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CAPE COD
COMMISSION

**DEVELOPMENT OF REGIONAL IMPACT MINOR MODIFICATION TYPE 1
CAPE COD FIVE HYANNIS BANKING CENTER**

Date: April 23, 2018

To: Property Owner/ Applicant,
The Cape Cod Five Cents Savings Bank
c/o Attorney Andrew Singer
26 Upper County Road, P.O. Box 67
Dennis Port, Mass. 02639

Project Cape Cod Five Hyannis Banking Center (Commission File No. 17006)

Project Site: 131 Attucks Lane/1520 Iyannough Road (Route 132), Hyannis, MA 02601
Shown as "Proposed Parcel D" on ANR plan recorded in BCRD
Plan Book 675 Page 2

Title Reference: BCRD Deed Book 27968 Page 116; BCRD Deed Book 27968 Page 195;
BCRD Deed Book 30900 Page 137

****DRI DECISION RECORDED WITH THE BCRD IN BOOK 30716 PAGE 253****

DISCUSSION

The Commission issued a Development of Regional Impact decision, with conditions, approving the Project, which primarily involves construction of a 78,220-square-foot office building, structured parking garage, and associated on-site and off-site improvements at the Project Site.

After commencement of Project construction, The Cape Cod Five Cents Savings Bank ("Cape Cod Five") acquired the property immediately abutting the Project Site to its west, addressed as 1582 Route 132/ Iyannough Road (town assessors map 254 parcel 14), which is improved with a retail bank building containing a drive-through. The Project was approved with a drive-through in the office building; Cape Cod Five will use the neighboring property for drive-up banking services, and no longer proposes a drive-through as part of the Project.

As a result of eliminating the drive-through facilities from the Attucks Lane façade of the office building, Cape Cod Five proposes some alterations to this building façade, along with a row of parking spaces and landscaping in place of the drive-through facilities.

With the acquisition of the adjoining property, Cape Cod Five proposes to readjust the common lot line between the Project site and adjoining property. Cape Cod Five has received approval from the Barnstable Planning Board to readjust this common lot line, and add approximately 19,149 sq ft of land area to the Project Site from the adjoining property. The Project Site, which includes this additional area, is now that land shown as “Proposed Parcel D” on the Approval Not Required (ANR) Plan endorsed by the Planning Board and referenced herein.

In light of the lot line adjustment and this additional land area, Cape Cod Five proposes to reconfigure the approved parking garage. The parking garage is now proposed to be lower in height by eliminating the top level, set back farther from Attucks Lane, but with a longer footprint. Cape Cod Five has proposed additional landscaping along Attucks Lane as a visual buffer for the reconfigured parking garage. With the loss of the parking spaces from the formerly proposed top level of the parking garage, and with the addition of some surface parking spaces, there is now a net reduction of four spaces from the previously approved plans (357 spaces formerly approved vs. 353 spaces now proposed).

Finally, Cape Cod Five proposes both vehicular and pedestrian interconnections from the Project Site to the adjoining property. The vehicular interconnection between the properties is proposed through the reconfigured parking garage.

Cape Cod Five has received all local discretionary permits and approvals for these proposed changes to the Project.

MODIFICATION TO THE DRI DECISION

Pursuant to Section 13 of the Cape Cod Commission’s (Commission) Enabling Regulations Governing Review of Developments of Regional Impact (Revised November 2014, with Revised Fee Schedule Effective July 1, 2017), the Development of Regional Impact (DRI) decision dated July 20, 2017 for the above-referenced Project (“DRI Decision”) is hereby amended as a Minor Modification Type 1 to allow *de minimus* changes to the approved Project as discussed herein. The proposed project changes will not result in any new, substantially different or increased adverse impacts to the resources and values protected in the Commission Act or the Cape Cod Regional Policy Plan. All findings and conditions attached to the original DRI decision continue to apply except as modified herein.

This decision modifies the DRI Decision for the purpose of incorporating the revised plans¹, which depict the site and building changes for the Project discussed above, into the Approved Project Plans referenced in Condition C4 and Exhibit B of the DRI Decision, to either supplement or substitute for, as the context admits, certain of the previously approved Project plans. The Project shall be undertaken, constructed, operated, and maintained in accordance with said Approved Project Plans, as revised. To the extent there is conflict between specific provisions of this decision and the DRI Decision, the specific provisions of this decision shall control.

(Signature page follows)

¹ See Exhibit A attached hereto and made a part hereof.

SIGNATURE(S)

Executed this 23rd day of April 2018.

For the Cape Cod Commission By:

Kristy Senatori

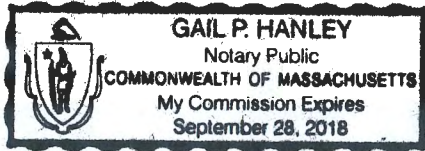
Kristy Senatori, its Acting Executive Director

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

April 23, 2018

Before me, the undersigned notary public, personally appeared Kristy Senatori in her capacity as Acting Executive Director of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that she signed such document voluntarily for its stated purpose on behalf of the Cape Cod Commission. 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 [X] personal knowledge of the undersigned.



Gail P. Hanley
Notary Public

SEAL

**CAPE COD FIVE HYANNIS BANKING CENTER
DRI MINOR MODIFICATION TYPE 1 DECISION
EXHIBIT A- REVISIONS TO APPROVED PROJECT PLANS**

- **Civil Engineering Package – Baxter Nye Engineering**
 - C2.0 Existing Conditions Plan dated 1/16/18
 - C3.0 Layout and Dimensions Plan with Overlay dated 3/6/18
 - C3.1 Layout and Dimensions Plan dated 4/4/18
 - C3.6 Sidewalk Plan dated 4/4/18
 - C4.0 Grading and Drainage Plan dated 3/22/18
 - C4.7 SWM Enlargements and Cross-Sections dated 4/13/18
 - C5.0 Utility Plan dated 1/16/18

- **Stormwater Management Report by Baxter Nye revised dated January 16, 2018**

- **Cape Cod Five Hyannis Banking Center, Main Building Exterior Elevations and Renderings (Revised-Drive Canopy Removed), Sheets A201 & A302, by BLFR Architects, Inc. and Stantec, dated 1/22/18**

- **Cape Cod Five Hyannis Banking Center, Parking Garage Elevations and Floor Plans (Revised), Sheets A101, A102 & A201, by Walker Consultants, dated 1/22/18**

- **Approval Not Required Plan of Land, The Cape Cod Five Cents Savings Bank, 1520 Iyannough Road & 1582 Iyannough Road by Baxter Nye, dated February 16, 2018, endorsed 2/26/18, recorded with the Barnstable County Registry of Deeds in Plan Book 675 Page 2**

- **Section and Elevation, “Vegetation Screening at Garage,” by Jenick Studio, Mashpee, MA dated 3/26/18**

- **Landscape/ Planting Plan Set by Jenick Studios, Mashpee, MA**
 - Cover Sheet dated 3/13/18
 - L-001 General Information dated 3/13/18
 - L-101 Site Plan dated 3/13/18
 - L-401 Vegetation Management Plan dated 4/13/18
 - L-402 Planting Plan: Courtyard dated 3/13/18
 - L-403 Planting Plan: Main Entry dated 3/13/18
 - L-404 Planting Plan: Service Entry dated 3/13/18
 - L-405 Planting Plan: Naturalized Area 1 dated 4/13/18
 - L-406 Planting Plan: Naturalized Area 2&3 dated 3/25/18
 - L-407 Planting Plan: Naturalized Area 3 dated 3/25/18
 - L-501 Irrigation Plan dated 3/13/18
 - L-606 Planting Details: Plant Observation and Correction dated 3/13/18
 - L-607 Planting Details: Soil Amendment dated 3/13/18
 - L-608 Planting Details: Plant Installation dated 3/13/18

- **Cultec Stormfilter 330 Water Quality Unit, Manufacturer Specifications, consisting of five (5) sheets**