LAW OFFICE OF JOHN W. KENNEY

ATTORNEY AT LAW
1550 FALMOUTH ROAD, SUITE 12
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Email: patrick@jwkesq.com

December 22, 2025

Jeffrey Ribeiro, AICP
Regulatory Planner
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re : Response to Request for Additional Information
Southwind Plaza – Application for DRI Exemption
65 Independence Drive & 990 Iyannough Road, Hyannis, MA

Dear Mr. Ribeiro:

Submitted herewith, please find the Applicant CR Southwind LLC's response to the Cape Cod Commission's request for additional information in connection with the Application for DRI Exemption for the proposed six (6) lot subdivision of the Southwind Plaza property. Submitted are the following :

1. A Narrative explaining why the proposed revisions will not conflict with any conditions of the existing DRI decisions on the property.

2. A Narrative explaining why the proposed revisions will not impact the provisions of the Agreement for Judgment, as Amended and Re-Stated, in the Home Depot case.

3. A Narrative explaining why the proposed vacant parcel is being created.

4. A Narrative explaining how storm water management will be handled for each parcel along with an explanation of the easements that will be created to facilitate same.

5. A Narrative explaining how access to each proposed lot will be managed along with an explantation of the easements that will be created to facilitate same.

6. An updated ANR Plan showing subsurface utilities in greater detail, including water, sewer, and drainage information.

Please do not hesitate to contact me if you have any questions.

Very truly yours,

John W. Kenney, Esq.

EXISTING DECISIONS NARRATIVE

1. The subject property is impacted by three prior Development of Regional Impact ("DRI") decisions, an Agreement for Judgment concerning the Home Depot location, and a request for a DRI Exemption. The proposed subdivision will not conflict with any of the conditions in the prior DRI decisions, the Home Depot Agreement for Judgment, or the prior request for a DRI Exemption.

The first DRI Decision affecting the property occurred in 1993 (TR 930014). The subject matter of this decision was a proposal to add 20,000 square feet to the existing Southwind Plaza containing 175,860 square feet. The addition was approved subject to eight (8) conditions. The conditions related to connecting the plaza to a functioning sewer line; vehicular interconnection with sidewalk and pedestrian walkway with Festival Mall; constructing a bus shelter and bicycle rack on the property; the Cape Cod Commission (the "Commission") having the right to review any proposed tenant for compliance with the Commission's minimum performance standards for the protection of water resources and conformance with hazardous materials, waste, and disposal; landscaping; and on-site signage. The proposed subdivision will not conflict with any of the conditions.

The second DRI Decision affecting the property occurred in 1996 (TR 9600-10). This matter was triggered by a proposal to replace an existing vacant 17,200 square foot retail building with a new 25,000 square foot retail building. The application was approved subject to seven (7) conditions including constructing the building in accordance with the plans submitted; open space requirements; signage; connection to town sewer; trip reduction measures; and right-turn in, right-turn out only to the new building. The proposed subdivision will not conflict with any of the conditions.

The final prior Commission decision affecting locus is a 2023 request for Development of Regional Impact Exemption (File No. 23018). The request for the exemption, which was granted, involved the division of locus into four (4) lots. Condition C3 of the Exemption decision provides that: "This Decision applies only to the division of land as described herein. If further development that meets or exceeds the mandatory DRI Review threshold under Chapter A of the Code of Cape Cod Commission Regulations of General Application is proposed on the property, the development shall be referred to the Commission."

The four (4) lot division was not pursued after the Commission granted the exemption from DRI review. The property was sold. The new owner has submitted a request to divide the property into six (6) lots and, as required by Condition C3 of the 2023 DRI Exemption Decision, the proposed six (6) lot subdivision has been referred to the Cape Cod Commission and is the subject of the request for an Exemption from full DRI review.

Home Depot Agreement For Judgment

2. The Home Depot Litigation (Home Depot U.S.A., Inc. v. The Cape Cod Commission, Land Court Miscellaneous 28116 filed in 2002) involved a dispute over Home Depot's proposal to build a "Home Depot Lite" store in a vacant retail building located in a Wellhead Protection District. Home Depot challenged the Cape Cod Commission's jurisdiction alleging there was no Change of Use under the Commission's regulations. An Agreement for Judgment entered in 2003. An Amended Judgment filed in 2006 was further amended in 2010, 2015, and 2021. The Agreement for Judgment as amended and restated addressed the size of the Home Depot store; the quantity of certain products that met the Commission's definition of Hazardous Materials; and outside sales at the location. The proposed subdivision will not conflict with any of the conditions set forth in the Agreement for Judgment as Amended and Restated.

Vacant Lot Narrative

The subdivision plan includes the creation of one lot that is presently vacant and for which no development, construction, or site alteration is proposed as part of this project. The purpose of creating this lot currently is solely to achieve administrative efficiency within the ANR subdivision process. Establishing the lot boundary now allows the overall parcel division to be completed in a single filing, rather than requiring a separate future lot division concurrent with any potential development review.

The Applicant acknowledges that any future use, construction, or site work on the vacant lot will be fully subject to review and approval by the Cape Cod Commission, as well as all applicable municipal, state, and federal permitting authorities. The creation of the lot through the ANR process does not confer or imply any right to develop the property. The Applicant understands that the vacant lot is subject to significant regulatory constraints, including but not limited to local zoning, environmental resource protections, stormwater regulations, and Cape Cod Commission jurisdiction, all of which may limit or preclude future development.

The formation of this vacant lot is therefore an administrative action only. No development is proposed, shown, or contemplated at this time, and the Applicant makes no representation regarding the feasibility of future development. Should any future project be considered, the Applicant will return to the Cape Cod Commission and all other relevant regulatory bodies for comprehensive review and approval prior to undertaking any work on the site.

By completing the lot division now, the Applicant avoids the need to reopen the subdivision approval process at a later date, should development become feasible in the future. This approach streamlines the administrative aspects of the subdivision while fully preserving the authority of regulatory agencies to evaluate, condition, or deny any future development proposals on the vacant parcel.

DRAINAGE EASEMENT NARRATIVE

Prior to the conveyance of any of the parcels, a Drainage Easement will be established in connection with the subdivision of certain real property presently comprised of a single parcel and hereafter subdivided into six (6) individual lots (collectively, the "Subdivision"). The drainage infrastructure serving the Subdivision has been designed, constructed, and intended to function as a shared and integrated stormwater management system for the mutual benefit of all lots within the Subdivision (hereinafter, the "Stormwater System").

The Stormwater System includes, without limitation, all stormwater management features, appurtenances, and structures whether located above or below ground, including but not limited to storm drains, culverts, catch basins, manholes, conveyance piping, swales, infiltration systems, detention or treatment facilities, outfalls, and all associated improvements necessary for the collection, conveyance, treatment, and discharge of stormwater. Below details the general outline of a drainage easement to be established as part of the subdivision and the subsequent sale of any individual lot.

The Declarant will establish a perpetual, non-exclusive easement over, under, across, and upon the Drainage Easement Areas for the construction, use, inspection, operation, maintenance, repair, replacement, and improvement of the Stormwater System shown on the Approval Not Required Plan submitted with this application. This easement will run with the land and will be appurtenant to and for the benefit of each lot within the Subdivision.

Until such time as any lot within the Subdivision is conveyed to a third-party purchaser, the Declarant will retain full and exclusive responsibility for the overall administration, management, operation, and maintenance of the Stormwater System in its entirety. The Declarant will ensure compliance with all applicable federal, state, and municipal stormwater regulations, including any long-term operation and maintenance requirements imposed by permitting authorities.

Upon the conveyance or transfer of one or more lots within the Subdivision, each lot owner will have the perpetual right to utilize the Stormwater System for stormwater collection, conveyance, and discharge. Each lot owner will bear responsibility for their proportionate share of the costs associated with the maintenance, repair, replacement, and operation of the Stormwater System. Cost allocation, collection of funds, and enforcement shall be established in a Stormwater Maintenance Agreement, Declaration of Covenants, or similar instrument to be recorded contemporaneously to the conveyance of the lot.

The Declarant (or such successor entity designated to assume the Declarant's obligations) will retain ultimate authority for coordinating and overseeing the maintenance and regulatory compliance of the Stormwater System and will have the right to enter upon any lot as necessary to fulfill such obligations.

No lot owner will modify, obstruct, relocate, damage, or otherwise interfere with any

component of the Stormwater System or the Drainage Easement Areas without the prior written consent of the Declarant (or its successor) and without securing all required municipal, state, and federal approvals. No structure, improvement, planting, or activity will be permitted within the Drainage Easement Areas that impairs or interferes with the intended function, access, maintenance, or operation of the Stormwater System.

The Declarant, (or successors) will have the perpetual right of access to and across all Drainage Easement Areas, and to such portions of the lots as reasonably necessary, for the purpose of inspecting, maintaining, repairing, replacing, or improving any part of the Stormwater System.

ACCESS EASEMENT NARRATIVE

This Access Easement Narrative is provided in connection with the subdivision of property presently configured as a single parcel to be subdivided into six (6) individual lots (the "Subdivision"). Access to the Subdivision is provided by a series of curb cuts and related access improvements as shown on the *Approval Not Required (ANR) Plans prepared by Mallon Land Surveying* (collectively, the "ANR Plans"). Below is a general outline of the access easement that will need to be enacted prior to conveyance of any of the lots.

The Declarant will establish and reserve, for the benefit of all lots within the Subdivision, perpetual, non-exclusive access easements over and across all curb cuts, drive openings, shared access points, and associated approach areas shown on the ANR Plans (the "Access Easements"). These Access Easements intend to ensure that each lot possesses full and equal rights of ingress and egress via any of the curb cuts depicted on the ANR Plans, irrespective of the lot in which the physical curb cut is located.

The Access Easements will run with the land, bind all future owners, and remain in full force and effect in perpetuity.

The Access Easements described herein will be formally established by recorded instrument prior to the sale, transfer, or conveyance of any individual lot created through this Subdivision. The Declarant will be responsible for ensuring that such easements are properly prepared, executed, and recorded so that all lot purchasers acquire their respective parcels subject to, and benefited by, the rights granted.

The Access Easements will grant each lot owner the following rights:

a. **Ingress and Egress:** The unrestricted right to enter and exit their lot using any and all curb cuts and access points shown on the ANR Plans, including shared drive entrances and common approach areas.

b. **Use of Shared Access Improvements:** The right to utilize any portion of the access improvements that facilitate safe and reasonable vehicular movement, including flared curb openings, shared drive radii, transition areas, and visibility zones.

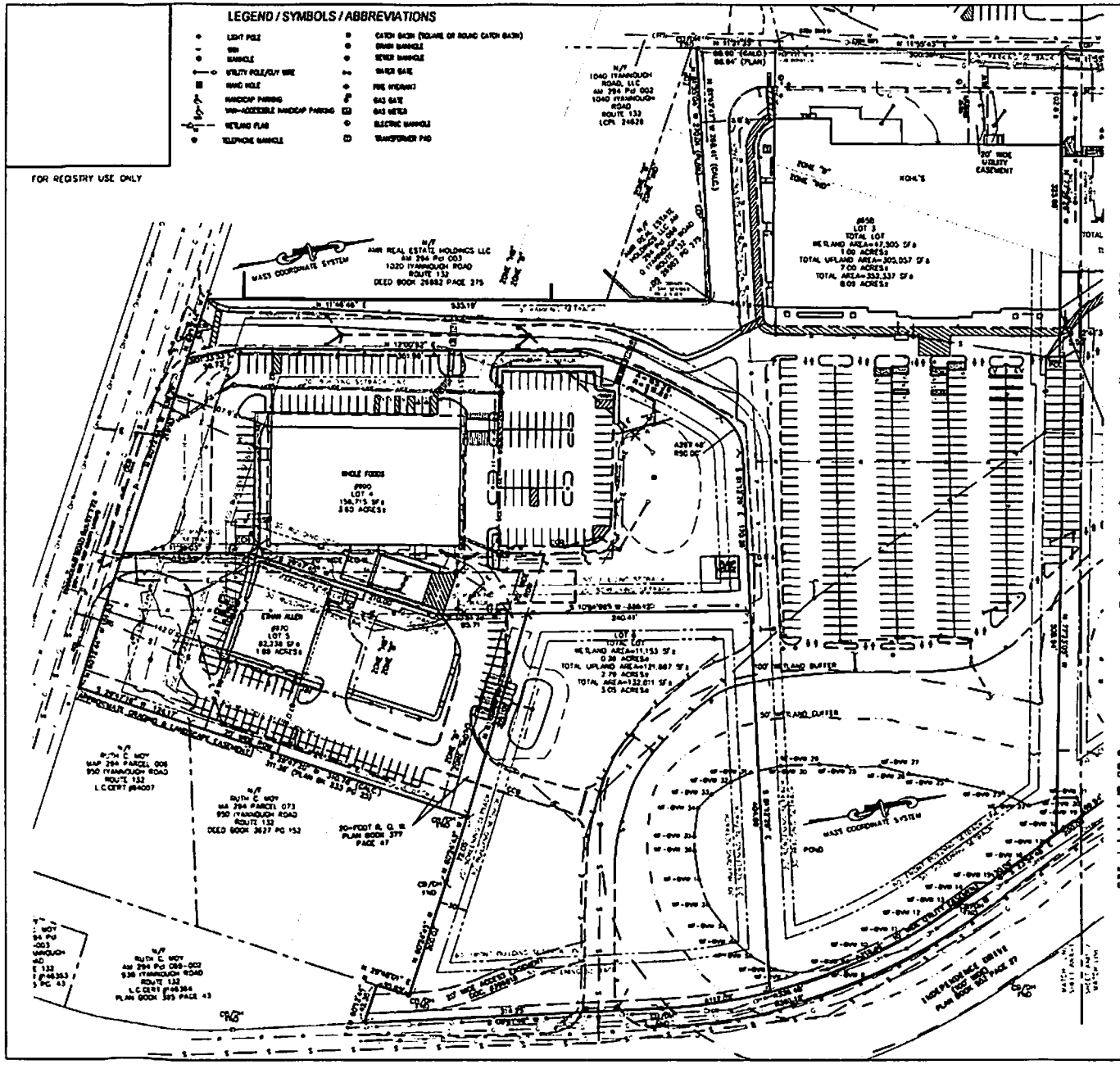
c. **Right to Maintain:** The right of reasonable access across other lots, solely as necessary to perform maintenance, repair, or replacement of the shared curb cuts or access areas, subject to coordination with the affected lot owner.

Each lot owner will be responsible for their respective proportionate share of maintenance, repair, and replacement costs associated with the shared access areas, as further defined in a separate Maintenance Agreement.

No lot owner will be allowed to block, obstruct, relocate, modify, or otherwise interfere with any

curb cut or access area established herein without the prior written consent of the Declarant (or its designated successor) and without securing all required municipal, state and federal approvals.

All curb cuts and associated access areas will remain in the locations and configurations shown on the ANR Plans unless formally amended through the appropriate regulatory process.



GENERAL NOTES:

1. THE SCOPE OF THIS PLAN IS TO DEPICT THE EXISTING LOTS SHOWN AS ASSESSOR PARCEL 286-013-001, 286-013-002 AND ASSESSOR PARCEL 294-004 AND LOT 1, LOT 2, LOT 3 AND LOT 4 SHOWN HEREON.
2. LOCUS AREA IS COMPILED ON PER CURRENT ASSESSOR'S RECORDS
   OWNER OF RECORD: LLC
   BOOK 30772 PAGE 321
   RECORD PLAN BOOK 617 PAGE 29
   ASSESSOR'S MAP 286, PARCEL 013-001, 002, MAP 294 PARCEL 4
3. ZONING INFORMATION

ZONING DISTRICT:	HB	B	HB
MIN. LOT AREA:	10,000 SF	N/A	80,000 SF
MIN. FLOOR COVERAGE:	30%	25%	30%* *AS PREVIOUSLY APPROVED
MIN. LOT WIDTH:	100'	N/A	200'
MIN. YARD SETBACKS: FRONT	FRONT=40' 47.1±2	FRONT=40' 47.1±2	FRONT=40' 47.1±2
	FRONT=30'	FRONT=30'	FRONT=40'
	SIDE=15'	SIDE N/A	SIDE=15'
	REAR=30'	REAR N/A	REAR=30'

   OVERLAY DISTRICTS OF - GROUNDWATER PROTECTION
   SOLAR PHOTOVOLTAIC OVERLAY DISTRICT
4. A TITLE SEARCH WAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS OF OTHERS, EASEMENTS, DEEDS, RESTRICTIONS, RIGHT OF WAYS, COVENANTS, RESTRICTIONS, ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO MALLON LAND SURVEYING, LLC.
5. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MALLON LAND SURVEYING, LLC.
6. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 25001C 0969 J EFFECTIVE DATE JULY 16, 2014.
7. UNDERGROUND UTILITIES SUPPLIED BY CURRENT AVAILABLE RECORD INFORMATION.

I HEREBY CERTIFY THAT THIS PLAN WAS EITHER PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____ _____
SHANE MALLON, P.L.S. DATE

BARNSTABLE PLANNING BOARD

BARNSTABLE PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: _____

_____
_____
_____
_____

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE OR REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT

MALLON LAND SURVEYING LLC.
Registered Professional Land Surveyors
8 Commons Drive
Carver, Massachusetts 02330
Phone (508) 465-0285
MALLONLANDSURVEYING@GMAIL.COM

STAMP: DISCUSSION

CONSULTANT

CONSULTANT

PREPARED FOR
CROCKER DESIGN GROUP
2 SHARP STREET- UNIT A
HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

1	SM	7/15/25	WARRENTAGE UPDATES ADDED
2	SM	6/4/25	PROPOSED PROPERTY LINES REVISED
3	SM	5/15/25	SUBDIVIDE ADDED
		DATE	DESCRIPTION

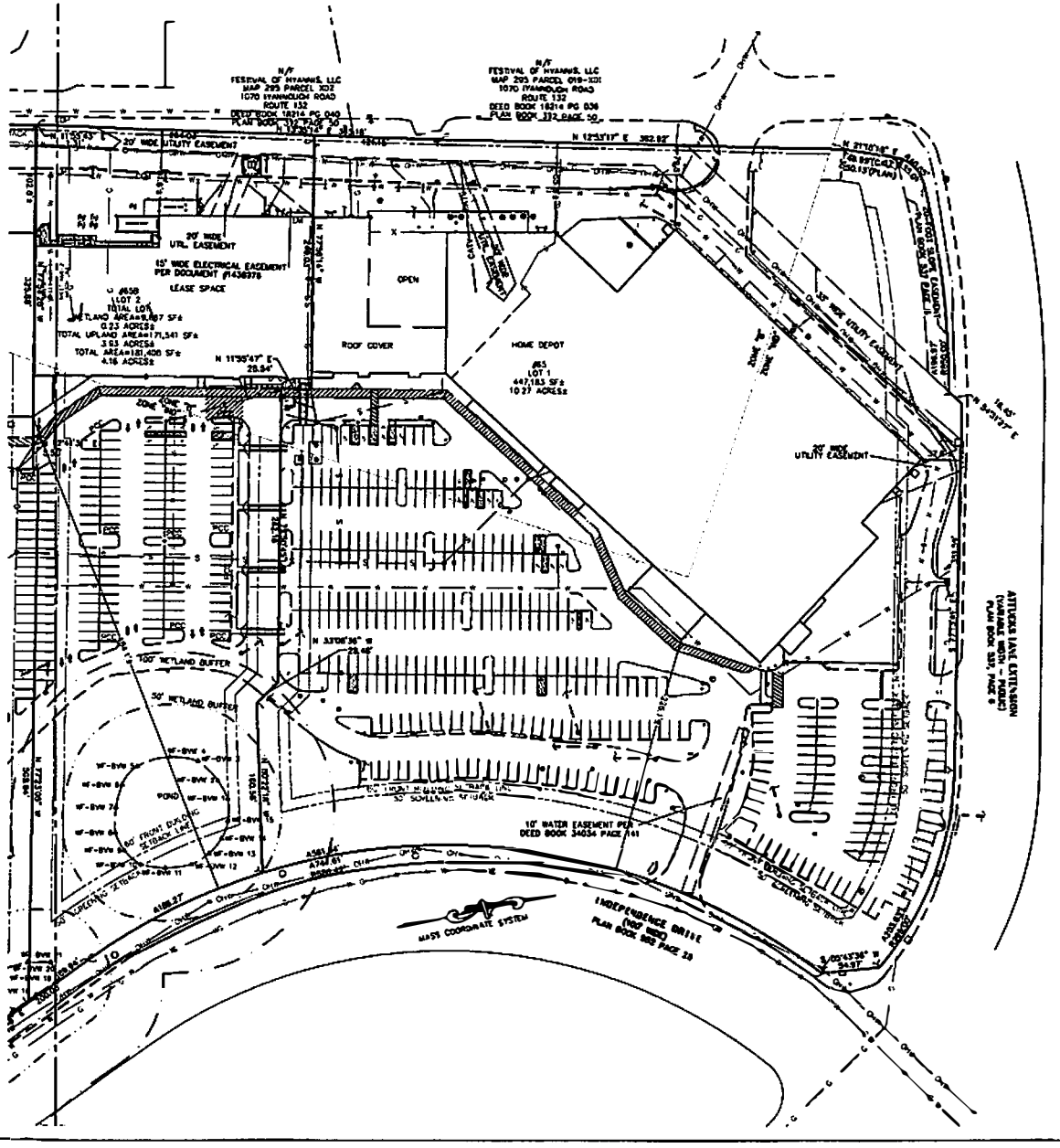
SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-1.0

DATE JUNE 16, 2025

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SCALE IN FEET
SCALE 1"=50'

DRAWN BY SM CHECKED BY SM
JOB NO FILE



MALLON LAND SURVEYING LLC.

Registered Professional Land Surveyors

8 Commons Drive
Carver, Massachusetts 02330

Phone (508) 465-0205

MALLONLAND@VERIZON.NET

STAMP

DISCUSSION

CONSULTANT

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PREPARED FOR
CROCKER DESIGN GROUP
2 SHARP STREET- UNIT A
HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

DATE	DESCRIPTION
6/16/25	PRELIMINARY PLAN ISSUED
7/1/2025	REVISED PROPERTY LINES REVISED
7/21/2025	ADDED'D AREA

SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-2.0

DATE JUNE 16, 2025

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SCALE IN FEET

SCALE 1"=50'

DRAWN BY [redacted] CHECKED BY [redacted]

JOB NO [redacted] FILE [redacted]

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING LOTS SHOWN AS ASSESSOR PARCEL 295-012-001, 295-012-002 AND ASSESSOR PARCEL 294-004 INTO LOT 1, LOT 2 AND LOT 3 AND LOT 4 SHOWN HEREON.

2. LEGAL AREA IS COMPRISED OF:
   PER CURRENT ASSESSOR'S RECORDS:
   OWNER OF RECORDING, LLC
   DEED BOOK 35772 PAGE 251
   RECORD PLAN BOOK 617 PAGE 38
   ASSESSOR'S MAP 295, PARCEL 012-001, 002, MAP 294 PARCEL 4

3. ZONING INFORMATION

ZONING DISTRICT	HB	B	HB	
MIN. LOT AREA	10,000 SF	N/A	10,000 SF	
MIN. FRONTAGE	100'	N/A	100'	*NON-CONFORMING APPROVED
MIN. FRONT SETBACK	30'	30'	30'	
MIN. SIDE SETBACK	10'	N/A	10'	
MIN. REAR SETBACK	PER DIST. 45' OR 1:3	PER DIST. 45' OR 1:3	PER DIST. 45' OR 1:3	
	PER DIST. 45'	PER DIST. 45'	PER DIST. 45'	
	1:3 OR 45'	1:3	N/A	1:3 OR 45'
	1:3 OR 45'	1:3	N/A	1:3 OR 45'

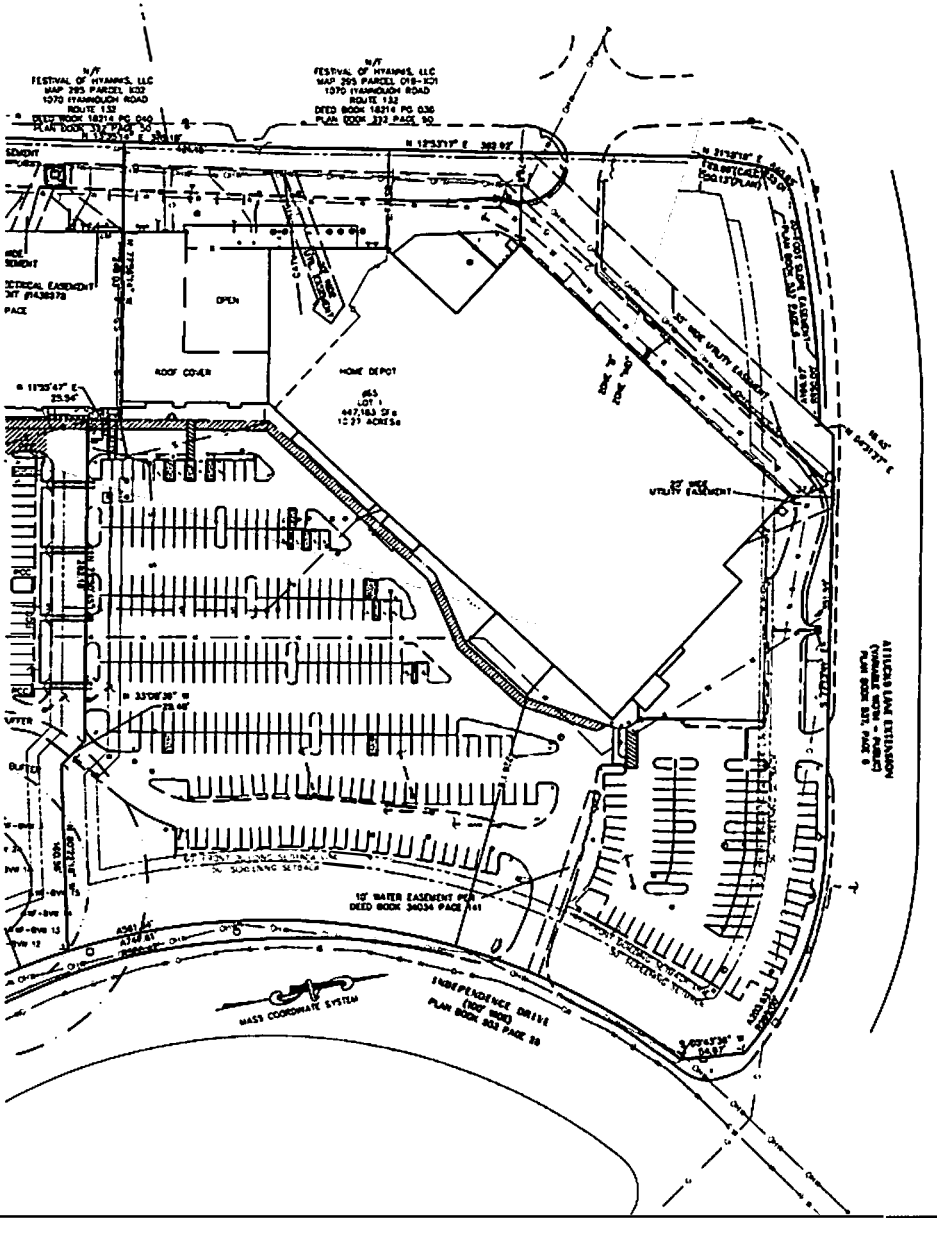
   OVERLAY DISTRICTS (IF - DESIGNATED) PROVIDED:
   ELLIS PAGE/ELLIS OVERLAY DISTRICT

4. A TITLE SEARCH WAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS OF OWNERS, EASEMENTS, SERVICE AGREEMENTS, RIGHT OF WAYS, COVENANTS, AGREEMENTS, ETC. NOT DEPICTED. IF DESIGNATED TO BE INCLUDED, A TITLE SEARCH SHALL BE PERFORMED BY OWNER AND SUPPLIED TO MALLON LAND SURVEYING, LLC.

5. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MALLON LAND SURVEYING, LLC.

6. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 25001C 0559 J EFFECTIVE DATE JULY 16, 2014.

EXISTING BUILDING COVERAGE	118,000± SF (20.4%)		
EXISTING PAVEMENT COVERAGE	318,000± SF (55.0%)		
EXISTING SITE COVERAGE	436,000± SF (75.4%)		
EXISTING TOTAL LOT AREA	578,183± SF (13.27± AC)		
	HB	B	HB
BUILDING COVERAGE	N/A	77,742± SF (48.5%)	40,258± SF (13.96%)
PAVEMENT COVERAGE	N/A	54,258± SF (34.0%)	131,742± SF (45.7%)
FOOTAGE	N/A	N/A	1,472.58 FT
ZONING DISTRICT	HB		
OVERLAY DISTRICT ZONE	ZONE X		



LEGEND / SYMBOLS / ABBREVIATIONS

LIGHT POLE	CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
SIGN	DRAIN MANHOLE
MANHOLE	SEWER MANHOLE
UTILITY POLE/GUY WIRE	WATER GATE
HAND HOLE	FIRE HYDRANT
HANDICAP PARKING	GAS GATE
VAN-ACCESSIBLE HANDICAP PARKING	GAS METER
WETLAND FLAG	ELECTRIC MANHOLE
TELEPHONE MANHOLE	TRANSFORMER PAD

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SURVEYING LLC.

Registered Professional
Land Surveyors

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STAMP: DISCUSSION

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CROCKER DESIGN GROUP
2 SHARP STREET- UNIT A
HOGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

DATE	DESCRIPTION
12/6/23	ARCHITECTURAL UPDATES ADDED
9/4/2023	PROPOSED PROPERTY LINES REVISED
7/6/2023	SURVEYOR'S ADDED

SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-3.0

DATE AUGUST 28, 2023

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SCALE IN FEET
SCALE 1"=50'

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GENERAL NOTES:

1. [illegible]

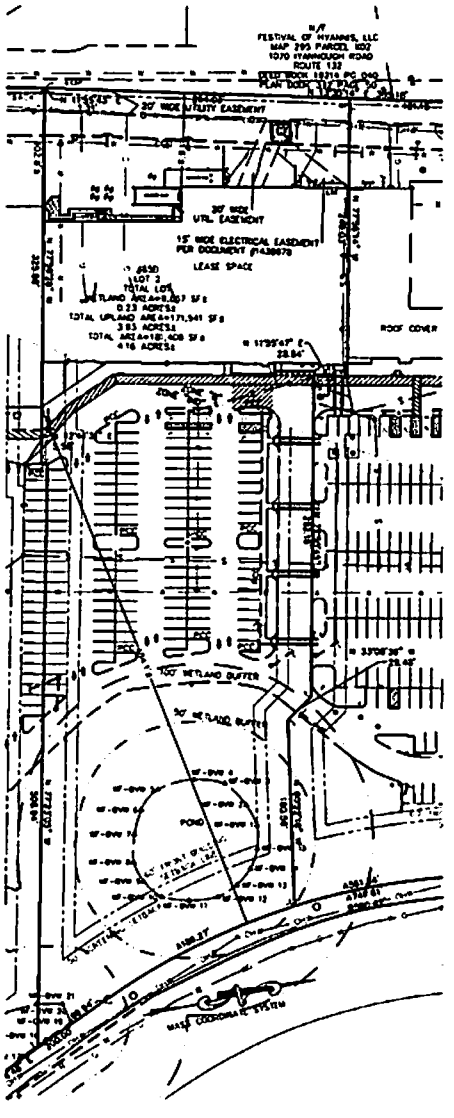
2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]



LEGEND / SYMBOLS / ABBREVIATIONS

●	LIGHT POLE	●	CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
○	SIGN	●	DRAIN MANHOLE
●	BARRIER	●	SEWER MANHOLE
——o——	UTILITY POLE/GUY WIRE	▭	WATER GATE
■	HAND HOLE	●	FIRE HYDRANT
[illegible]	HANDICAP PARKING	⊗	GAS GATE
[illegible]	NON-ACCESSIBLE HANDICAP PARKING	⊡	GAS METER
[illegible]	WETLAND FLAG	●	ELECTRIC MANHOLE
	TELEPHONE MANHOLE	□	TRANSFORMER PAD

MALLON
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SURVEYING LLC.

Registered Professional
Land Surveyors

8 Commons Drive
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Phone (508) 443-0205

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STAMP

DISCUSSION

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2 SHARP STREET- UNIT A
HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

	DATE	DESCRIPTION
1	11/4/25	[illegible]
2	11/4/2025	REVISED PER DPW COMMENTS
3	11/21/2025	[illegible]

SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-4.0

DATE AUGUST 26, 2025

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SCALE IN FEET

SCALE 1"=50'

DRAWN BY [illegible] CHECKED BY [illegible]

JOB NO [illegible] FILE

GENERAL NOTES:

1. THE SCOPE OF THIS PLAN IS TO SHOW THE EXISTING LOTS SHOWN AS ASSESSOR PARCEL 295-013-001, 295-013-002 AND ASSESSOR PARCEL 294-004 AND LOT 1, LOT 2, LOT 3 AND LOT 4 SHOWN HEREON.

2. LOCUS AREA IS COMPRISED OF:
   PER CURRENT ASSESSOR'S RECORDS

   OWNER OF RECORD: [illegible], LLC
   DEED BOOK 35772 PAGE 201
   RECORD PLAN BOOK 617 PAGE 38
   ASSESSOR'S MAP 295, PARCEL 13-001, 002; MAP 294 PARCEL 4

3. ZONING INFORMATION

ZONING DISTRICTS	HB	B	HB	
MIN. LOT AREA	15,000 SF	N/A	60,000 SF	
MIN. BLDG COVERAGE	25%	25%	25%	*USE PREVIOUSLY APPROVED
MIN. SITE COVERAGE	80%	80%	80%	
MIN. LOT WIDTH	100'	N/A	200'	
MIN. YARD SETBACKS	FRONT=40' OR LESS	FRONT=40' OR LESS		
	FRONT=30'	FRONT=30'	FRONT=30'	
	SIDE=10'	SIDE N/A	SIDE=30'	
	REAR=30'	REAR N/A	REAR=30'	

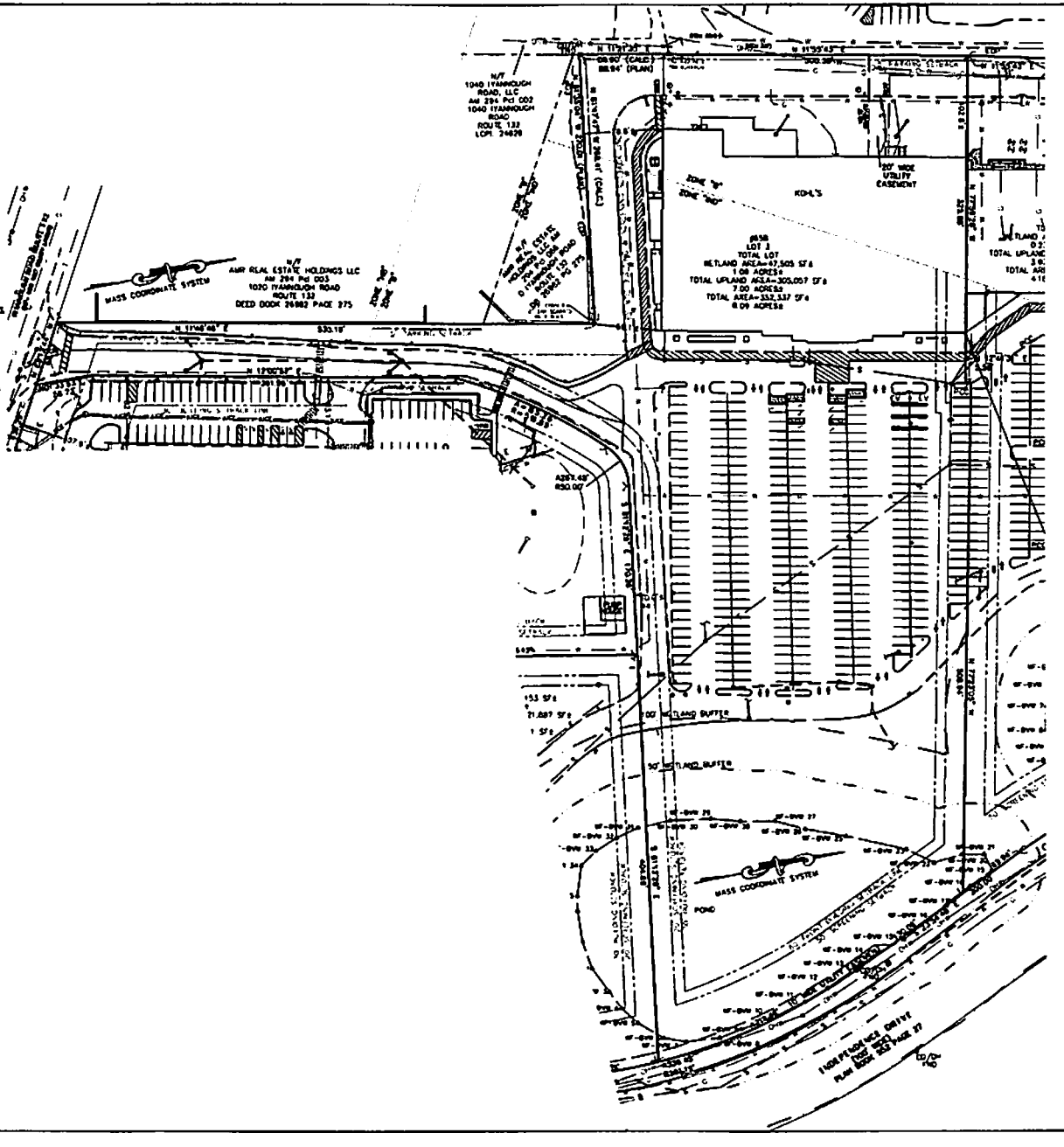
   OVERLAY DISTRICTS OP - GROUNDWATER PROTECTION
   WDAR PHOTOVOLTAIC OVERLAY DISTRICT

4. A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE, THERE MAY BE RIGHTS OF OTHERS, EASEMENTS, RIGHTS, AGREEMENTS, RIGHT OF WAYS, COVENANTS, RESTRICTIONS, ETC. NOT EXPRESSED, IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO MALLON LAND SURVEYING, LLC.

5. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MALLON LAND SURVEYING, LLC.

6. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 25001C 0269 J EFFECTIVE DATE JULY 16, 2014.

EXISTING BUILDING COVERAGE	10,312± SF (16.1% OF UPLAND)		
EXISTING PAVEMENT COVERAGE	18,894± SF (29.6% OF UPLAND)		
EXISTING SITE COVERAGE	29,207± SF (72.8%)		
EXISTING WETLANDS	47,305± SF (13.4% OF TOTAL LOT)		
EXISTING UPLAND	305,057± SF (86.6% OF TOTAL LOT)		
EXISTING TOTAL LOT AREA	352,337± SF 8.09± AC		
	HB	B	HB
BUILDING COVERAGE	N/A	10,312± SF (14.4%)	10,312± SF (1.1%)
PAVEMENT COVERAGE	71,623 (71.1%)	21,894± SF (31.0%)	130,553± SF (14.2%)
WETLAND AREA	N/A	N/A	47,305± SF (100%)
PERIMETER	N/A	N/A	4415 FT
PARKING SPACES	204		
OVERLAY DISTRICT ZONE	ZONE II		



LEGEND / SYMBOLS / ABBREVIATIONS

●	LIGHT POLE	■	CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
▪	SIGN	●	DRAIN MANHOLE
●	BOLLARD	●	SEWER MANHOLE
—○—	UTILITY POLE/GUY WIRE	⋈	WATER GATE
■	HAND HOLE	●	FIRE HYDRANT
	HANDICAP PARKING	■	GAS GATE
	NON-ACCESSIBLE HANDICAP PARKING	■	GAS METER
	WETLAND FLAG	●	ELECTRIC MANHOLE
●	TELEPHONE MANHOLE	■	TRANSFORMER PAD

MALLON LAND SURVEYING LLC.

Registered Professional Land Surveyors
8 Commons Drive
Carver, Massachusetts 02330
Phone (508) 443-0285
e.MALLONLANDSURVEYING@GMAIL.COM

STAMP: DISCUSSION

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR
CROCKER DESIGN GROUP
2 SHARP STREET- UNIT A
HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE DRIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

	DATE	DESCRIPTION
A	7/14/25	[illegible]
A	8/4/2025	[illegible]
A	8/15/2025	[illegible]

SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-5.0

DATE AUGUST 26, 2025

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SCALE IN FEET

SCALE 1"=50'

DRAWN BY [illegible] CHECKED BY [illegible]

JOB NO [illegible]

GENERAL NOTES:

1. [illegible]

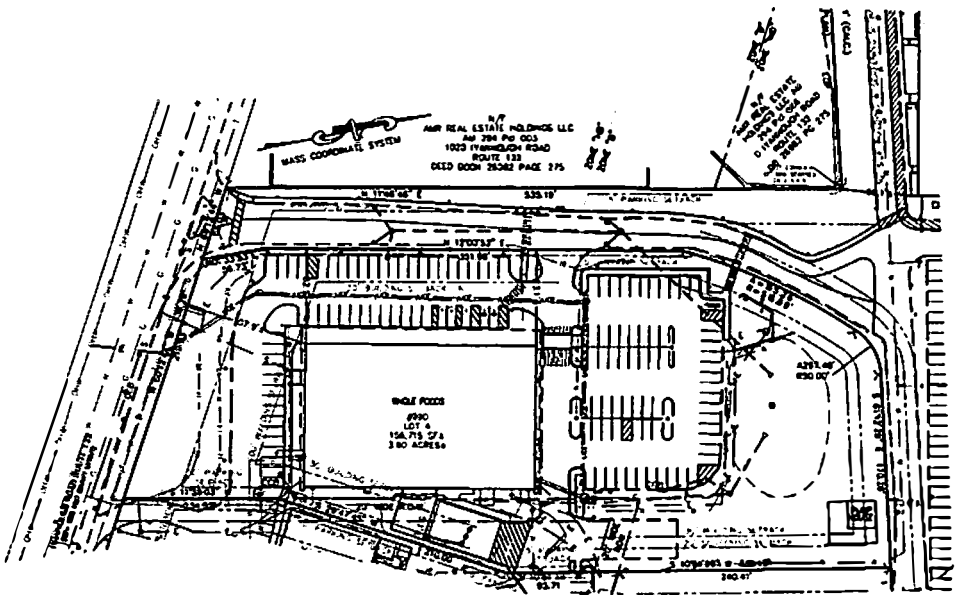
2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]



LEGEND / SYMBOLS / ABBREVIATIONS

[illegible]

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[illegible]

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PROJECT TITLE
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BARNSTABLE, MA

	DATE	DESCRIPTION
1	11/4/25	[illegible]
2	10/1/2025	REVISED PROPERTY LINES ADDED
3	7/31/2025	SUBMITTED ADDED

SHEET TITLE
APPROVAL NOT
REQUIRED PLAN OF
LAND

SHEET NO
ANR-6.0

DATE AUGUST 28, 2025

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SCALE IN FEET
SCALE 1"=50'

DRAWN BY: [illegible] CHECKED BY: [illegible]

JOB NO [illegible] FILE

GENERAL NOTES:

1. [illegible]

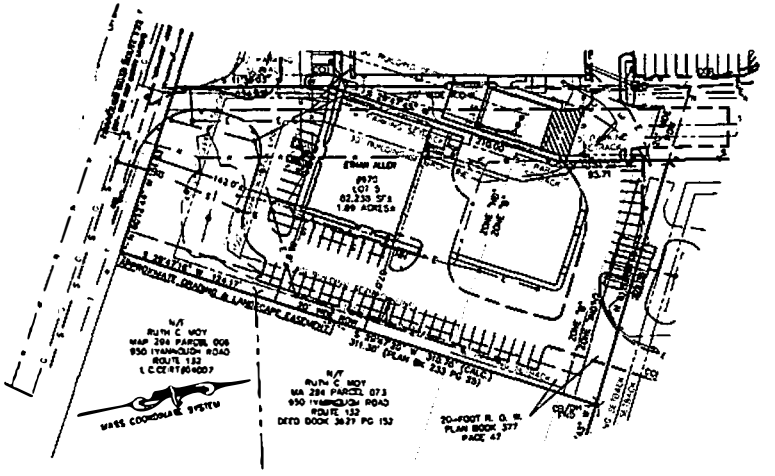
2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]



LEGEND / SYMBOLS / ABBREVIATIONS

[illegible]

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HIGHAM, MA 02043

PROJECT TITLE
65 INDEPENDENCE ORIVE &
990 IYANNOUGH ROAD
BARNSTABLE, MA

	DATE	DESCRIPTION
3	SEP	[illegible]
2	SEP	[illegible]
1	SEP	[illegible]

SHEET TITLE
APPROVAL NOT
REQUIRED PLAN OF
LAND

SHEET NO
ANR-7.0

DATE AUGUST 28, 2025

50 0 50 100
SCALE IN FEET

SCALE 1"=50'

DRAWN BY [illegible] CHECKED BY [illegible]

JOB NO [illegible] FILE

GENERAL NOTES:

1. THE SCOPE OF THIS PLAN IS TO SHOW THE EXISTING LOTS SHOWN AS ASSESSOR PARCEL 326-013-001, 326-013-002 AND ASSESSOR PARCEL 324-004 AND LOT 1, LOT 2, LOT 3 AND LOT 4 SHOWN HEREON.

2. DEED AND PLAN REFERENCES OF:
   PER BARNSTABLE ASSESSOR'S RECORDS

   OWNER OF RECORDING, LLC
   DEED BOOK 39772 PAGE 251
   RECORD PLAN BOOK 617 PAGE 28
   ASSESSOR'S MAP 326, PARCEL 13-001, 002; MAP 324 PARCEL 4

3. ZONING INFORMATION

ZONING DISTRICTS	HB	B	HB
MIN. LOT AREA	15,000 SF	N/A	80,000 SF
MAX. BLDG COVERAGE	25%	25%	20%* *(25 PREVIOUSLY APPROVED
MAX. SITE COVERAGE	55%	55%	55%
MIN. LOT WIDTH	100'	N/A	200'
MIN. YARD SETBACKS	FRONT=40' (E.L.S2)	FRONT=100' (E.L.S2)	FRONT=40'
	FRONT=20'	FRONT=20'	FRONT=40'
	SIDE=10'	SIDE N/A	SIDE=20'
	REAR=20'	REAR N/A	REAR=30'

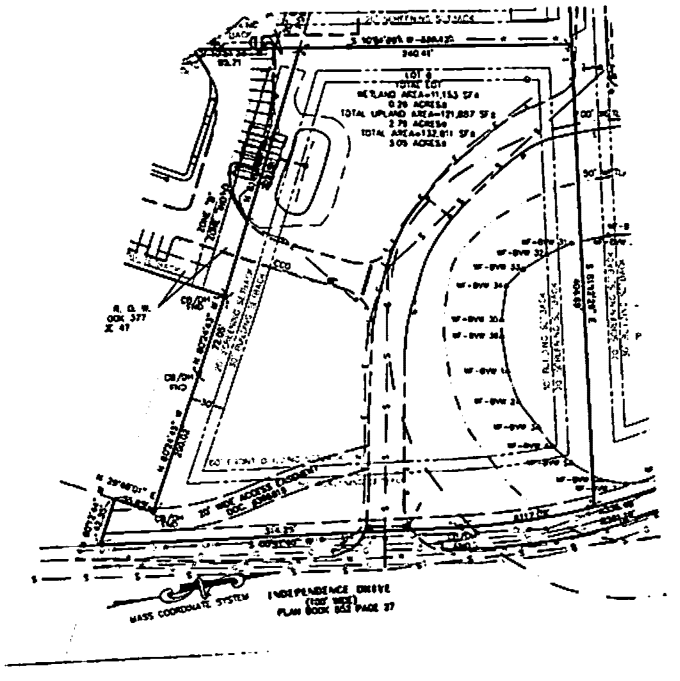
OVERLAY DISTRICTS OP = GROUNDWATER PROTECTION
WOAH PHOSPHORUS OVERLAY DISTRICT

4. A TITLE SEARCH WAS NOT BEEN PERFORMED FOR THIS SITE, SHOW MAY BE SHOWN BY OWNER, EASEMENT, TAKINGS, ENCUMBRANCES, RIGHT OF WAYS, COVENANTS, RESTRICTIONS, ETC. NOT REVIEWED, IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OWNER AND SUPPLIED TO MALLON LAND SURVEYING, LLC.

5. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MALLON LAND SURVEYING, LLC.

6. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 25001 0008 J (PERTAINS DATE JULY 16, 2014.

EXISTING BUILDING COVERAGE	N/A		
EXISTING PAVEMENT COVERAGE	17,722± SF (1,133)		
EXISTING SITE COVERAGE	17,722± SF (1,133)		
EXISTING TOTAL LOT AREA	132,811± SF 3.084± AC		
	HB	B	HB
BUILDING COVERAGE	N/A	N/A	N/A
PAVEMENT COVER	N/A	N/A	17,722± SF (1,133)
FRONTAGE	453.35 FT	N/A	N/A
EXISTING WETLANDS	11,163± SF (8.40% OF TOTAL LOT)		
EXISTING UPLAND	121,647± SF (91.60% OF TOTAL LOT)		
PARKING SPACES	0		
WELLHEAD PROTECTION ZONE	ZONE II		



LEGEND / SYMBOLS / ABBREVIATIONS

- LIGHT POLE
- SIGN
- SHRUBS
- UTILITY POLE/GUY WIRE
- HAND HOLE
- HANDICAP PARKING
- VAN-ACCESSIBLE HANDICAP PARKING
- WETLAND FLAG
- TELEPHONE MANHOLE
- CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
- DRAIN MANHOLE
- SEWER MANHOLE
- GATED GATE
- FIRE HYDRANT
- GAS GATE
- GAS METER
- ELECTRIC MANHOLE
- TRANSFORMER PAD

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990 IYANNOUGH ROAD
BARNSTABLE, MA

	BY	DATE	DESCRIPTION
3	BM	8/6/25	WETLANDS UPDATED
2	BM	6/4/2025	PROPOSED PROPERTY LINES REVISED
1	BM	5/21/2025	ENGINEER ADDED

SHEET TITLE
APPROVAL NOT REQUIRED PLAN OF LAND

SHEET NO
ANR-8.0

DATE AUGUST 28, 2025

50 0 50 100
SCALE IN FEET

SCALE 1"=50'

DRAWN BY BM CHECKED BY BM

JOB NO FILE