



FALMOUTH PLANNING BOARD
59 TOWN HALL SQUARE
FALMOUTH, MASSACHUSETTS 02540
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October 15, 2014

Mr. Eladio Gore, Building Commissioner
Town Hall
Falmouth, Massachusetts 02540

re: Ryan Development LLC – Site Plan Review
587 Main Street
47B 04 015 000; 47B 04 016 001,002

Dear Eladio,

At its meeting of October 14, 2014 the Planning Board voted to approve the application of Ryan Development LLC under Article XXXIX (39) - Site Plan Review – of the Zoning Bylaw for a plan entitled: *"#587 Main Street & #17&19 Nye Road, Falmouth, Massachusetts"* prepared by Hancock Associates, dated April 1, 2014, and revised October 6, 2014 (six sheets) together with a landscape plan of the same title and date with the following findings and conditions:

FINDINGS

The applicant proposes to construct a commercial building containing 2,400 square feet of retail space together with the associated parking, drainage and landscaping. Parking is located behind the building and green space with pedestrian amenities has been provided in the front of the building. The curb cut is located off Nye Road and has been moved closer to Main Street, away from the adjacent residence. The storm water management system has been reviewed by the Engineering Division and found acceptable. The site is served by town water and sewer facilities, therefore no nitrogen mitigation is required. The landscape plan has been prepared and provides screening for abutters and provides an attractive setting for the building and site.

CONDITIONS

1. A left turn only sign will be added at the exit onto Nye Road.
2. The parking space adjacent to the northerly sideline of curb cut shall be removed and the area landscaped.
3. A 54" concrete sidewalk shall be provide along the Main Street and Nye Road frontage to the curb cut. The sidewalk from the curb cut for the remainder of the Nye Road frontage shall be repaired as bituminous concrete at 48" to avoid the existing trees.

4. The plan shall be constructed as approved. Any changes shall be reviewed by the Planning Board to determine if a modification of this decision is necessary. Pursuant to §240-183.B. of the zoning bylaw, no permit for full or partial occupancy shall be issued until the Planning Board is satisfied that the conditions of this approval and predecessor approvals have been met.
5. Prior to the issuance of a building permit, the applicant shall obtain a curb-opening permit from the Department of Public Works, Engineering Division for all utility work. All work performed within the public right-of-way shall be conducted under the direction of the Town Engineer.

Sincerely,



Brian A. Currie, Town Planner

cc: applicant
