apologies for the slew of emails.

- Ground lease
- Landscape plan/LID design details

Thanks,

Jeffrey

From: Jeffrey Ribeiro
Sent: Thursday, July 24, 2014 11:38 AM
To: 'Joseph D. Peznola'; jdirk@rdva.com
Cc: Jonathon Idman; Garry Meus; Kevin Eriksen
Subject: RE: Springhill Suites Falmouth

Joe,

And a couple more things that I forgot – some of which you can send once they are available. I know we've compiled a long list for you, but the hope is that these can make the DRI process as easy as possible.

- Existing/proposed Title V design flows
- Planning board road rescission decision
- ZBA/parking decision
- Revised perimeter map(s) of the project site as it will be reviewed

In addition, I have attached our Energy technical bulletin. It outlines what we require to show the project intends to seek Energy Star (*E1.2*, p. 2) and LEED (*Option B*, p. 4) certification. Should you be able to provide satisfactory documents during the scoping process, I think we could likely scope out Energy contingent upon later verification. I would not be concerned with the performance standard on energy audits, as it is really meant to apply to reuse and not all redevelopment.

Thanks,

Jeffrey

From: Joseph D. Peznola [<mailto:jpeznola@hancockassociates.com>]
Sent: Wednesday, July 23, 2014 4:26 PM
To: Jeffrey Ribeiro; jdirk@rdva.com
Cc: Jonathon Idman; Garry Meus; Kevin Eriksen
Subject: RE: Springhill Suites Falmouth

Jeffrey,

Thank you. The meeting was very helpful. We will compile the additional information and fee.

Regards,

Joe

Joseph D. Peznola, PE

Principal - Director of Engineering

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From: Jeffrey Ribeiro [<mailto:jeffrey.ribeiro@capecodcommission.org>]

Sent: Wednesday, July 23, 2014 4:16 PM

To: Joseph D. Peznola; jdirk@rdva.com

Cc: Jonathon Idman; Garry Meus

Subject: Springhill Suites Falmouth

Joseph,

Thanks for coming in to talk with us today. As discussed, here are the remaining materials that are needed.

1. Fee - \$2646
2. Stormwater management plan, or outline of proposed
3. Draft landscape management agreement, or outline of proposed
4. Statement evidencing the project will "maintain or improve existing levels of nitrogen loading" (MPS WR3.2)
5. Full detail/calculation of all **newly disturbed** area on the site for calculation of open space
6. Short narrative outlining "C&D wastes that will be generated during the development or redevelopment; the method for separating, storing, transporting, and disposing of gypsum (wall board and sheetrock) from the remainder of the waste stream; and the methods that will be used to recycle or dispose of those remaining materials in the C&D waste stream."
7. Short narrative outlining "how both solid wastes and recyclable materials will be handled in the post-construction phase of the development. In particular, the applicant shall provide a plan detailing how waste ban materials (particularly plastic, glass containers, and cardboard) will be collected, stored on site, and recycled."
8. PDF of Sheet EC *Existing Conditions*
9. Information pertaining as to whether 3 Lantern Ln will be included in the project application
10. Materials requested by Paul Ruchinkas re: Affordable Housing pruchinkas@capecodcommission.org
11. Materials requested by Glenn Cannon re: Transportation gcannon@capecodcommission.org

These documents can hopefully scope out the issue areas of Water Resources, Waste Management, Affordable Housing, and Transportation. Technical staff agrees that LU1.2 (Compact Development) is met, clearing the issue area of Land Use from review. Technical staff has also confirmed that the issues areas of Coastal Resources, Marine Resources, Wetlands, and Wildlife and Plant Habitat can be removed from review.

I'm going to consult further with staff regarding the issue areas of Economic Development and Energy, and I will let you know if we need anything further. Historic Preservation/Community Character will be reviewed for the full DRI.

Once the materials are in, we can schedule a public hearing. Feel free to call or email me with any questions regarding these materials or other aspects of the project.

Thanks,

Jeffrey Ribeiro

Regulatory Officer I

Cape Cod Commission

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