



CAPE COD COMMISSION

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DATE: September 6, 2001

TO: Joel Searcy

FROM: Cape Cod Commission

PROJECT #: TR/EX 20063

PROJECT: Orleans Mini-Storage
5-11 Industry Way
Orleans, MA

APPLICANT: Joel 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 Searcy for a Development of Regional Impact (DRI) Exemption for the proposed Orleans 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 September 6, 2001.

PROJECT DESCRIPTION

The proposed project consists of three self-storage buildings, each approximately 9 feet high (one story), totaling 12,000 square feet, on four adjacent parcels having a combined area of 1.1 acres on Industry Way in Orleans. The four parcels are currently vacant, except for a one-story storage warehouse structure of 4,300 square feet which is under long-term lease to one tenant, and would remain in place. The project is located



in a commercial zoning district of Orleans, and is surrounded by other commercial and industrial uses. The applicant plans to place fences around the outer boundary of the project lot, plant trees and shrubs along the roadway, and create vegetated swales or leaching trenches for stormwater control. There are no parking spaces provided; storage renters would park in front of their units while loading or unloading .

PROCEDURAL HISTORY

Mr. Searcy delivered two copies of DRI and exemption applications on July 13, 2001, to the Commission and to the Orleans town planner. The application was determined to be complete on July 26, 2001. The town planner sent a referral of the project on July 27, 2001. A duly noticed public hearing was held on August 16, 2001, at Orleans Town Hall. After the hearing, the subcommittee voted unanimously to recommend that the Commission grant a DRI-exemption to the project. The Commission voted unanimously to grant a DRI-exemption at its meeting of September 6, 2001.

MATERIALS SUBMITTED FOR THE RECORD

From the Applicant:

- DRI and DRI-exemption applications, two copies, July 13, 2001

From Commission staff:

- Letter to Joel Searcy, confirming complete DRI and exemption applications, July 26, 2001
- Staff report, August 8, 2001

From the town:

- DRI referral form and letter from George Meservy of Orleans Planning Department, July 27, 2001

From State or other government agencies:

- Massachusetts Historical Commission response letter to project notification form, July 6, 2001

The application and notice of the public hearing relative thereto, the Commission staff's reports, correspondence, notes and exhibits, minutes of hearing and all written submissions received in the course of the proceedings, including materials submitted on file TR/EX20063, are incorporated into the record by reference.

TESTIMONY

The Subcommittee heard testimony at the public hearing on August 16, 2001, at Orleans Town Hall. The applicant, Joel Searcy, presented the facts and features of the proposed project. Staff planner Van Morrill presented the project issues and the Commission

staff report. Public comment was made by Paul Daniels, an abutter, who stated his support for the proposed project. He also noted that his company had done the site preparation work on the project lot several years ago, including the placement of catch basins to provide stormwater drainage.

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 pursuant to Section 12(k) of the Cape Cod Commission Act, as amended.

FINDINGS

- The proposed project is a plan to build three self-storage buildings, totaling 12,000 square feet, on a set of four parcels totaling 1.1 acres along Industry Way in Orleans, as shown on the site plan for 5-11 Industry Way prepared May 25, 2001 by Felco, Inc.-Engineering and Land Surveying.
- The parcel does not fall within a water supply Zone of Contribution, Significant Natural Resource Area, or endangered species habitat. There are no wetlands within the parcels, nor any wetlands abutting the parcels. The project is not expected to have any impacts to natural resources on Cape Cod.
- There will not be any electricity, water, or other utilities provided to the storage buildings, therefore there will be no wastewater generated by the project nor use of lighting. The ground surface will be pervious, with vegetated swales and leaching trenches for stormwater management. The storage rental contract will specifically prohibit the storing of hazardous materials.
- There are 4 estimated daily peak-hours trips, with a total daily trip volume of 28. The project is not expected to have any impacts to the regional transportation network. The only entrance to the site will be through the one existing curb cut.
- The project is not expected to have any impacts to community character. The applicant plans to place fencing along each edge of the project lot, of either chain-link or wooden stockade types. He also intends to plant several trees and shrubs to provide visual screening, and cover an embankment with crown vetch grass for soil stabilization.

CONCLUSION

The Cape Cod Commission hereby concludes that the Orleans 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 Orleans, due to its location, character, and environmental effects.

Therefore, the Cape Cod Commission hereby grants a Development of Regional Impact Exemption for the proposed Orleans 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.

Elizabeth Taylor
Elizabeth Taylor, Chair

9-6-01
Date

Commonwealth of Massachusetts

Barnstable, ss.

On this 6th day of Sept, 2001, before me personally appeared Elizabeth Taylor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Katharine L. Peters
Notary Public
Commonwealth of Massachusetts

My Commission expires

