



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: May 16, 2002

TO: William C. Costa
4 Bayside Hills / P.O. Box 690
Truro, MA 02666

FROM: Cape Cod Commission

PROJECT #: TR/EX 02004

PROJECT: Costa Storage Facility
326 Route 6
Truro, MA 02666

APPLICANT: William C. Costa

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

BOOK/PAGE # 8559 / 292

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (Commission) hereby approves the application of William C. Costa for a Development of Regional Impact (DRI) Exemption for the proposed Costa Storage Facility 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 May 16, 2002.



PROJECT DESCRIPTION

The proposed project consists of one self-storage building that will have a basement and two above-ground stories for a total area of 16,500 square feet, on a 0.88-acre parcel, located on Route 6 in Truro. The project is located behind an existing ice-cream shop / retail store in a commercial zoning district, and is adjacent to other commercial uses. The site is already cleared, consisting of level sand. A residential development lies to the west of the project parcel. The applicant will place a fence around the perimeter of the lot, and plant evergreen trees to screen the building from the road.

PROCEDURAL HISTORY

A DRI referral from the Truro Planning Board was received on January 22, 2002. The proponent submitted an application for DRI approval and DRI exemption with supporting information on March 12, 2002. The application was determined to be complete on March 19, 2002. A duly noticed public hearing was held by an authorized subcommittee of the Commission on April 11, 2002, at the Truro Central School. After the hearing, the subcommittee voted unanimously to recommend that the Commission grant the DRI Exemption. The Commission voted eleven to one to grant a DRI Exemption on May 16, 2002.

Materials submitted for the record

From the Applicant:

- DRI application, DRI exemption application, and supporting information, received March 12, 2002
- Additional narrative and revised building elevation drawings, received April 9, 2002
- Notes on building construction and landscaping, received April 11, 2002
- Landscaping site plan and revised elevation drawings, received April 18, 2002
- Further revised elevation drawings, received May 16, 2002

From Commission staff:

- Letter to William C. Costa notifying of DRI referral, January 29, 2002
- Letter to William C. Costa deeming application complete, March 19, 2002
- Staff report, April 4, 2002

From the town:

- DRI referral from Truro Planning Board, received January 22, 2002
- Copy of letter from Town's legal counsel, Zisson & Veara, to applicant's attorney, received by fax, May 13, 2002
- Letter from Town's legal counsel, Zisson & Veara, received May 15, 2002

From State or other government agencies:

- Determination from Massachusetts Historical Commission, received March 12, 2002

From the public

- E-mail message from Thomas Waber, President of Whitman House Condominium Association, received April 8, 2002
- Letter from Kevin & Deborah Colgan, received April 9, 2002

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

TESTIMONY

The Subcommittee heard testimony at the public hearing on April 11, 2002, at the Truro Central School. Bill Costa explained that the proposed project consists of a storage building; he also reviewed the proposed landscaping measures. Staff planner Van Morrill presented the Commission staff report's comments. Public comments were made by Thomas Sebanski, who stated a need for storage facilities in Truro, and Patricia Goulet, representing the Whitman House condominium association, who expressed their support of the project.

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.

FINDINGS

General

G1. The proposed project consists of one self-storage building that will have a basement and two above-ground stories for a total area of 16,500 square feet, on a 0.88-acre parcel, located on Route 6 in Truro. The project is located behind an existing ice-cream shop / retail store in a commercial zoning district, and is adjacent to other commercial uses. The site is already cleared, consisting of level sand. The applicant will place a fence around the perimeter of the lot, and plant evergreen trees to screen the building from the road.

G2. The project will be built according to the "Revised Plan of Land in North Truro Depicting Proposed Storage Building", prepared August 2001 by William N. Rogers and elevation drawings labeled "Proposed Storage Building - William C. Costa" prepared April 2002 by Diane Brigham. The landscaping will be done according to "Revised Landscaping Plan for Proposed BC's Self Storage" prepared April 2002 by Diane Brigham.

Transportation

T1. Route 6 is a Regional Roadway as defined by the RPP.

T2. The Institute of Transportation Engineers (ITE) *Trip Generation* manual estimates the following trips for 16,500 square feet of Land Use Code 151 Mini-Warehouse:

- 5 midday Saturday peak hour trips
- 38 weekday daily vehicle trips

T3. Since the expected peak hour trip generation is below thresholds that would require offsite mitigation of impacts, the project meets MPS 4.1.1.1.

T4. The current site has two curb cuts on Route 6 serving the Highland Creamery. No additional driveways are planned, and traffic accessing the proposed facility would use these existing driveways.

T5. Sight distances are approximately 800 feet for both driveways to the site, from both the south and north. This is sufficient safe stopping sight distance for speeds up to 70 mph. The speed limit on Route 6 is signed at 45 mph in the area of the proposed project. Thus the project meets MPS 4.1.1.5.

T6. No parking spaces have been shown on the site plan for the project. The applicant will be required by the town to either provide the number of parking spaces required by zoning or seek a variance for less parking. In either case, parking should be limited to the minimum required by the town.

T7. Given the above information, no regional traffic impacts are expected from the project.

Water Resources

WR1. The project is not located in any significant water resource area identified by the Regional Policy Plan. However the majority of this area has no available public water supply and therefore each lot is served by a private well. Private well locations were identified by the applicant. The zone of contribution of the private well for the Whitman House Condominiums, which extends 664 feet from the well, intersects with the proposed storage facility. All of the Zone I areas (400-foot radius) for the surrounding private wells are outside of the project boundaries.

WR2. The proposed re-development project will be adding a self-storage facility behind an existing commercial building. Minimal water impacts are anticipated from this project. No additional septage facilities or water supply will be provided. Stormwater runoff is minimized through the use of gravel surfaces.

WR3. Storage of hazardous material will be strictly prohibited. Enforcement of this prohibition will be accomplished by providing employee training, tenant education and a space and occupancy agreement. The applicant has also described security measures that will be taken to regulate and control access to the facility.

Natural Resources

NR1. The project is not located in a Significant Natural Resource Area, nor is it mapped for estimated habitat for rare species. Due to the disturbed nature of the site, a natural resources inventory was not required. The site does not contain any wetlands and is surrounded by existing development. The project will not have impacts to natural resources in or outside of the Town of Truro.

Community Character

CC1. The applicant submitted a Project Notification Form to the Massachusetts Historical Commission (MHC). The MHC responded in a letter dated February 21, 2002 that the project is unlikely to affect significant historic or archaeological resources.

CC2. The proposed project is located on Route 6, a regional roadway under the RPP. The proposed self-storage building is located behind the Highland Creamery, a one-story commercial building that partially screens the proposed project from this roadway. The first floor of the proposed storage building will be sited approximately 6' below the grade of Route 6. The top elevation of the building will be at elevation 73', allowing for approximately 18' of the 30' high building to be visible from Route 6.

CC3. Residential uses, including a condominium development to the rear, abut the project site on three sides. The project site as well as the Highland Creamery property is substantially cleared of existing vegetation, which would have provided a buffer from the proposed development. The applicant submitted a revised landscape plan on April 18, 2002 to provide a staggered row of evergreen trees along the upper edge of a proposed retaining wall to screen the proposed self-storage building from Route 6. The applicant also proposes a 6' high wooden fence around the perimeter of the site to provide additional screening of the self-storage facility.

CC4. The applicant submitted revised building elevations on May 9, 2002 to improve the appearance of the proposed self-storage facility from Route 6. Decorative panels and dormers were added to the front and sides of the proposed building. The front side of the building facing Route 6 will be constructed with cementitious HARDIPLANK Colonial Roughsewn Lap Siding and painted with a Surrey Beige matte finish. The rear and sides of the building will be constructed with reverse run metal siding and also painted Surrey Beige. All doors and trim work will be painted ivory. Roofing for the proposed building will be constructed with architect

grade asphalt shingles. These revisions and the revised landscape plan will prevent the proposed project from having significant community character impacts.

CC5. MPS 6.2.7 states that "exterior lighting in new development or redevelopment shall comply with...the Exterior Lighting Design Standards, Technical Bulletin 95-001". Information provided by the applicant on April 9, 2002 states "the facility will be open from dawn to dusk, [so] there will be no need for exterior lighting."

Hazardous Materials

HM1. This project is subject to the 1996 Regional Policy Plan. The site is not located within either an existing or proposed Wellhead Protection District/Zone II area, or a Potential Public Water Supply Area as mapped by the Cape Cod Commission. As such, MPS 4.2.2.3 did not apply to this project.

HM2. MPS 4.2.2.1 requires "development and redevelopment shall make reasonable efforts to minimize their hazardous waste generation through source reduction, reuse, material substitution, employee education and recycling." Information received from the applicant during the DRI review states the storage facility will be constructed of pre-fabricated roof and wall sections that are assembled on site. As such, construction waste is anticipated to be limited to a small amount of metal debris and little hazardous materials. The applicant also submitted a copy of a space/occupancy agreement that prohibits storage of hazardous materials and allows inspection of units by the Operator without prior notice to Occupants. The DRI review also indicated that the applicant would institute a program to educate potential occupants about the restrictions on hazardous materials storage at the facility.

HM3. Post-construction hazardous waste generated by the facility is anticipated to be limited to fluorescent light tubes.

CONCLUSION

The Cape Cod Commission hereby concludes that the Costa 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 environmental effects.

Therefore, the Cape Cod Commission hereby grants a Development of Regional Impact Exemption for the proposed Costa Storage Facility project, 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

May 16, 2002
Date

Commonwealth of Massachusetts

Barnstable, ss.

On this 16th day of May, 2002, 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

