

Jeffrey Ribeiro

From: Eliza Cox <ECox@nutter.com>
Sent: Monday, June 19, 2017 10:36 AM
To: Jeffrey Ribeiro
Subject: FW: Courtyard Marriott
Attachments: Courtyard by Marriot-Hyannis A1.1 Revision 6-15-2017.pdf; Courtyard by Marriot-Hyannis A2.1 Revision 6-15-2017.pdf

Hello Jeff,

Thank you for forwarding these comments. Attached are revised architectural drawings that address the noted plan inconsistencies regarding the one-story connection to the existing hotel building.

I also have a full size copy of each plan which I will have delivered to you.

Have you heard from other staff regarding the application?

Thanks,
Liza



Eliza Cox
Nutter McClennen & Fish LLP
Direct / 508-790-5431

From: Jeffrey Ribeiro [<mailto:jeffrey.ribeiro@capecodcommission.org>]
Sent: Wednesday, June 14, 2017 4:22 PM
To: Eliza Cox <ECox@nutter.com>
Cc: Jonathon Idman <jidman@capecodcommission.org>
Subject: RE: Courtyard Marriott

Liza,

Below are the Community Character comments. I received these yesterday afternoon, and they have a few points that staff feels should be addressed. I am still waiting for final comments from Transportation and Water Resources, which I expect by the end of the week. I do have confirmation there are no Land Use, Economic Development, Natural Resources, Waste Management or Energy concerns for the project. Affordable Housing is as discussed.

Best,

Jeff

Site design and landscaping/parking:

The proposed project is located on a regional roadway and includes a 31,000 square foot two-story addition to an existing hotel, as well as construction of approximately 62 new parking spaces. The additional building will be located

interior to the site and does not create or extend strip development, as required by MPS HPCC2.1, and will eliminate a curb cut along Route 132. Staff believes the project also meets MPS HPCC2.2 as the location and size of the building and the proposed landscaping for the project are consistent with surrounding development and will not significantly alter the existing character of the roadway.

Although the project maintains an existing parking area in the front of the building, the additional parking will be located to the rear of the building. Given that the parking in front of the building is preexisting, and the additional parking is located to the rear, staff feels this project meets the intent of MPS HPCC2.8. Additionally, the project proposes to create vegetated islands within the front parking lot, which will significantly improve the existing parking lot landscaping, and will also help to break the parking lot up into smaller areas (HPCC2.9 and HPCC2.10). The project also proposes substantial additions and improvements to the buffer area between the parking lot and Route 132, as required by HPCC2.9, by adding appropriate shrubs, trees, and plant beds. Staff recommends greater variety for the mature trees located along Route 132, and suggests the applicant consider *Fagus grandifolia* – American Beech or *Nyssa sylvatica* – Tupelo. In addition, some evergreens should be included near the northwest corner of the site to better screen the reconfigured parking area from the regional roadway.

Building Design:

The proposed building has a building footprint of approximately 15,100 square feet. It is set well back from Route 132 and will be partially screened by other development, but will still be visible due to its size and the presence of open parking lots between it and the roadway. The applicant has worked with Commission staff to add variation to the building facades, to reduce the roof and eave height in some areas, and to use exterior building materials that will appear similar to traditional building materials. All of these features will help to address visual impacts from the project. There are, however, still some inconsistencies in the building plans that need to be corrected. Some of the facade elevations do not reflect the reduced ridge height near the one story connector to the existing building.

The proposed project will greatly improve the existing vegetated buffer area between the parking lot and Route 132, will provide new landscaping within the parking lot, places additional parking to the rear, and will not perpetuate strip development or adversely impact Route 132's existing character. If the architectural plans are corrected to consistently reflect the lower ridgeline of the connector, and the landscape plan is amended with greater tree variety along Route 132 and evergreens at the northwest corner of the site, staff feels that the project would not require further review in the issue area of community character.

From: Eliza Cox [<mailto:ECox@nutter.com>]
Sent: Wednesday, June 14, 2017 3:57 PM
To: Jeffrey Ribeiro <jeffrey.ribeiro@capecodcommission.org>
Cc: Jonathon Idman <jidman@capecodcommission.org>
Subject: Courtyard Marriott

Hi Jeffrey,

Just checking in on the Courtyard Marriott project – are there any preliminary staff comments/questions?

Thanks!
Liza



Eliza Cox

Nutter McClennen & Fish LLP

1471 Iyannough Rd, P.O. Box 1630 / Hyannis, MA 02601

[Direct / 508-790-5431](#)

ECox@nutter.com

nutter.com

This Electronic Message contains information from the law firm of Nutter, McClennen & Fish, LLP, which may be privileged and confidential. The information is intended to be for the use of the addressee only. If you have received this communication in error, do not read it. Please delete it from your system without copying it, and notify the sender by reply e-mail, so that our address record can be corrected. Thank you.

Consultant :

CALLAHAN
CONSTRUCTION MANAGERS
80 FIRST ST. BRIDGEWATER, MA

Revisions :		
No. :	Date :	Remarks :
1	6-15-2017	Ridge Height

Project :

Alterations & Additions
Courtyard by Marriot
707 Iyannough Rd
Hyannis, MA

PREPARED FOR:
JITEN HOTEL MANAGEMENT, INC.
495 WESTGATE DRIVE BROCKTON, MA

Date : March 3, 2017
Scale : As Noted
Project Number :
Drawn By : DS
Checked By : HDS

Drawing Title :

Elevations

Seal :

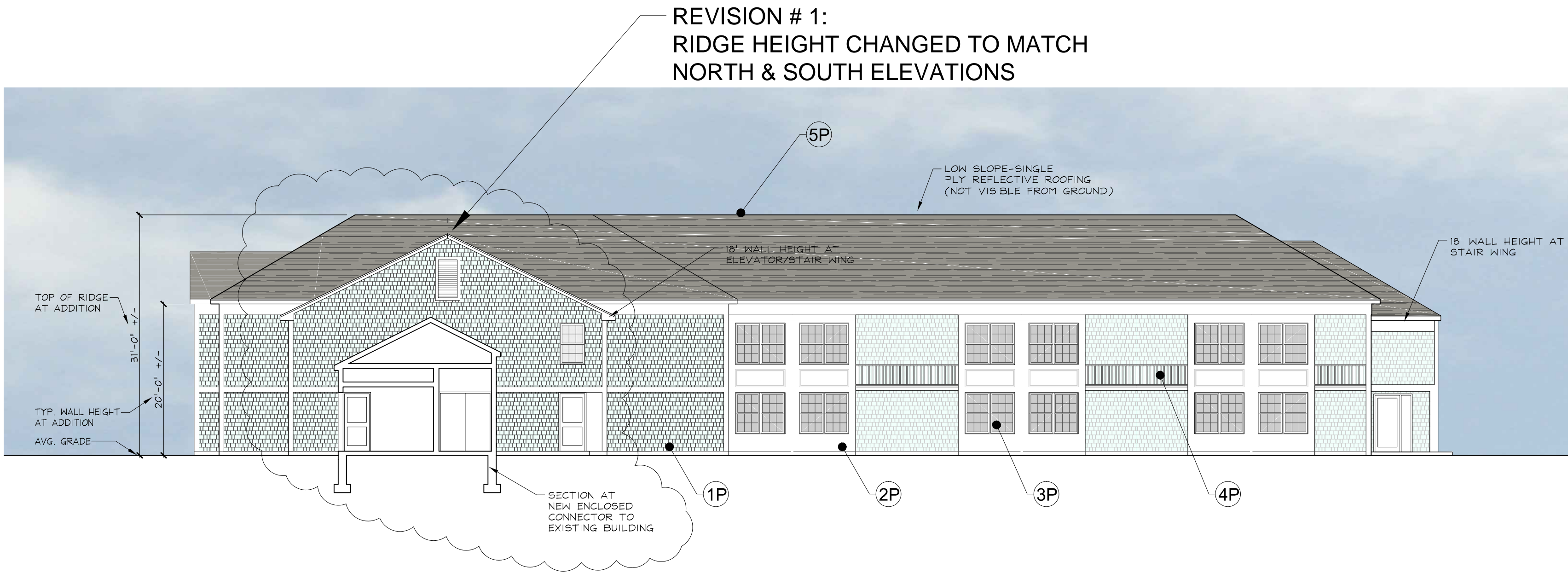


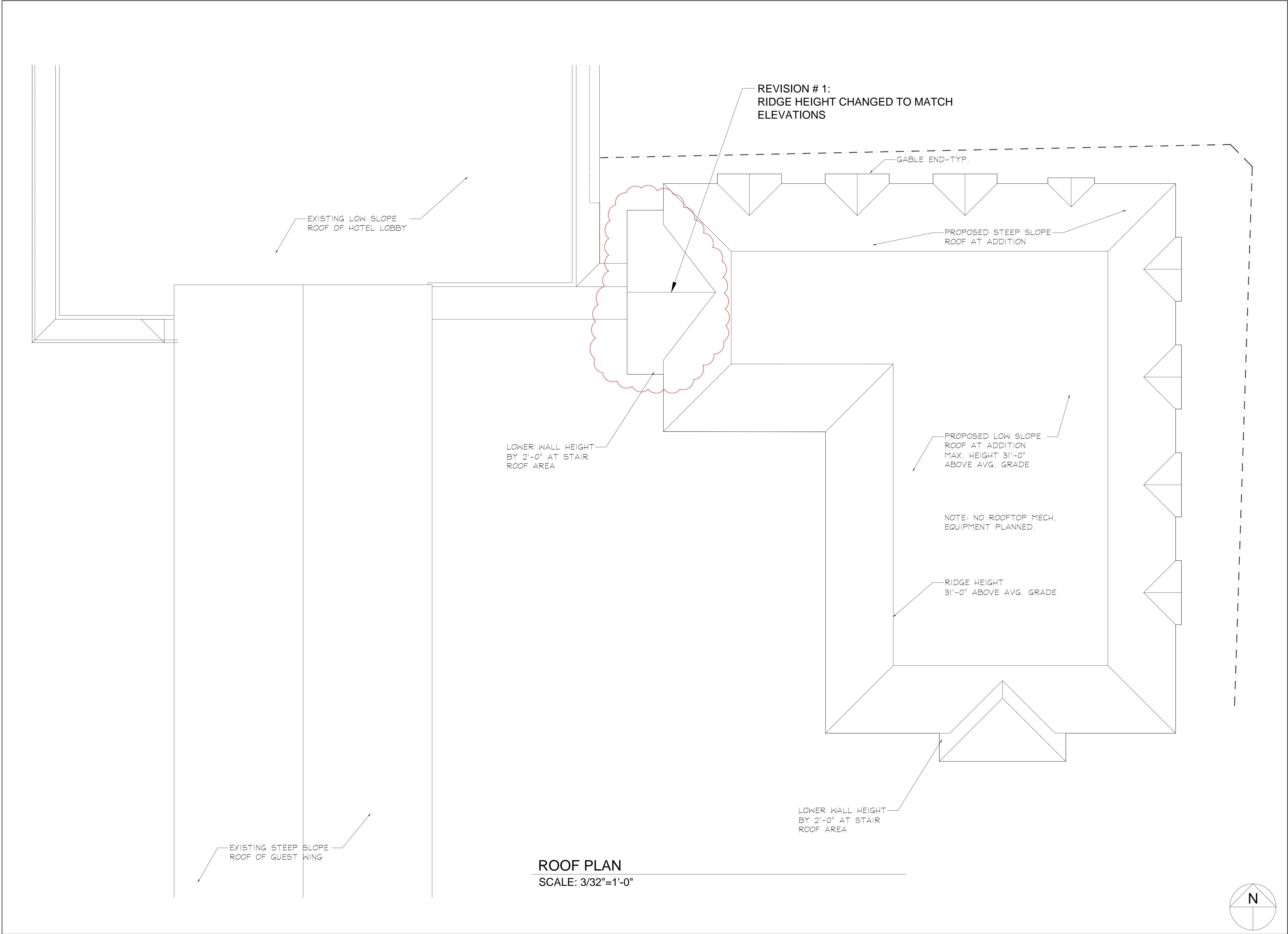
Sheet No. :

A2.1



EXTERIOR MATERIALS DESCRIPTION	
TAG	DESCRIPTION
1E	EXISTING VINYL SHINGLES-TO REMAIN
2E	EXISTING SOLID PVC TRIM-TO REMAIN
3E	EXISTING VINYL D.H. WINDOWS-TO REMAIN
4E	EXISTING VINYL RAILING SYSTEM-TO REMAIN
5E	EXISTING ASPHALT ROOFING SHINGLES-TO REMAIN
1P	PROPOSED FIBER CEMENT SHINGLES
2P	PROPOSED SOLID PVC TRIM-TO MATCH EXISTING
3P	PROPOSED VINYL D.H. WINDOWS-TO MATCH EXISTING
4P	PROPOSED VINYL RAILING SYSTEM-TO MATCH EXISTING
5P	PROPOSED ASPHALT ROOFING SHINGLES-TO MATCH EXISTING





Revisions :		
No. :	Date :	Remarks :
1	6-15-2017	Ridge Height

Project :

Alterations & Additions
Courtyard by Marriot
707 Iyannough Rd
Hyannis, MA

PREPARED FOR:
JITEN HOTEL MANAGEMENT, INC.
495 WESTGATE DRIVE BROCKTON, MA

Date :
Scale : As Noted
Project Number :
Drawn By : DS
Checked By : HDS

Drawing Title :

Roof Plans



Sheet No. :