

CAPE COD COMMISSION

3225 MAIN STREET
P.O. BOX 226
BARNSTABLE, MA 02630
(508) 362-3828
FAX (508) 362-3136

E-mail: frontdesk@capecodcommission.org

DATE: March 2, 2000 #TR-99037 (Approval w/conditions)

TO: Robert Ament, Attorney, Representing the Applicant
Ament and Ament
39 Town Hall Square
P.O. Box S
Falmouth, MA 02541

FROM: Cape Cod Commission

RE: Development of Regional Impact
Cape Cod Commission Act, Sections 12 and 13

APPLICANT: Burlington Self Storage of Cape Cod, LLC.

PROJECT: Burlington Self-Storage of Cape Cod – Building E
Falmouth, MA

BOOK/PAGE: Book: 10954 Page: 198

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (the Commission) hereby approves with conditions the application of Burlington Self Storage of Cape Cod, LLC for a Development of Regional Impact pursuant to Sections 12 and 13 of the Cape Cod Commission Act (Act), c. 716 of the Acts of 1989, as amended, for the proposed Burlington Self Storage Building E project described as 23,100 square feet of gross leasable space to be used for storage on a parcel of 29,928 square feet off of Route 28/Teaticket Highway in East Falmouth, MA. The decision is rendered pursuant to a vote of the Commission on March 2, 2000.

PROJECT DESCRIPTION

The project consists of the construction of a self-storage facility comprised of one three-story (basement and two floors) building consisting of 23,100 square feet of gross leasable space to be used for storage on a parcel of 29,928 square feet off of Route 28/Teaticket Highway in East Falmouth, MA. The project will also involve the removal of several buildings associated with a former concrete batching plant consisting of a main building and two garage buildings. Similar uses and a residential area surround the site.

The proposed project will consist of approximately 60 self-storage units in a variety of sizes ranging from 100 square feet (10x10) to 200 square feet garage size. The facility



will offer climate-controlled storage areas. An internal freight/passenger elevator will be provided to move items between the first, second and third floors. Building E will be equipped with "dry" sprinkler systems, smoke and heat detectors and security gates. Entry to the facility will be permitted through a computer-controlled system operated through a key-code system.

PROCEDURAL HISTORY

The project was referred to the Commission as a Development of Regional Impact (DRI) under the Cape Cod Commission Act, Section 12(c), Chapter 716 of the Acts of 1989, as amended. The referral was made by Mr. Brian A. Currie, Falmouth Town Planner, on December 2, 1999 and was received on December 6, 1999 by the Commission. The applicant also filed a DRI Exemption request.

A duly-noticed public hearing was scheduled for Thursday, January 27, 2000 at 7:00 PM at the Gus Canty Recreational Center in Falmouth. On January 10, 2000, the DRI/DRI Exemption application for the project was deemed sufficiently complete to proceed with a public hearing on January 27. At the applicant's request, the public hearing was changed to a Hearing Officer. On January 27, 2000, a Hearing Officer opened and continued a public hearing and the record on the DRI and DRI Exemption request to February 16, 2000 at 7:00 PM at the Falmouth Public Library, Katherine Lee Bates Road, Falmouth, MA. At the February 16, 2000 public hearing, the Subcommittee closed the DRI Exemption hearing and continued the DRI hearing and the record until March 2, 2000 at the Commission's regular business meeting at the First District Courthouse in Barnstable. The Subcommittee also decided to hold a public meeting at 1:00 PM at the Commission office on Tuesday, February 22, 2000 to discuss the project. At that Subcommittee meeting, the Subcommittee voted to recommend denial the DRI Exemption request and to recommend approval of the DRI with conditions to the full Commission. At the March 2, 2000 Commission meeting, the Subcommittee approved minutes from February 22, 2000 and February 28, 2000. At this meeting, the full Commission voted 12 in favor with one abstention to grant the DRI approval with conditions.

MATERIALS SUBMITTED FOR THE RECORD

1. Applicant submittals

DRI application received from Ament & Ament to Cape Cod Commission	12/13/99
Letter from Ament & Ament to Cape Cod Commission re: additional application submittals	1/5/00
Letter from Ament & Ament to Cape Cod Commission re: comments on Staff Report	1/25/00
Letter from Ament & Ament to Cape Cod Commission re: additional plan submittal	2/2/00
Letter from Ament & Ament to Cape Cod Commission re: revised site plan	2/4/00
Letter from Ament & Ament to Cape Cod Commission re: comments on Staff Report	2/14/00
Letter from Ament & Ament to Cape Cod Commission re: comments on Staff Report	2/15/00
Letter from Ament & Ament to Cape Cod Commission re: revised site plan	2/16/00
Letter from Ament & Ament to Cape Cod Commission re: Transaction Screen	2/16/00
Letter from Ament & Ament to Cape Cod Commission re: comments on Staff Report	2/16/00
Copy of Transaction Screen with appendicies	2/16/00
Letter from Ament & Ament to Cape Cod Commission re: concerns of abutters	2/16/00
Site Photos (4 on 8 x11 sheets of paper)	2/16/00
Copy of Fenno House Addition DRI Exemption Decision (10/22/98)	2/16/00
Copy of Hyannis Marine Boat Storage Building DRI Exemption Decision (2/17/00)	2/16/00
Letter from Ament & Ament to Cape Cod Commission re: exemption recommendation	2/18/00
Letter from Ament & Ament to Cape Cod Commission re: exemption and DRI	2/25/00

Decision – Burlington Self Storage Building E – DRI Approval w/Conditions

1. Applicant submittals (Continued)

Check, for balance of DRI Fee 3/2/00

2. Cape Cod Commission

Letter from Cape Cod Commission to Ament & Ament re: DRI notification 12/8/99
 Letter from Commission staff to Commission Subcommittee re: public hearing 12/8/99
 Letter from Commission staff to Commission Subcommittee re: public hearing 12/20/99
 Letter from Cape Cod Commission to Ament & Ament re: application 12/21/99
 Letter from Cape Cod Commission to Ament & Ament re: application 1/10/00
 Letter from Commission staff to Commission Subcommittee re: public hearing 1/20/00
 Staff report 1/20/00
 Letter from Cape Cod Commission to Teaticket Civic Association, Inc. re: information request 1/20/00
 Letter from Cape Cod Commission to Ament & Ament re: public hearing 1/26/00
 Hearing Notice 1/27/00
 Fax from Cape Cod Commission to Ament & Ament re: public comments 2/8/00
 Letter from Cape Cod Commission to Teaticket Civic Association, Inc. re: staff counsel opinion 2/8/00
 Fax from Cape Cod Commission to Ament & Ament re: staff report 2/11/00
 Fax from Cape Cod Commission to Brian Currie re: staff report 2/11/00
 Fax from Cape Cod Commission to Falmouth Conservation Commission, town clerk, and ZBA re: staff report 2/11/00
 Staff report 2/10/00
 Memo from Commission staff to Commission Subcommittee re: public hearing 2/10/00
 Meeting Notice 2/22/00

3. Town

DRI referral from Brian Currie 12/2/99
 Proof of receipt of CCC application from Falmouth Conservation Commission 1/5/00
 Proof of receipt of MHC notification form, from Massachusetts Historical Commission 1/3/00
 Zoning Article on Town Warrant from Brian Currie to Cape Cod Commission 2/11/00

4. Members of the Public/Other Agencies

Letter from the Teaticket Civic Association, Inc. to the Cape Cod Commission re: information request 1/15/00
 Letter from the Teaticket Civic Association, Inc. to the Cape Cod Commission re: concerns 1/21/00
 Letter from the Teaticket Civic Association, Inc. to the Cape Cod Commission re: concerns 1/24/00
 Letter from Peter Gallerani III to Cape Cod Commission re: concerns 1/24/00
 Letter from Spencer and Kim Lehy to Raleigh Costa re: concerns 2/15/00
 Copy of Assessors Map showing site and list of five items concerning stream from Civic Association 2/16/00
 Letter from the Teaticket Civic Association, Inc. to the Cape Cod Commission re: concerns 2/21/00
 Letter, from Janet Hand, expressing concerns 2/24/00

The application, and notices of public hearings relative thereto, the Commission staff's notes, exhibits and correspondence, the transcript and minutes of meetings and hearings, and all written submissions received in the course of the Commission's proceedings are incorporated into the record by reference.

TESTIMONY

Public Hearing, February 16, 2000

Kenneth Brock opened the public hearing at 7:00 p.m. Elizabeth Taylor read the hearing notice. Mr. Brock explained that the hearing would consider approval for both a DRI and a DRI Exemption. He also explained the concept of the DRI Exemption.

Laura Moynihan explained the position of the project proponent. She described the existing self storage facility on the site, noting that it is nearly at full capacity. There is a need for more storage area in the vicinity. She stated that the proposal is a low impact project. There are few impacts to water resources, traffic, natural resources and other areas of concern to the Commission. The project is to be located on the site of a former concrete batching plant. The site consists of approximately 30,000 square feet and is primarily zoned Light Industrial A in accordance with the Official Zoning Map of the Town of Falmouth, with a small portion zoned residential. The adjoining sites are primarily in commercial or industrial use. The site is not environmentally significant.

Ms. Moynihan reviewed the plan for the three-story building, which has approximately sixty units and 23,000 square feet of floor space. She noted that the applicant would close off the curb cut on the site to Route 28. Access will be through the existing facility. The project will have 49 percent lot coverage, which is a reduction from the current situation. The adjoining wetland will be revegetated. The area abutting Route 28 will be revegetated.

She reviewed the traffic statistics for the existing facility and stated that the additional traffic from the proposal will be negligible. There will be a reduction in nitrogen loading, since there will be no septic system on the site. She reviewed the elevation drawings of the proposed building and the landscaping plans. She noted that parking on the site was not required, nor will it be provided. She summarized her presentation by reiterating the benefits of the project.

She noted that the applicant has applied for an exemption for the project, based on the belief that it has low impacts. She distributed the Hyannis Marine and Fenno House decisions as examples of previous projects that were granted DRI Exemptions. She believes that this project is comparable. She also noted that the project would undergo considerable review by local boards and municipal departments. She concluded her presentation by stating that the project should be approved as a DRI, if an exemption is not granted.

Thomas Broidrick inquired whether it would be possible to grow vegetation in the area that is currently concrete and crushed rock. Christopher Costa, the applicant's engineer assured the subcommittee that landscaping would grow in this area.

Joseph Travelo questioned the sight distance information and inquired whether circumstances had changed since the first portion of the project was reviewed in 1996. It was determined that this issue would be addressed by Glenn Cannon in his presentation.

Andrea Adams presented the Staff Report. On Water Resources, she noted that a revised plan submitted by the applicant on 2/7/00 showed conformance with MPS 2.1.1.8 concerning stormwater management.

On Hazardous Materials/Wastes, she noted a Transactional Site Assessment was distributed by the applicant at the site visit and that staff have not had a chance to review this document.

On Natural Resources, she noted the project as proposed is within 85 feet of the on-site wetland. Ms. Adams noted that in 1996, the Commission approved as a DRI with conditions a project with a similar encroachment because the revegetation of the existing disturbed buffer was found to be a benefit of the project and mitigated the small amount of proposed buffer disturbance. She noted that the Commission could make a similar finding in this case, provided the revegetation plan was similar to what had been done in the 1996 project.

She also noted the applicant has not addressed comments in the 1/20/00 or 2/10/00 Staff Report about adjusting the previously-approved Conservation Restriction to incorporate the on-site open space for the current Building E project.

On Community Character issues, Ms. Adams noted that the proposed project is located on Route 28/Teaticket Highway, a regional roadway in Falmouth. She noted that the project has the potential to have regional impacts in the area of Community Character. Staff comments note that the applicant has submitted a revised Landscaping Plan which provides an updated plant list and shows additional plantings as recommended in the 2/10/00 Staff Report. Based on this, it appears that the potential regional impacts of the project would be mitigated. However, Ms. Adams stressed that staff believes it is important for the Commission to consider a Development of Regional Impact approval with conditions to insure through conditions that these impacts are mitigated.

Frank Shephard inquired about the status of the zoning on the site. Ms. Adams explained that the site was considered to contain a non-conforming use and that the Zoning Board of Appeals could grant approval of a special permit to allow the proposal.

Mr. Cannon presented the transportation section of the staff report. Mr. Cannon stated that the project's peak hour traffic impacts were below the Regional Policy Plan's thresholds requiring analysis or mitigation and that closing the existing cement plant driveway would be a benefit to the regional roadway system. Mr. Cannon did state that transportation staff was concerned with a potential safety issue associated with the western driveway and recommended posting the driveway with exit signs to guide the self storage clients in the direction of Village Commons Drive.

Mr. Cannon also inquired into the prior years of operation of the cement plant. Mr. Cannon stated that if the project were determined to be a Development of Regional Impact, then the project would be required to reduce site generated daily traffic by 20%. If the cement plant has been in operation in the past five years, then the project can be credited with removing that traffic from the roadway system and thus satisfying the Regional Policy Plan trip reduction requirements.

Mr. Avido, an abutting property owner stated that the applicant never completed the landscaping on the previous portion of the project. He stated that other than this issue, they were good neighbors.

Mr. Leaghy said he was upset about how the landscaping on the other portion the project turned out. He is also concerned about debris in the open space.

Kim Spencer stated that she is also concerned about the landscaping issue.

Elizabeth Kent questioned the applicant's statement that there will be no parking on the site. She stated that it is obvious that when the customers visit the site they will need to park their cars. Ms. Moynihan clarified that there will be parking allowed in front of the individual units, but that otherwise no parking spaces will be provided. Ms. Kent inquired whether parking would be allowed in the units. Ms. Moynihan stated that such parking would not be permitted.

Mrs. Souza stated that she had concerns over parking since the project was being built over a former wetland.

Mr. Raleigh Costa of the Teaticket Village Civic Association stated that he believes that the zoning is not just a local issue and should be addressed by the Commission. He distributed a list of five conditions that pertained to landscaping and the upkeep of property located adjacent to the site not owned by the applicant. He stated that if the applicant agreed to these conditions, many of the neighbors would have no problem with the project. Jay Schlaijker requested that the staff investigate issues pertaining to site debris, open space and landscaping.

Robert Ament, attorney for the applicant, rebutted the statements made by the neighbors and the Commission staff. He stated that the debris is located on another abutter's land. He stated that if the landscaping has died, it would be replaced. In regards to zoning, he stated that the site has a non-conforming status and that the use can be modified by the Zoning Board of Appeals. He stated that the Conservation Commission would never allow the applicant to do most of the work that is requested by Mr. Costa's five conditions. He stated that the project had minimal traffic impacts and disagreed with the provision of signs and trip reduction measures.

Virginia Rebossa stated that she is not in favor of the project.

Mr. Avido stated additional concerns about the landscaping.

Mr. Shephard moved to deny the DRI Exemption and pursue approval of the DRI. The motion was not seconded and was withdrawn.

Elizabeth Taylor inquired whether the town boards could impose all the conditions the Commission desired to place on the project. She inquired about the Hyannis Marine project and the recent exemption granted to Renaissance Place. Dorr Fox responded that the staff could not verify whether the Town of Barnstable had incorporated the suggested conditions for Renaissance Place, but could verify that they believed that

they had limited authority to place conditions pertaining to community character on a project.

Mr. Shephard moved to close the DRI Exemption hearing and continue the DRI hearing until March 2, 2000 at 3:00 p.m. at the First District Courthouse in Barnstable. Mr. Broidrick seconded the motion and it was unanimously approved. The committee decided to meet at 1:00 p.m. at the Commission office on Tuesday, February 22, 2000 to discuss the project.

Public Meeting, February 22, 2000

Mr. Brock decided that the committee should review the issue areas in the minutes to determine whether the project has regional impacts. This would determine whether an exemption should be granted for the project.

The committee discussed water resource issues. It was noted that since the storm water drainage issues had been addressed, there were no remaining regional issues. The committee reviewed the hazardous materials issues. It was determined that all the issues were resolved with the exception of asbestos removal. This issue could be handled by the Board of Health and through state programs. Elizabeth Taylor inquired about pre-existing contamination of the site. Andrea Adams responded.

The committee discussed natural resource issues. Committee members noted that the project has construction within eighty-five feet of the wetland. Committee members suggested that there should be additional re-vegetation within the buffer. The open space plan should be improved and there should be an amendment to the conservation restriction.

The committee discussed community character issues. Tana Watt discussed the status of the landscaping from the previous portion of the project. Some of the plantings are missing or have died. Ms. Taylor inquired why some of the trees in the front of the site have been removed. Mr. Schlaikjer responded that additional trees will be planted. Ms. Watt noted that they would not be mature trees. She also stated that the earlier project had a maintenance agreement and that many plantings had died. She recommended that the committee approve the project as a DRI to allow for greater enforcement opportunities. Laura Moynihan stated that the local boards will look after these issues.

Frank Shephard inquired whether the exemption approval should be withheld to ensure compliance with the 1996 decision. Dorr Fox stated that the two projects should be considered separate. Ms. Moynihan stated that the applicant would replace the trees on the site. Ms. Taylor stated that she believes that the removal of the debris in the wetland is the applicant's responsibility. Ms. Moynihan stated that she is not sure of the source of the trash.

The committee discussed the topic of traffic. Glenn Cannon stated that if an exemption was granted, there would be no trip reduction requirement. He stated that there is still a concern over the sight distance at the western entrance drive. Ms. Moynihan stated that conditions could be placed on the local approval to resolve the issue.

Mr. Schlaikjer stated that there was no correspondence from the town objecting to the exemption. Thomas Broidrick stated that the exemption should be denied and that the committee should focus on the DRI. Mr. Shephard stated that there are issues that should be addressed and therefore the exemption should be denied.

Mr. Brock inquired what the detriments for a DRI would be if an exemption is not granted. Mr. Fox stated that the major issues including timing, an increase in fees and enforcement capability. Ms. Moynihan stated that the conservation restriction would take time, effort and cost. She also noted that the compliance inspection would create difficulties. She also expressed concerns over plan modifications.

Mr. Shephard inquired whether the project is contingent on a zoning change. Ms. Moynihan stated that it was not.

Mr. Brock stated that the Commission's contribution to the project is marginal and that the Commission should not review the project as a DRI. Ms. Taylor stated that there is no guarantee that town boards will place Commission recommended conditions on the project.

Mr. Schlaikjer inquired about whether there are regional impacts from the project. Ms. Watt stated that there are community character impacts. Mr. Cannon stated that there are traffic impacts.

Mr. Shephard made a motion to recommend denial of the DRI Exemption and approval of the DRI to the full Commission. Ms. Taylor seconded the motion. Three members voted in favor of the motion and two opposed it.

The committee and staff discussed possible conditions of approval. Ms. Watt inquired about whether there should be an escrow account to ensure survival of landscaping. Mr. Brock reviewed conditions for storm water plans, hazardous materials, landscaping and the other topic areas. Ms. Moynihan objected to a suggested by staff to increase the number of blueberry bushes in the wetland buffer. She stated that ecology mix grasses would be less expensive to the applicant. Mr. Schlaikjer moved to accept the most recent proposal with further distribution of the ecology mix. Mr. Broidrick seconded the motion and it was unanimously approved.

The subcommittee decided to review the draft decision by the end of the week. If there is disagreement concerning the decision there will be a meeting on February 28, 2000.

Mr. Schlaikjer moved to approve the minutes of the hearing from February 16, 2000. Mr. Shephard seconded the motion and it was unanimously approved. The meeting adjourned at 2:45 p.m.

Public Meeting, February 28, 2000

The Subcommittee and the applicant reviewed the draft DRI exemption decision and proposed no changes.

The Subcommittee reviewed and made several minor, non-substantive changes to the draft DRI decision. Conditions CC2 and CC3 of the decision were amended. Relative

to the issue of signage, Attorney Laura Moynihan proposed to add a condition to allow for future installation of signs by requiring the submission of plans to Commission staff prior to installation. The Subcommittee agreed on the wording of Natural Resources/Open Space Finding #4.

Ms. Adams noted that she is waiting a response from Brian Curry, Falmouth Town Planner, relative to the project's consistency with the local comprehensive plan. She said that staff is comfortable with the adding a clause to Condition G8 to provide reasonable notice to the property owner when staff needs to access the property.

Ms. Adams proposed a modification to NR/OS Condition 1 that would allow for trash removal in the wetland buffer, but would not allow for the removal of existing vegetation in the wetland buffer once construction is completed. The Subcommittee requested that staff refine this condition later and review it with the applicant.

The Subcommittee discussed Condition CC1 and decided to keep language relative to the "ecology mix" grass and dispersed planting located in the wetland buffer. The Subcommittee agreed that the landscape plan should be annotated accordingly.

Elizabeth Taylor suggested a pH test to determine soil acidity and plant material suitability. Ms. Moynihan noted that new soil is being introduced into the site.

Ms. Watt said that she believes that the proposed plantings are appropriate and will grow given the area soil profiles. She noted that the landscaper is usually responsible for ensuring appropriate soil composition when installing new plant materials.

Ms. Adams reviewed Condition CC5. Ms. Moynihan said that the escrow amount is too costly and proposed that it should be reduced from \$7,500 to \$2,000, particularly given that this is a redevelopment project.

Ms. Watt believes that a lower escrow amount is adequate, but that \$2,000 is too low an amount.

Mr. Fox suggested that a escrow agreement include a percentage rather than a lump sum amount to allow for increased costs over time. Ms. Moynihan said that the applicant is looking for occupancy next fall and argued that the \$2,000 lump sum be used.

Mr. Shephard made a motion seconded by Mr. Broidrick to reduce the escrow amount by 75% to \$2,000. All voted in favor of the motion.

Ms. Moynihan proposed that the decision include a provision for the written certification for test borings.

Mr. Broidrick noted concern about test borings in down-gradient, wetland areas. Ms. Moynihan noted that the buffer is being filled and re-graded.

Ms. Taylor expressed concern over potential leaching groundwater impacts to Perch Pond.

Ms. Moynihan said that the site assessment indicated that there was a low risk for debris leaching into the groundwater in adjacent areas.

Ms. Adams said that the site assessment revealed that the groundwater flow runs cross-gradient to the Burlington Self-Storage facility, from the Jeep & Eagle dealership down and around to Perch Pound. She added the only source of potential contamination appeared to be coming from the Jeep & Eagle dealership.

Ms. Taylor said that if the concrete slabs remain they would act as a clay layer and serve to prevent leaching from plant materials fertilizers.

Ms. Watt said the presence or absence of the concrete slab will not affect the survivability of the plant materials.

Ms. Adams noted that if contaminated materials are uncovered during excavation, the proponent would be required to remove such materials.

The Subcommittee agreed that the concrete be filled as proposed by proponent, and that if future removal of the concrete is needed, the proponent would be required to secure Commission approval prior to the first certificate of compliance. It was also decided that water resources staff would look into effects of concrete leaching into the down-gradient wetland areas.

Mr. Shephard made a motion seconded by Ms. Taylor that Condition CC6 be modified and approved by the Chair. All voted in favor of the motion.

JURISDICTION

The proposed project qualifies as a Development of Regional Impact (DRI) under Section 3(e) of the DRI Enabling Regulations governing review of Developments of Regional Impact, which requires review of "any of the following proposed commercial, service, retail or wholesale business, office or industrial development, as well as any private health, recreational or educational development: *new construction with a gross floor area greater than 10,000 sq. ft."

FINDINGS

The Commission has considered the application of Burlington Self-Storage of Cape Cod, LLC for construction of a self-storage facility comprised of one three-story (basement and two floors) building consisting of 23,100 square feet of gross leasable space to be used for storage on a parcel of 29,928 square feet off of Route 28/Teaticket Highway in East Falmouth, MA, and based on consideration of such application, and upon the information presented at the public hearing and submitted for the record, makes the following findings pursuant to Sections 12 and 13 of the Act:

GENERAL

G1. The proposed project qualifies as a Development of Regional Impact (DRI) pursuant to Section 3(e) of the DRI Enabling Regulations governing review of Developments of Regional Impact, which requires review of "any of the following proposed commercial, service, retail or wholesale business, office or industrial

development, as well as any private health, recreational or educational development: *new construction with a gross floor area greater than 10,000 sq. ft." This project was reviewed for conformance with the 1996 Regional Policy Plan (RPP).

G2. The site is located on two lots designated Lot 1 and 1A. Both lots are within Falmouth's Light Industrial zone. The application notes (Addendum A) that a small portion of Lot 1A is possibly zoned Residential C. At the local level, this project will require Planning Board review, Conservation Commission review, an application to the Building Commissioner (signage, building permit) and Board of Appeals review (Special Permit and/or Variance).

G3. The applicant has indicated they intend to seek a Special Permit from the Zoning Board of Appeals to allow change or alteration of a pre-existing, non-conforming structures and use due to the fact that the existing building, as well as the proposed new building does not meet setback requirements and that Lot 1A may include a small residentially-zoned area. Specifically, the existing garage on site is located 26 feet from Route 28, and the existing cement plant is located 36 feet from Route 28, both within the required setback of 50 feet. Also, the existing buildings have less than the required 35 foot side setbacks. Existing structures on the site have side setbacks of 3 to 4 feet. The existing lot coverage is also non-conforming at approximately 75%. The current allowable lot coverage is 70% for structures and pavement.

The project as proposed will be set back 27 feet from Route 28. It is also proposed to have a 32 foot setback from the adjacent lot 3 and a 10-40 foot setback to the lot line to the adjacent existing self storage facility. The proposed project will result in a lot coverage for structures and pavement of 49.4%.

Therefore as currently proposed, the project is inconsistent with the Falmouth Zoning Bylaw and Local Comprehensive Plan.

TRANSPORTATION

T1. Burlington Self Storage of Cape Cod, LLC proposes to add 23,100 square feet (SF) to an existing 89,216 SF self storage facility for a total of 112,316 SF on Route 28 (Teaticket Highway) in Falmouth. Motor vehicle access will be provided through two existing driveways, one onto Village Common Drive, which intersects Route 28 and one directly on to Route 28. Route 28 is a regional road as defined in the Regional Policy Plan. The site was previously developed and operated as a cement plant.

T2. The trip generation for this project is based on 23,100 SF of gross leasable floor area. The projected trip generation is estimated to be 7 PM peak hour trips and 48 daily trips. Due to the elimination of the cement plant, no net increase in vehicles traffic is expected at the facility.

T3. MPS 4.1.1.1 threshold for traffic impacts is 25 vehicles per peak hour on a regional roadway or regional intersection generated by the development. The project vehicle trips are below RPP review thresholds and no analysis or mitigation is required for this project under Minimum Performance Standards (MPS) 4.1.1.1 of the RPP.

T4. MPS 4.1.1.5 requires all Developments of Regional Impact (DRIs) access/egress locations with public ways to meet Massachusetts Highway Department (MHD) and American Association of State Highway Transportation Officials (AASHTO) standards for safe stopping sight distance. Based on field observations, the Village Common Drive/Route 28 intersection provides both stopping sight distance and decision sight distance which exceed AASHTO and MHD standards.

T5. MPS 4.1.1.7 states that there shall be no degradation in public safety because of a DRI. Transportation staff conducted a field investigation relative to the sight distance available at the existing Route 28 driveway. Our findings are as follows:

- Route 28 in Falmouth, in the vicinity of the development is posted 35 MPH.
- The Route 28 driveway provides minimum stopping sight distance requirements. However, stopping sight distance is the absolute minimum that should be provided at any point on the highway. Greater distances should be available wherever possible.
- Route 28 has a 2.5% upgrade at the Route 28 driveway.
- The decision sight distance for the existing Route 28 driveway is not adequate based on minimum decision sight distance requirements for passenger vehicles at 35 MPH. The existing decision sight distance for a motorist exiting the Route 28 driveway is 425 feet, and the required decision sight distance for a 35 MPH traveling speed is 500 feet.

T6. MPS 4.1.1.17 requires that access/egress be designed to minimize impacts on the adjacent road system. The proponent will close the former cement plant driveway on Route 28, reducing the number of driveways on the regional roadway from two to one. The reduction in access points (driveways) on the regional roadway network is a benefit to the system. In addition, the proponent will direct site generated traffic to exit the facility via the Village Common Drive/Route 28 driveway, thus avoiding the Route 28 driveway.

T7. Regardless of project size, all Developments of Regional Impact (DRIs) are required to reduce site generated traffic by 20 percent (MPS 4.1.2.1). It is estimated that the traffic credit for the pre-existing cement plant will offset the 20% trip reduction of the Regional Policy Plan. The net increase of new vehicle traffic is zero thus 20% trip reduction is not required for this phase of development.

WATER RESOURCES

WR1. The proposed facility is located within the watershed to the Perch Pond portion of Great Pond in Falmouth. Perch Pond and Great Pond have been identified as nitrogen overloaded coastal systems through Falmouth Pond Watchers water quality monitoring and a recent in-depth characterization of the system by UMASS-D/Center for Marine Science and Technology and Applied Coastal Research and Engineering, Inc. (1999).

As an overloaded system, the Regional Policy Plan (RPP), Section 2.1.1.2.C.2 requires

that projects within the Great Pond/Perch Pond watershed have no net nitrogen increase. The proposed self-storage facility will replace an existing concrete batching plant. The estimated annual nitrogen load from the plant, including an estimated wastewater flow of 350 gallons per day, is 19.8 kilograms (kg). The proposed self-storage facility will have no wastewater flow and, thus, a significantly reduced nitrogen load (1.5 kg/yr). Because of the reduction in load, the proposed project meets the nitrogen loading standard of the RPP.

HAZARDOUS MATERIALS/WASTE

HAZ1. The project site is not located in a Zone of Contribution to existing public or community water supply wells. This comports with maps produced for the 1996 RPP. As such, MPS 4.2.2.3 does not apply to this project.

HAZ2. A copy of a sample lease agreement was provided in the application materials. Customers will be expected to sign this lease which specifically prohibits storage of items which are "volatile, flammable or explosive, or which are hazardous when exposed to moisture, or...which produce toxic fumes." In addition, the lease lists specific items that are prohibited from storage at the facility. These include acetylene, oxygen, oils, greases, gasoline, acetone, alcohol, kerosene, ammonia, flammable paints and chlorine. The lease also stipulates items may not be stored at the facility that are "in violation of any requirement of the Board of Health or...may cause a nuisance."

HAZ3. During the course of the project review, the applicant made reference to a Site Assessment conducted for the 1996 Burlington Self Storage project. This document was a Phase I Site Assessment (issued December 21, 1995) conducted by R.W. Crandlemere & Associates, Inc. The Assessment of the 1996 project site does contain a records search of information available at that time for sites on federal and state lists of confirmed releases of hazardous materials within one mile of the project locus. The site for the current project should have been within the scope of the prior Phase I Assessment. The Assessment did not note it out as having been subject to a confirmed release.

HAZ4. The project locus, at a street address of either 607 Teaticket Highway or 607 Route 28, Falmouth did not appear on the 1/13/00 Massachusetts Department of Environmental Protection's list of sites/reportable releases.

HAZ5. At the site visit on 2/16/00, the applicant provided a copy of a Transaction Screen Environmental Site Assessment conducted by R.W. Crandlemere & Associates, Inc. on 2/14/00. The Screen consisted of a site walk and an interview with Mr. Wesley Leite representing the property owner. A visual observation was conducted for the presence of asbestos-containing material (ACM). The Screen indicates that asphalt roofing shingles on the garage, hung ceiling tiles and drywall in the office/parts room were determined to be suspect ACM. The Screen also recommended that the suspect ACM be sampled and analyzed for the presence of asbestos prior to disturbance of the materials.

HAZ6. The Transaction Screen notes the site was listed on a database of above and underground-storage tanks. It notes former underground storage tanks (USTs) were removed in 1988 with no record of contamination. The Screen also notes that as part of the concrete supply operations, numerous 55-gallon drums containing waste antifreeze,

new antifreeze, new motor oil and grease were formerly used and stored on site. At the time of the site inspection, the Screen states no 55-gallon drums were observed.

HAZ7. The Transaction Screen concludes by recommending that suspect ACM be sampled and analyzed prior to disturbance. It also assigns a "Low Risk Rating" to the property and states in the preparer's opinion, the site is not a "disposal site" as defined by the Massachusetts Contingency Plan (21-E program).

COMMUNITY CHARACTER

CC1. On January 25, 2000, Commission staff received confirmation from the Massachusetts Historical Commission dated 12/29/99 that the project is unlikely to affect significant historical or archaeological resources. Therefore, RPP Goal 6.1 does not apply to this project.

CC2. At this time the applicant does not propose exterior signage. Should the applicant propose exterior signage in the future, the applicant may request a modification of the Decision from the Commission in accordance with the Commission's policy for Revisions to Approved DRIs, DRI Exemptions and Hardship Exemptions dated 10/17/96. MPS 6.2.8 prohibits the installation of internally lit signs.

CC3. The applicant stated in a fax dated 2/25/00 that all utilities shall be placed underground in conformance with MPS. 6.2.9.

CC4. The applicant has not proposed a method to maintain the proposed landscape plantings. A landscape maintenance contract would help to ensure that adequate maintenance, including water, is provided to allow the plants to become established and survive.

CC4. Based on the DRI application and architectural elevations provided by the applicant, the proposed building will be constructed in a style and color similar to the buildings approved by the Commission in 1996 for Burlington Self-Storage. The proposed building will be constructed of steel and concrete with two small windows along the 110-foot façade that is visible from Route 28.

The existing buffer to Route 28 consists of a row of mature deciduous trees and evergreen shrubs and is insufficient to adequately limit adverse visual impacts. Removal of existing trees in the course of grading the site will further reduce the effectiveness of the existing buffer. Landscaping including additional shrubs and evergreen trees would improve the adequacy of the buffer as per MPS 6.2.3 which requires that all new development shall provide adequate landscaped buffers in order to limit adverse visual impacts on the surrounding community.

CC5. The Regional Policy Plan designates Route 28 as a regional roadway. The proposed project has regional impacts since views onto the site from Route 28 are an important part of the area's community character. As a project that proposes to remove an existing concrete batching plant and associated paving and debris and to provide additional landscaping in the buffer area to Route 28, the project will improve the visual character of the area for those who work, live, shop and drive in the vicinity of the site.

NATURAL RESOURCES/OPEN SPACE

NR/OS1. The proposed project consists of redevelopment on a site of 29,928 sq. ft. The site is not within a Significant Natural Resource Area or mapped rare species habitat. The site contains wetland buffer areas, but the wetlands are located to the south of the site. Most of the vegetation on the site has been stripped by the current use, including portions of the 100' wetland buffer. The application notes that paved areas currently extend to within 15' of the wetland.

NR/OS2. The applicant proposes to locate Building E within 85' of the wetland, with the existing disturbed buffer areas revegetated. The Commission finds that it is appropriate to invoke the Flexibility Clause relative to Minimum Performance Standard 2.3.1.2 to allow this limited encroachment into the 100 foot wetland buffer. The Commission finds that the removal of existing development and the revegetation of the existing disturbed buffer is a benefit of the project which will improve existing conditions and will mitigate the small amount of proposed buffer disturbance.

NR/OS3. The application indicates that 50.6% of the site or 15,143 square feet will be provided as open space. Under the Regional Policy Plan, per Minimum Performance Standard 2.5.1.4., the required amount of open space is be 7,482 sq. ft. As such, the amount of open space proposed is in excess of the RPP's requirements.

NR/OS4. MPS 2.5.1.3 requires that Developments of Regional Impacts shall provide permanently-restricted open space. The applicant has already recorded a Conservation Restriction on an abutting parcel in conjunction with a DRI approval of a prior phase of the development. This existing Conservation Restriction can be amended to incorporate the additional open space required for this project. If the existing Conservation Restriction cannot be amended to incorporate the additional open space required for this project a new Conservation Restriction referencing the open space for Building E site will be required.

CONCLUSION

Based on the findings above, the Cape Cod Commission hereby concludes:

1. The benefits of the proposed development, as conditioned, outweigh the detriments. This conclusion is supported by findings T6, CC5, NR/OS2 and NR/OS3.
2. Provided that the project obtains all permits required by the Town of Falmouth, including the grant of a Special Permit and/or Variance from the Falmouth Zoning Board of Appeals as noted in findings G2 and G3, the project will be in compliance with local zoning requirements.
3. The project is consistent with the Regional Policy Plan. The only exception to this conclusion is where indicated in finding NR/OS2. In this case, the Commission hereby invokes the Flexibility Clause of the Regional Policy Plan to allow this development, noting that the wetland/buffer restoration measures proposed by the applicant in connection with the proposed project will better serve the interest of protecting the wetland than if this portion of the site remained in its current unvegetated state.

4. The project as proposed is inconsistent with the Local Comprehensive Plan as described in findings G2 and G3. Should such relief be granted by the Zoning Board of Appeals, the proposed project would be consistent with the Local Comprehensive Plan.

The Commission hereby approves with conditions the application of Burlington Self Storage of Cape Cod, LLC for the proposed Building E project as a Development of Regional Impact provided the following conditions are met:

CONDITIONS

GENERAL

- G1. This Development of Regional Impact approval is valid for seven (7) years and local development permits may be issued pursuant hereto for a period of seven (7) years from the date of the written decision.
- G2. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this decision.
- G3. The applicant shall obtain all state and local permits for the proposed project. The Commission is approving this application subject to the applicant obtaining these local approvals to render it consistent with Town Bylaws and the Local Comprehensive Plan. This decision shall be subject to all local approvals having been obtained. The granting of the DRI approval with conditions by the Cape Cod Commission is in no way intended to support or oppose the grant of such waiver at the local level.
- G4. No development work, as the term "development" is defined in the Act, shall be undertaken until all appeal periods have elapsed or, if such an appeal has been filed, until all judicial proceedings have been completed.
- G5. Prior to issuance of a building permit for any phase of the proposed construction, the applicant shall submit final plans as approved by local boards for review by Commission staff to determine their consistency with Section 7 of the Cape Cod Commission Administrative Regulations, Modifications to Approved DRIs, dated 5/12/97 and as amended from time to time.
- G6. Prior to issuance of a building permit for any phase of construction, the applicant shall obtain a preliminary Certificate of Compliance from the Commission which states that all conditions in this decision pertaining to issuance of a building permit for such phase have been met. The applicant shall also obtain a final Certificate of Compliance from the Commission which states that all conditions in this decision pertaining to issuance of a final Certificate of Compliance have been met prior to obtaining a Certificate of Occupancy from the Town.
- G7. The project shall not be open for business to the public until a final Certificate of Compliance is received from the Cape Cod Commission.
- G8. The applicant shall notify Commission staff of the intent to seek a final Certificate of Compliance at least thirty (30) days prior to the anticipated date of occupancy. Such notification shall include a list of key contact(s) for questions that may arise during the Commission's compliance review. Commission staff shall complete an inspection

under this condition within seven (7) business days of such notification and inform the applicant in writing of any deficiencies and corrections needed. The applicant understands that the Commission has no obligation to issue a final Certificate of Compliance unless all conditions are complied with or secured consistent with this decision. The applicant agrees to allow Cape Cod Commission staff to enter onto the property which is the subject of this decision, upon reasonable notice to the applicant, for the purpose of determining whether the conditions contained in the decision are met.

G9. The applicant shall demonstrate that a copy of this decision has been provided to the general contractor prior to the start of construction.

G10. The applicant shall construct the proposed project consistent with the plan titled "Building Location/Proposed Storm Drainage Scheme (dated 7/21/98 – last revised 2/15/00)," should the Falmouth Zoning Board of Appeals approve the request for a Special Permit/Variance relative to the setbacks and other relief described in findings G2 and G3.

Therefore as currently proposed, the project is inconsistent with the Falmouth Zoning Bylaw. The applicant has filed an application for a Special Permit/Variance from the Falmouth Board of Appeals requesting relief from the setback requirements, lot coverage requirements and to allow change or alteration of a pre-existing, non-conforming structures and use due to the fact that the existing building.

TRANSPORTATION

T1. Prior to issuance of a final Certificate of Compliance, the applicant shall submit a plan showing the exit sign placement location for approval by commission staff. After staff approval of this plan, the applicant shall install a free standing "EXIT" sign with direction arrow on the eastern property corner of the adjacent existing self-storage site directing exiting vehicles to the Route 28/Village Common Drive intersection. The exit sign shall conform to the Manual of Uniform Traffic Control Devices (M.U.T.C.D.) standards.

WATER RESOURCES

WR1. The on-site stormwater design shall meet the requirements of MPS 2.1.1.8. of the Regional Policy Plan which requires that the design include the use of best management practices, be based on a 25 year - 24-hour storm, and include a maintenance schedule.

HAZARDOUS MATERIALS/WASTE

HAZ-1. The applicant shall dispose of any hazardous materials or hazardous waste discovered during any phase of site work, building demolition or building construction. Such disposal shall be via a hazardous waste hauler licensed by the Massachusetts Department of Environmental Protection and shall also be in compliance with the Massachusetts Hazardous Waste regulations, 310 CMR 30.00.

HAZ2. Any material which is confirmed to be asbestos-containing material (ACM) prior to building demolition shall be removed and disposed of by a licensed asbestos professional according to Department of Labor and Workforce Development (DLWD) standards. Confirmation of the presence of ACM shall be via an accredited DLWD

laboratory. Removal of confirmed ACM shall be in accordance with Massachusetts Department of Environmental Protection procedures and shall include notification of the Falmouth Board of Health.

HAZ3. The facility owners shall retain the services of a Massachusetts-licensed hazardous waste disposal firm should hazardous materials or waste be found to be stored at the facility.

HAZ4. Any vehicles, boats, airplanes or equipment proposed to be stored at the facility shall be stored in accordance with local Health Department and/or Fire Department regulations. No vehicle, boat, airplane or equipment maintenance or repair shall be allowed on-site. The only limited equipment maintenance allowed on site is what is normally required for proper functioning of the passenger and freight elevators and other fixtures such as the security gates. The owners of the facility shall make these restrictions clear to prospective lessees at the time a lease agreement is proposed. No hazardous waste shall be stored at the facility.

HAZ5. All on-site manufacturing activities shall be prohibited.

NATURAL RESOURCES/OPEN SPACE

NR/OS1. Prior to the commencement of site work, the applicant shall clearly designate the limit of work on the wetland side of the site using orange construction fencing (or its equivalent). This limit of work shall be placed at the edge of clearing and grading, which is the property boundary. No removal of existing vegetation or excavation or filling of any undisturbed wetland buffer shall be permitted. Removal of litter and trash in the wetland buffer is permitted but it shall be done without removal of existing dead or alive vegetation.

NR/OS2. The revegetation of the wetland buffer shall be done in conformance with condition CC1, below.

NR/OS3. Prior to issuance of a preliminary Certificate of Compliance, the applicant shall provide the Cape Cod Commission with either: a.) A draft Chapter 184, Section 31-33 Conservation Restriction for the on-site open space or b.) A draft amendment to the existing Conservation Restriction in place for the abutting parcel. This Conservation Restriction shall be in a form and content acceptable to Commission Counsel. The applicant shall also submit a final plan showing the location of the open space. Prior to issuance of a final Certificate of Compliance, the new Conservation Restriction and plan or Conservation Restriction amendment and plan shall be recorded at the Registry of Deeds and proof of recording shall be provided to the Cape Cod Commission.

COMMUNITY CHARACTER

CC1. The applicant shall implement the landscaping proposals as shown on the Burlington Self-Storage of Cape Cod site plan dated 7/21/98, last revised 2/15/00. Work done in connection with this condition shall be completed prior to the issuance of a final Certificate of Compliance. The applicant shall clarify that the wetland buffer area ground cover shall be of either leaf mulch or "Ecology Mix" grass. Plantings within the wetland buffer area shall be evenly distributed. An annotated plan shall be provided to

Commission staff prior to the issuance of a preliminary Certificate of Compliance reflecting these changes.

CC2. All signage shall be externally illuminated and in conformance with the Falmouth sign code and the Regional Policy Plan. Exterior lighting shall conform to the requirements of RPP MPS 6.2.7 and Technical Bulletin 95-001. Prior to issuance of a final Certificate of Compliance, Commission staff shall conduct in-the-field measurements to verify compliance with this condition. All utilities shall be placed underground.

CC3 The existing vegetation along Route 28 shall be retained to the greatest extent possible. Removal of vegetation in this area shall be limited to hedge pruning, pruning of deadwood, weeding and removal of no more than 4 trees as necessary to accommodate site grading. Cape Cod Commission staff shall approve work prior to commencement.

CC4. Prior to the installation of plant material and issuance of the final Certificate of Compliance, the applicant shall provide the Commission with a maintenance contract for all plantings on the site for a period of two (2) growing seasons from the date of planting. The maintenance contract shall indicate the method and schedule of watering, mulching and fertilizing, and shall also include pruning to remove weak/diseased/damaged limbs/branches, and cleanup and/or repair of eroded areas. As an exception to these requirements, maintenance provided in the area of the wetland buffer shall be strictly limited to watering to ensure survival of plant materials or to accomplish removal of litter and trash. Commission staff shall approve the maintenance contract prior to its execution by the applicant and the landscape contractor.

CC5. Upon the first, second and third year anniversary of the issuance of the final Certificate of Compliance, Commission staff shall inspect landscape plantings on the site. Missing and/or dead, dying or damaged plant material shall be replaced by the applicant. To ensure this, prior to the issuance of a Certificate of Compliance the applicant shall establish an escrow account to be held by the Barnstable County Treasurer that shall amount to \$2,000. The escrow account plus interest shall be released to the applicant upon a satisfactory final landscape inspection.

SUMMARY

The Commission hereby approves, with conditions, the Development of Regional Impact application of Burlington Self-Storage of Cape Cod, LLC for this project located in Falmouth, Massachusetts, pursuant to the Enabling Regulations Governing Review of Developments of Regional Impact, Barnstable County Ordinance 94-10 and Sections 12 and 13 of the Cape Cod Commission Act, as amended.

Thomas Broidrick
Thomas Broidrick, Chairman

3/9/00
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

Subscribed and sworn to before me this 9th day of March, 2000.

Katharine Y Peters
Name, Notary Public

My Commission expires:



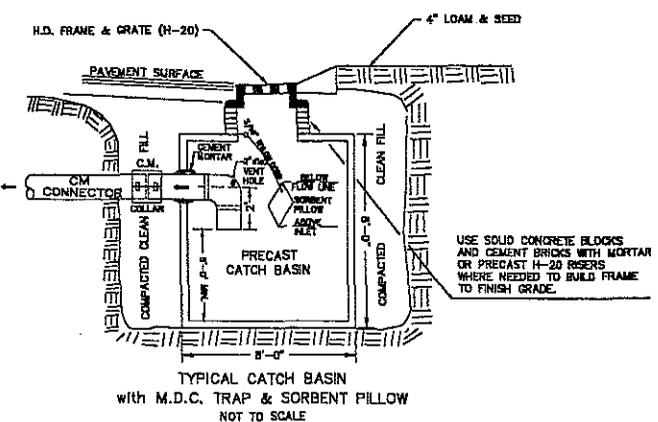
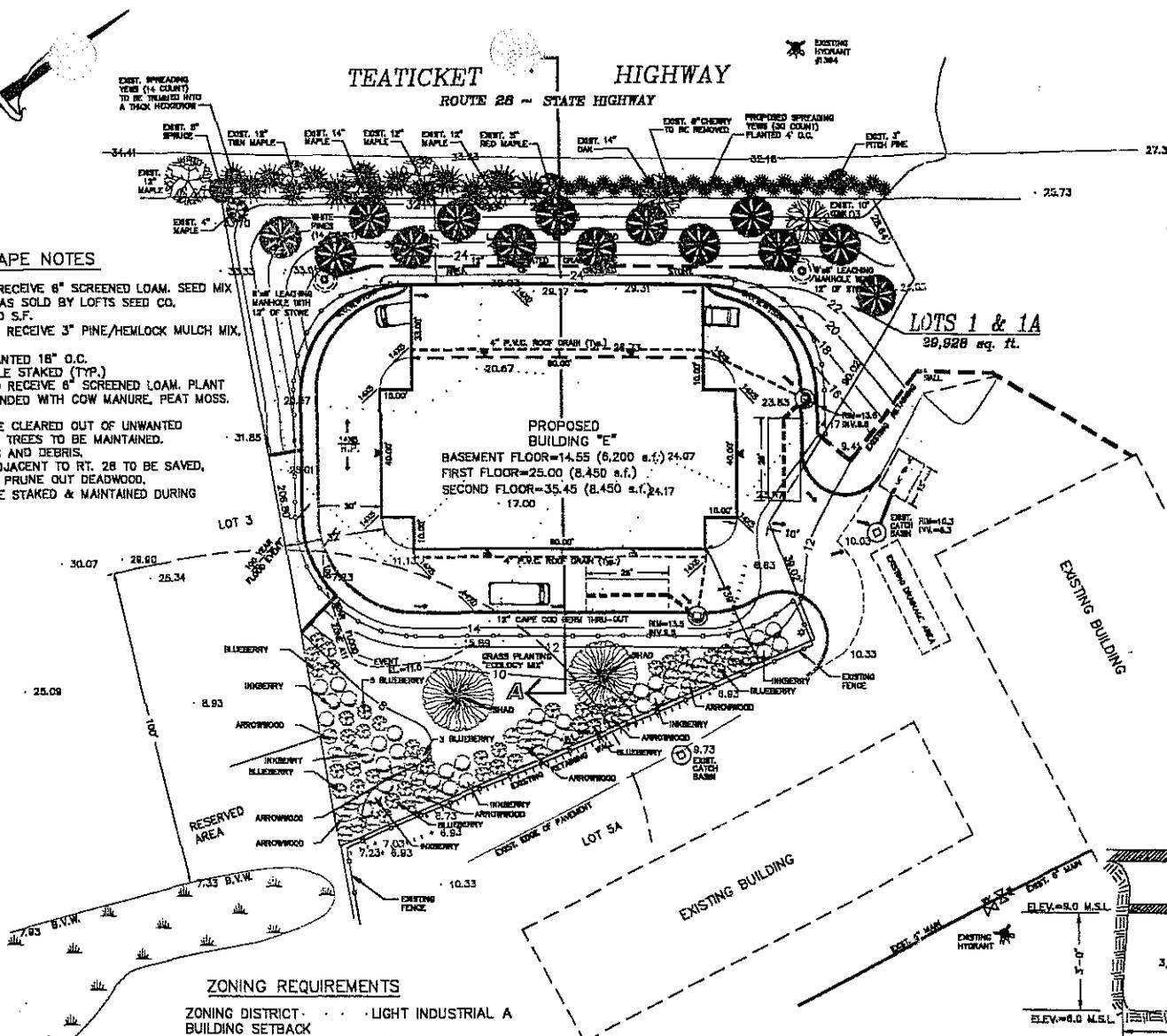
TEATICKET HIGHWAY

ROUTE 28 - STATE HIGHWAY

QUANTITY	PLANT	COMMON NAME	SIZE
2	AMELANCHER CANADENSIS	SHAD	6'-8" HT.
28	ILEX GLABRA COMPACTA	INKBERRY	3 GAL.
14	PINUS STROBUS	WHITE PINE	6'-7" HT.
30	TAXUS MEDIA HICKSI	YEW	2.5'-3" HT.
43	VACCINIUM CORYMBOSUM	BLUEBERRY	2'-3" HT.
28	VIBURNUM DENTATUM	ARROWWOOD	3'-4" HT.

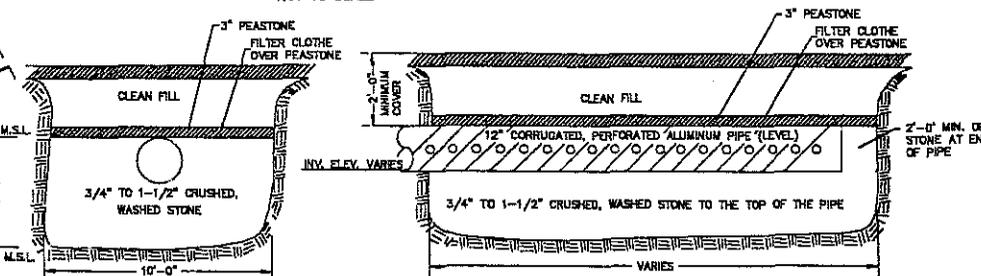
LANDSCAPE NOTES

- ALL GRASS AREAS TO RECEIVE 6" SCREENED LOAM. SEED MIX TO BE "ECOLOGY MIX" AS SOLD BY LOFTS SEED CO. SEED RATE: 5-8#/1000 S.F.
- ALL PLANTING BEDS TO RECEIVE 3" PINE/HEMLOCK MULCH MIX.
- PERENNIALS TO BE PLANTED 18" O.C.
- ALL TREES TO BE TRIPLE STAKED (TYP.)
- ALL PLANTING BEDS TO RECEIVE 6" SCREENED LOAM. PLANT HOLES ARE TO BE AMENDED WITH COW MANURE, PEAT MOSS.
- AREA AT RT. 28 TO BE CLEARED OUT OF UNWANTED UNDERBRUSH. EXISTING TREES TO BE MAINTAINED. CLEAR OUT ALL WEEDS AND DEBRIS.
- EXISTING PLANTINGS ADJACENT TO RT. 28 TO BE SAVED, EXCEPT WHERE NOTED, PRUNE OUT DEADWOOD.
- SILTATION FENCE TO BE STAKED & MAINTAINED DURING CONSTRUCTION.



TYPICAL LEACHING TRENCH

NOT TO SCALE



ZONING REQUIREMENTS

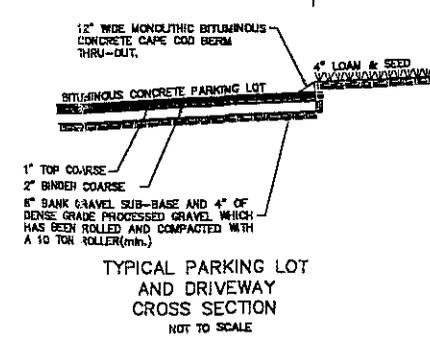
ZONING DISTRICT	LIGHT INDUSTRIAL A
BUILDING SETBACK REQUIREMENTS	50' Street Line 35' Property Line 50' Other Zoning Districts

LEGEND

B.V.W.	BORDERING VEGETATED WETLAND
SCREEN FENCE	.....
SECURITY FENCE	.....
TRAFFIC PATTERN	.....
EXISTING UTILITY POLE	.....
EXISTING FIRE HYDRANT	.....
EXISTING WATER GATE VALVE	.....
EXISTING GAS SHUT-OFF VALVE	.....
PROPOSED BUILDING LIGHT	.....
PROPOSED SITE LIGHT	.....
EXISTING CONTOUR	.....
EXISTING GROUND ELEVATION	..... 13.10
PROPOSED GROUND ELEVATION	..... 14X5

SITE STATISTICS

TOTAL AREA OF SITE	29,928 s.f. (0.69 ac.)
TOTAL NUMBER OF BUILDINGS	1
TOTAL AREA OF BUILDING	8,450 s.f. (28.2%)
TOTAL AREA OF PAVEMENT/PARKING	6,335 s.f. (21.2%)
TOTAL COVERAGE	14,785 s.f. (49.4%)
TOTAL AREA OF OPEN SPACE	15,143 s.f. (50.6%)
TOTAL AREA OF LEASABLE FLOOR SPACE (BASEMENT, FIRST, SECOND FLOOR)	23,100 s.f.
LAND WITHIN 100' WETLAND BUFFER	5,400 s.f. (18.0%)



- ### GENERAL NOTES
- 8' HIGH CHAIN LINKED SECURITY FENCE WITH 3 STRANDS OF SECURITY WIRE
 - HIGH PRESSURE SODIUM BUILDING LIGHTS 150 WATTS, DOWN FOCUSED, 10' HIGH @ 30' HUBBEL MODEL #FRS 0150S118LL
 - BLACK ORNAMENTAL FENCE MANUFACTURED BY: JERITH MANUFACTURING CO. PHILADELPHIA, PA. STYLE #101

NO.	DATE	DESCRIPTION	BY
3	2/15/00	ADD PINES	JAB
2	2/1/00	PLANT LIST	JAB
1	3/21/99		JAB

SHEET 1 OF 2

**PROPOSED BUILDING LOCATION
PROPOSED STORM DRAINAGE SCHEME
BURLINGTON SELF-STORAGE
OF CAPE COD
IN
EAST FALMOUTH, MASSACHUSETTS**

SCALE: 1"=20' DATE: 7/21/98

CHRISTOPHER COSTA & assoc.
P.O. BOX 128/465 MAIN STREET
EAST FALMOUTH, MASSACHUSETTS

DRAWN BY: J.A.B. CHECKED BY: C.C.