

Jeffrey Ribeiro

From: Kevin Eriksen <keriksen@raventures.net>
Sent: Thursday, May 07, 2015 11:29 AM
To: Jeffrey Ribeiro
Cc: jpeznola@hancockassociates.com; Katie Cruz (kcruz@hancockassociates.com)
Subject: RE: Benefits/Detriments, LCP/Bylaws, and Permit List

Thank you Jeff. I would expect that a representative would be available to meet onsite at 4:30.

Thank you again!

Kevin S. Eriksen
General Counsel
Ryan Development, LLC
2 Lan Drive
Westford, MA 01886
Tel: (978) 692-9450
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From: Jeffrey Ribeiro [mailto:jeffrey.ribeiro@capecodcommission.org]
Sent: Thursday, May 07, 2015 11:15 AM
To: Kevin Eriksen
Cc: jpeznola@hancockassociates.com; Katie Cruz (kcruz@hancockassociates.com)
Subject: RE: Benefits/Detriments, LCP/Bylaws, and Permit List

Thanks for getting this over to us. I'll pass it along to the subcommittee immediately.

We are all set for the hearing on Tuesday, May 26th at 6:30pm in the Hermann Room at the Falmouth Public Library. Notices are being sent out this week. The format will be a presentation by your team, then I will present the staff report, then we will take testimony from the public. We will likely continue the hearing to a couple weeks later at our offices in Barnstable to review a draft decision, and hopefully make a recommendation to the full Commission. I will be presenting a PowerPoint, but you're welcome to also use PowerPoint or to present with boards if you'd rather. We would like if you brought a sample of the Hardie shakes you plan to use. We typically require a full materials board, but given you aren't proposing anything exotic, I think the shingles should suffice. You may still want to put one together for the public.

We also typically do a site visit for the subcommittee members prior to the hearing. I am planning 4:30pm for the visit. It would be great to have a representative there, but we can also stop by on our own. This site should be pretty self-explanatory.

From: Kevin Eriksen [mailto:keriksen@raventures.net]
Sent: Thursday, May 07, 2015 10:29 AM
To: Jeffrey Ribeiro

Cc: jpeznola@hancockassociates.com; Katie Cruz (kcruz@hancockassociates.com)

Subject: RE: Benefits/Detriments, LCP/Bylaws, and Permit List

Hi Jeff,

Per your email below, please see attached. Please note that as part of our local permitting process, specifically our application for site plan review, various town departments, including fire, DPW and engineering, will be reviewing and commenting on our proposed site plan. The Planning Board will take those comments into consideration during the hearing process. Thank you again!

Sincerely

Kevin S. Eriksen
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2 Lan Drive
Westford, MA 01886
Tel: (978) 692-9450
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From: Jeffrey Ribeiro [<mailto:jeffrey.ribeiro@capecodcommission.org>]

Sent: Thursday, April 30, 2015 3:48 PM

To: Kevin Eriksen

Cc: jpeznola@hancockassociates.com; Katie Cruz (kcruz@hancockassociates.com)

Subject: Benefits/Detriments, LCP/Bylaws, and Permit List

Kevin,

Although you have been declared complete sufficient to move on to a public hearing, we do need a couple more things from you. If any of these were in the application materials, you can point me back to them. I do not see a full list of all permits and/or approvals (state, local, or other) required to construct the project. Commission staff asked specifically if there is any sign-off or approval needed from fire/emergency personnel with regard to site access. If anything of the sort is required, it would be good to include it on that list.

We give applicants the opportunity to characterize their project for consistency with local development bylaws and the Local Comprehensive Plan. You did include a brief analysis of zoning in your application materials, but you are welcome to submit any further comments. Also, you may propose any benefits and detriments of your project that you would like the Commission board to consider. The members have broad discretion to consider benefits and detriments, and ultimately the benefits must outweigh the detriments for the project to be approved.

As always, please feel free to call or email if you have questions.

Thanks,

Jeffrey

Jeffrey Ribeiro

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