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CAPE COD
COMMISSION

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SENT VIA EMAIL AND REGULAR MAIL

March 23, 2015

From: Jeffrey Ribeiro
Regulatory Officer II, Cape Cod Commission
3225 Main Street, PO Box 226, Barnstable, MA 02630
jeffrey.ribeiro@capecodcommission.org
(508) 744-1210

To: Katie Cruz, P.E.
Project Engineer, Hancock Associates
185 Center Street
Danvers, MA 01923
kcruz@hancockassociates.com

Re: *TR14017 Springhill Suites, Main Street, Falmouth
Additional Limited DRI Application Materials Request*

The Cape Cod Commission (Commission) received an application for Limited Development of Regional Impact (DRI) review from your client for the above-referenced project on March 17, 2015. (Note that the project is subject to and has the benefit of a DRI Scoping Decision, dated January 22, 2015, which limits the issue areas under Limited DRI review.)

Please provide the following additional application materials, which will assist Commission staff in evaluating whether the project is consistent with Commission regulations and requirements. The Commission reserves the right to request further materials throughout project review and hearing.

- A draft Landscape Maintenance/Management Agreement consistent with the Town of Falmouth's Nitrogen Management By-Law to comply with Condition WRC2 of the Scoping Decision
- Signed/stamped documentation evidencing compliance with Energy Star standards and LEED certifiability to comply with Condition EC1 of the Scoping Decision

- A revised signage plan consistent with Regional Policy Plan (RPP) Minimum Performance Standard (MPS) HPCC2.12 (Signage)
- A revised lighting plan consistent with RPP MPS HPCC2.11 (Exterior Lighting) and Technical Bulletin (TB) 95-001 (Exterior Lighting Design)
- Lighting fixture specifications including manufacturer, model, color, finish, proposed lamping, and photometric details to evidence compliance with MPS HPCC2.11 and TB 95-001
- Site and elevation plans showing basic building measurements such as heights and façade lengths
- Exterior building material specifications including manufacturer (as applicable), color, finish, and other pertinent information
- Landscape furnishing specifications including manufacturer (as applicable), model, color, finish, and other pertinent information for:
 - o Bike racks
 - o Benches
 - o Planters
 - o Fencing
 - o Green Screens (including proposed planting materials)
 - o Paving

Please be mindful that the Limited DRI hearing period on the project must open no later than **May 14, 2015**, and close within 90 days thereafter. If materials sufficient for Commission staff to evaluate the project and deem the application complete are not timely received, the Commission will open the hearing period for procedural purposes, but no substantive hearing on the project will be scheduled or undertaken until Commission staff receives and reviews material sufficient to deem the project application complete.

Please contact me if you have further questions regarding this request.

CC: Kevin Eriksen, Ryan Development LLC
Brian Currie, Town Planner, Town of Falmouth