

HANCOCK ASSOCIATES

November 6, 2014

Jeffrey Ribeiro
Regulatory Officer I
Cape Cod Commission
3225 Main Street, PO Box 226
Barnstable, MA 02630

Subject: Springhill Suites by Marriot
556 Main Street Falmouth
Supplemental Information - Limited DRI Application

Jeffrey:

Hancock Associates is pleased to submit the following information supplementing the Limited DRI Application submitted in July as discussed at our meeting on July 23, 2014 and as enumerated in your emails dated 7/23/14 and 7/24/14.

1. Fee - \$2646
2. Stormwater Management Report dated November 2014 along with revised Site Plan for the project.
3. Revised architectural plans.
4. Draft Grounds and landscape maintenance scope of work.
5. Statement evidencing the project will “maintain or improve existing levels of nitrogen loading” (MPS WR3.2). This has been revised in the LDRI Narrative.
6. Full detail/calculation disturbed areas on the site for calculation of open space have been added to the report demonstrating there will be NO INCREASE in disturbed areas on site.
7. C&D wastes that will be generated during the development or redevelopment will be stored in a single construction dumpster which will be handled and transported by Casella waste Systems under their single stream recycling program.
8. Solid wastes and recyclable materials will be handled in the post-construction phase of the development will be stored in a single construction dumpster which will be handled and transported by Casella waste Systems under their single stream recycling program.
9. A PDF of Sheet EC (Existing Conditions Plan) is included within the electronic submission herein.
10. The 3 Lantern Lane property is included in the agreement between the land owner and developer. There is no proposed work within the property limits, however the total area is included in the zoning compliance analysis for the

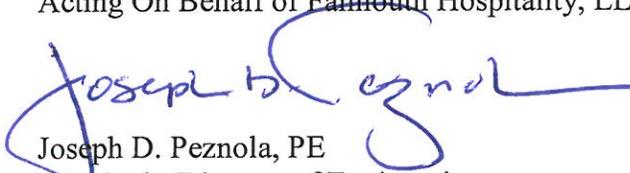
purpose of meeting the Falmouth Zoning Bylaw Open Space requirement of 60% of the lot. This has been revised in the LDRI Narrative.

11. Materials requested by Paul Ruchinskas re: Affordable Housing have been forwarded directly to Mr. Ruchinskas and are included within the revised Section 9 herein to insure completion of the record.
12. Materials requested by Glenn Cannon re: Transportation have been added to the Transportation Section of the Limited DRI Report.
13. Existing/proposed Title V design flows have been added to a new section in the Limited DRI Report covering sewer and water infrastructure and capacities.
14. Planning Board Road Rescission decision is attached herein.
15. The application to the Falmouth Zoning Board of Appeals covering the off site parking has been withdrawn. An application for modification of the original Planning Board Site Plan review was field with the board on September 12, 2014 and hearings on October 7, 2014 and October 14, 2014. The plan has been modified to eliminate the "parking for a fee" lot and alternative surface (grass) thus eliminating the need for action by the ZBA for the creation of the 37 spaces that will be made available to the hotel to satisfy need and zoning compliance. The Planning Board approved the application on October 14, 2014, a copy is attached.
16. Revised perimeter map(s) are attached herein showing the inclusion of the 3 Lantern Lane property as discussed above.
17. Energy Star (*EI.2*, p. 2) and LEED (*Option B*, p. 4) certification information statements have been added to Section 7 of the Limited DRI Report.
18. A redacted copy of the Ground Lease is attached herein.
19. A revised Landscape Plan is attached herein.

We hope this information meets the commission needs and that we can continue with the Limited DRI and scoping process.

Please do not hesitate to contact us with any additional comments or questions.

Sincerely,
Hancock Associates,
Acting On Behalf of Falmouth Hospitality, LLC



Joseph D. Peznola, PE
Principal - Director of Engineering

cc: Falmouth Hospitality, LLC