



CAPE COD COMMISSION

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DATE: July 13, 2000

TO: Joel & Elizabeth Searcy
2 Jillmar Lane / P.O. Box 640
Truro, MA 02666

FROM: Cape Cod Commission

PROJECT #: EX/TR20019

PROJECT: Outer Cape Mini-Storage
306 Route 6
Truro, MA 02666

APPLICANT: Joel & Elizabeth Searcy
2 Jillmar Lane / P.O. Box 640
Truro, MA 02666

RE: Development of Regional Impact Exemption
Cape Cod Commission Act, Section 12

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (Commission) hereby approves the application of Joel and Elizabeth Searcy for an Exemption as a Development of Regional Impact (DRI) for the proposed Outer Cape Mini-Storage (project). The project qualifies as a Development of Regional Impact under Section 3(e) of the DRI Enabling Regulations as a proposed building of greater than 10,000 square feet. The applicant has filed for a Development of Regional Impact Exemption pursuant to Section 12(k) of the Cape Cod Commission Act, as amended. This decision is rendered pursuant to a vote of the Commission on July 13, 2000.



PROJECT DESCRIPTION

The applicants intend to construct a second self-storage building on the parcel that has one storage building currently. The existing building covers 7,700 square feet of floor area, which when combined with the second building of 7,650 square feet, becomes a total of 15,350 square feet. The applicants hold a 40-year lease for the parcel from the owner, DeMasi Realty Trust, to use the land for self-storage facilities. The parcel is a 1.1 acre lot, at 302 Route 6, adjacent to a multi-business commercial building. The driveway around the building is a pervious layer of crushed gravel over a sand and soil bed. Black chain-link fence now surrounds half of the lot, and will be fully extended if and when they construct the second storage building. Trees and shrubbery will be planted to reduce the visibility of the buildings from cars on Route 6.

PROCEDURAL HISTORY

The Truro planning board referred the project to the Cape Cod Commission on May 17, 2000; the Commission received the referral on May 18, 2000. A pre-application meeting was held with the applicants on May 26th, who then submitted a DRI application and a DRI Exemption application on June 2, 2000. An initial site visit and scoping session with town officials occurred on June 14th. A duly noticed public hearing was conducted by an authorized subcommittee of the Commission on June 21st at the Truro public safety facility (fire/police station). After testimony and questions, the Subcommittee voted unanimously to recommend to the full Commission that the project be granted a DRI Exemption. The Subcommittee directed that a draft decision be prepared by staff and delegated its authority to the Chair to review the draft decision. A draft decision on the DRI Exemption was presented to the full Commission on July 13, 2000.

MATERIALS SUBMITTED FOR THE RECORD

Town Submittals:

- DRI referral form and letter, Truro Planning Board chairman Paul Kiernan, dated May 17, 2000

Staff Reports and Correspondence:

- Memorandum from staff planner Tana Watt to Joel Searcy stating recommendations for landscaping plan, dated June 28, 2000
- Staff report dated June 15, 2000
- Letter from Van Morrill to the Searcy's confirming complete DRI and exemption applications, dated June 7, 2000
- Letter from Andrea Adams to the Searcy's notifying of DRI referral from Truro planning board, dated May 23, 2000

Submittals from the Applicant:

- DRI application, dated June 2, 2000

Submittals from Government Agencies:

- Massachusetts Historical Commission, response to project notification form, with determination that it will not affect historic/archaeological resources., June 27

Submittals from the Public:

- Letters from the Truro Non-Resident Taxpayers Association - packet of 25 e-mail messages, compiled by Association director Mary Frankel, June 21, 2000
- Letter from Susan Areson, abutter, via e-mail, June 20, 2000
- Letter from Sally Areson, abutter, via fax, June 20, 2000
- Postcard from Nancy Chamberlin, June 12, 2000
- Letter from Craig Chamberlin, via fax, June 9, 2000

The application and notice of the public hearing relative thereto, the Commission's staff reports, correspondence, notes and exhibits, minutes of hearing and all written submissions received in the course of the proceedings, including materials submitted on file EX20019, are incorporated into the record by reference.

TESTIMONY

The Subcommittee heard testimony at the public hearing on June 21, 2000, at the Truro public safety facility. The applicant, Joel Searcy, presented the facts and features of the proposed project. He acknowledged that mini-storage units are visually unattractive, however they are in high demand in Truro and adjacent towns. He noted that their first storage building was fully rented within a month, and that the proposed building has a long waiting list. Staff planner Van Morrill presented the project issues and the Commission staff report. The applicant's landscaper, Paul Souza, responded to questions about the delay in getting the trees in place, and about how they will be irrigated. Mary Frankel, director of the Truro Non-Resident Taxpayers Association, mentioned that she has received many messages from members expressing concern that the project would detract from the town's rural character. The applicant explained that the planned landscaping and plantings will alleviate those concerns.

JURISDICTION

The proposed project qualifies as a Development of Regional Impact (DRI) under the Code of Cape Cod Commission Regulations of General Application, Chapter A, Section 3(e), Barnstable County Ordinance 94-10, as a proposed commercial building with a gross floor area greater than 10,000 square feet. This DRI Exemption is granted subject to Section 12(k) of the Cape Cod Commission Act, as amended.

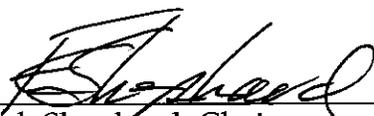
FINDINGS

- The proposed project consists of an 7,650 square foot storage building, which when combined with the existing 7,700 sq. ft. building, creates a combined commercial area of 15,350 sq.ft.
- The existing storage building was completed in April 2000, after passing Truro planning board and other town review in the autumn of 1999.
- The parcel does not fall within any wellhead protection areas, significant natural resource areas, or endangered species habitat. The project is not expected to have any regional impacts to natural resources on Cape Cod.
- There is no electricity, water, or other utilities provided to the storage buildings.
- The prime issue of concern to abutters and other neighbors in the town is the building's inherent unattractive nature and the impression it makes on the town's community character. The applicants believe that their landscaping plan will alleviate these objections. Landscaping services are being provided by Bayberry Gardens.
- The estimated daily peak-hour afternoon trips is 4, with a total daily trip volume of 38. The project is not expected to have any impacts to the regional transportation network.

CONCLUSION

The Cape Cod Commission hereby concludes that the Outer Cape Mini-Storage facility, as proposed and consistent with the above findings, will not have any significant impacts on the values and purposes protected by the Cape Cod Commission Act, as amended, outside of the Town of Truro, due to its location, character, and associated environmental effects.

Therefore, the Cape Cod Commission hereby grants a Development of Regional Impact Exemption for the proposed Outer Cape Mini-Storage building, pursuant to Section 12(k) of the Cape Cod Commission Act, as amended. This Exemption Decision is valid for three years from the date of issuance.



Frank Shephard, Chairman

7/13/00
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

Subscribed and sworn before me this 13th day of July, 2000.

Katharine L. Peters
Notary

My Commission expires:

