

FORMAL SITE PLAN REVIEW RESULTS
Regulatory Services
Building Division

Meeting Held October 13, 2011
9:00 a.m. - 2nd Floor Hearing Rm.
367 Main Street, Hyannis, MA

SPR 025-11

OCW Retail – Hyannis c/o The Wilder Co.
990 Iyannough Road & 65 Independence Drive, Hyannis
Map 294, Parcel 004 and Map 295, Parcel 015-X02
Zoning District: HB, B, Ind, GP Overlay

Proposal:

Construction of one new free standing building of approximately 8,050 s.f. with four separate tenant spaces consisting of two retail spaces and two restaurant spaces. This building will be part of the overall Southwind Plaza complex. Site improvements for the new building will include new parking for 103 vehicles, vehicular connection to the existing adjacent retail building providing full circulation around the site a new right-in only entrance off Rte. 132, drainage and stormwater management, underground utilities, site lighting and landscaping.

Proposal was found to be approvable subject to the following:

- *Additional signage and lighting to be provided.*
- *Relief from ZBA will need to be granted: Special Permit for retail use in HB District; relief for an increase in impervious lot coverage from existing; and, modification of existing 1996 Special Permit for curb cut.*
- *Minor modification of existing CCC DRI regarding open space area is currently being processed.*