

3225 MAIN STREET • P.O. BOX 226  
BARNSTABLE, MASSACHUSETTS 02630



CAPE COD  
COMMISSION

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MINOR MODIFICATION TYPE #1

Date: May 13, 2014

To: Stuart Bornstein  
Gladstone, LLC  
297 North Street  
Hyannis, MA 02601

From: Cape Cod Commission

Re: Modification to Development of Regional Impact Hardship Exemption

Applicant/Owner: Gladstone, LLC

Project: 31 Aaron's Way, West Yarmouth

Project #: TR/HDEX/LR 11002

Assessors Map and Parcel: 73-9-2-3

Barnstable Registry of Deeds: Deed Book 18952 Page 298  
Plan Book 593 Page 8, Lot 20A

Barnstable Land Court: Certificate of Title # 153578  
Land Court Plan # 37201-D, Lot 20

MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

**SUMMARY**

Pursuant to Section 13 of the Cape Cod Commission Enabling Regulations (Revised March 2013, with Revised Fee Schedule Effective July 1, 2013), the Limited Development of Regional Impact (DRI) Hardship Exemption decision dated July 7, 2011, as previously amended May 21, 2012, ("Decision") for the above-referenced project is hereby amended as a Minor Modification Type #1 to allow *de minimus* changes to the approved project plans as discussed herein.

All findings and conditions attached to the original decision and subsequent modifications continue to apply except as modified herein.

## **DISCUSSION**

The Applicant recently submitted revised project plans to the Yarmouth site plan review committee, who, through providing comments dated 4/29/14, supported and encouraged the revisions. The plan changes basically propose relocation of the loading/ dock doors for safer and more efficient delivery truck travel in and to the site, which also results in parking lot changes reducing previously approved impervious coverage in the 100 foot wetlands buffer.

## **CONCLUSION**

Based on the foregoing, Condition GC6 of the Decision is hereby modified as a Minor Modification Type #1 by substituting the following plans as the approved project site and building elevation plans, in place of those previously referenced in Condition GC6 of the Decision:

- Site Plan Set for 31 Aaron's Way, W. Yarmouth, consisting of four sheets (Existing Conditions, Landscape & Layout; Grading & Drainage; Details), all sheets with a latest revised date of 4/3/14, prepared by DownCape Engineering, Yarmouth Port, MA for Gladstone, LLC;
- Building Elevation plan sheet (including N, S, E & W Elevations) with a latest revised date of 4/30/14, prepared by DownCape Engineering, Yarmouth Port, MA for Gladstone, LLC.

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ISSUANCE OF MINOR MODIFICATION #1 DECISION  
31 Aaron's Way/Gladstone  
TR/HDEX/LR 11002

Executed this 13th day of May 2014.

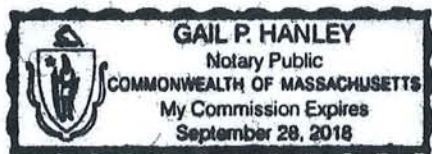
Kristy Senatori  
Signature

Kristy Senatori, Deputy Director  
Print Name and Title

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss May 13, 2014

Before me, the undersigned notary public, personally appeared Kristy Senatori, in his/her capacity as Deputy Director of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was [ ] photographic identification with signature issued by a federal or state governmental agency, [ ] oath or affirmation of a credible witness, or [☒] personal knowledge of the undersigned.



Gail P. Hanley  
Notary Public  
My Commission Expires:  
9-28-18

SEAL