

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



CAPE COD
COMMISSION

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

MINOR MODIFICATION TYPE #1

Date: March 22, 2013

To: Daniel W. Santos, Chairman
Barnstable Municipal Airport Commission

From: Cape Cod Commission

Re: Modification of a Development of Regional Impact

Applicant: Barnstable Municipal Airport Commission
480 Barnstable Road
Hyannis, MA 02601

Property Owner: Town of Barnstable, Massachusetts

Project: Barnstable Municipal Airport Improvements Project
Barnstable Municipal Airport
480 Barnstable Road
Hyannis, MA 02601

Project #: ENF 2009 and DRI/EIR 06011

Book/Page: See attached Exhibit A for recording information

Lot/Plan:

MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 13 of the Cape Cod Commission Enabling Regulations (revised March 2011), the Development of Regional Impact (DRI) decision dated January 25, 2007 (as modified on July 6, 2009, March 16, 2010, April 12, 2010, May 24, 2010, June 24, 2010, July 1, 2010, May 6, 2011, July 21, 2011, and August 25, 2011) for the Barnstable Municipal Airport is hereby further amended as a *de minimus* Minor Modification Type #1 to allow the previously approved fixture heads for pole-mounted light fixtures to be swapped for energy-efficient LED fixtures. This swap does not apply to those fixtures to be mounted on NSTAR poles. All findings and conditions attached to the original decision and subsequent modifications continue to apply except as modified herein.

MODIFIED FINDINGS

The following findings shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck out):

EXL1. MPS 6.2.10 states that *exterior lighting in new development or redevelopment shall comply with standards including design, light source, total light cutoff, and foot-candle levels defined in the Exterior Lighting Design Standards, Technical Bulletin 95-001*. According to the DRI application and information submitted on April 26, 2011, **and February 27, 2013**, ~~three different~~ **one** pole-mounts will be used, **The Edge LED Area Light Concept 10**, made by LUMCA Incorporated, ~~and the Gullwing Area Luminaire~~, manufactured by Gardeo Lighting **BetaLED, a division of RUUD Lighting**, and the Roadway Series 125 manufactured by American Electric Lighting. The use of the Roadway Series 125 light is required by NSTAR, for use on existing NSTAR utility poles along the Access Road, as shown on sheets 1 through 8 of the plans entitled "*Utility Pole Photometries Layout for Airport Access Road*" prepared by Jacobs and dated March 2011. The Series 125 lights have flush-mounted lens, making the luminaire fully shielded. The other proposed poles along the access road will use ~~the approved Concept 10 or Gullwing~~ **BetaLED** fixtures.

The ~~Concept 10 and Gullwing Area Luminaire~~ **BetaLED** fixtures are to have either a single or double head, mounted on 25 foot poles, and sitting on a 30-inch base. These fixtures will use a **120 LED package 250-watt metal halide**, fully shielded, full-cutoff lamps. ~~Tables 6-2 and 6-3 in the DRI application~~ **Information submitted by the Applicant on February 27, 2013** indicates these lights should not exceed approximately ~~4-5~~ **2.0** foot-candles **at grade**, which is consistent with Technical Bulletin 95-001 standard 2.6. Based on information obtained from the manufacturers' **technical cut sheet** or websites, the parking lot and roadway fixtures selected should conform to Technical Bulletin standards 2.1 to 2.4. According to information provided on September 7, 2006 and September 28, 2006 from Horsley/Witten recessed fixtures from Lithonia Lighting will also be mounted in the ceiling, along the proposed terminal building's "landside" entrances. These recessed fixtures are consistent with Technical Bulletin standards 2.1 to 2.4. The exterior lighting design's conformance with Technical Bulletin standard 2.6, which sets a maximum foot-candle level of 8.0 must still be determined.

MODIFIED CONDITIONS

The following conditions shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck out):

G11. All work shall be constructed in a manner consistent with the following plans and other information:

- Exterior lighting information as described in Section 6.6 of the DRI application, Tables 6-2 and 6-3 of the DRI application, and as supplemented by September 5, 2006, September 6, 2006, September 7, 2006, September 28, 2006, ~~and April 26, 2011~~ **and February 27, 2013** information received by the Commission from Horsley/Witten Inc.

EXHIBIT A

PROPERTY ADDRESS: 480 Barnstable Road, Hyannis MA 02601.

REGISTERED PARCELS:

Inhabitants of the Town of Barnstable
Lot 6 on Land Court Plan 25266-C
Certificate of Title No. 32836

Town of Barnstable
"Land" shown on Land Court Plan 29160-A
Certificate of Title No. 160981

UNREGISTERED PARCELS:

<u>Book</u>	<u>Page</u>
589	136
690	389
690	390
697	292
972	313
987	464
1039	180
1176	103
1184	494
1282	29
1661	211
2212	74
3047	336
3270	267
3329	105
3400	225
3441	4
3510	331

Page 2, Exhibit "A"

<u>Book</u>	<u>Page</u>
3536	336
3567	94
3625	314
3999	91
4040	96
5319	173
5320	276
5444	317
5782	102
6329	90
6517	239
6579	234
7121	239
7121	241
7121	243
7291	189
10537	203
14353	76

SIGNATURES

Executed this 25 day of March 2013.


Signature

Paul Niedzwiecki Executive Director
Print Name and Title

COMMONWEALTH OF MASSACHUSETTS

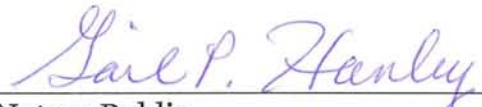
Barnstable, ss
2013

March 25, 2013

Before me, the undersigned notary public, personally

appeared Paul Niedzwiecki, in his/her capacity as

Executive 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.


Notary Public
My Commission Expires: 9-28-18

