



APE COD COMMISSION

3225 MAIN STREET
P.O. BOX 226
BARNSTABLE, MA 019
(508) 362-3828
FAX (508) 362-3135

E-mail: frontdesk@capecodcommission.org

Doc: 877,955 07-09-2002 12:49
BARNSTABLE LAND COURT REGISTRY

DATE: April 29, 2002

TO: Patrick M. Butler, Esq.
Nutter, McClennen & Fish LLP
1513 Iyanough Road, P.O. Box 1630
Hyannis, MA 02601-1630

FROM: Cape Cod Commission

RE: Development of Regional Impact (TR#20062)
Flagship Storage Facility
Mashpee, MA

APPLICANT: S.V. Raleigh Corporation
5 Mark Lane
Hyannis, MA 02601

CERTIFICATE #: Barnstable Land Court Registry 159526

*Copy also attached to
original DRI decision
(12/6/01)*

MODIFICATION TO THE DECISION OF THE CAPE COD COMMISSION

The Development of Regional Impact decision dated December 6, 2001 for the Flagship Storage Facility project is hereby amended by a vote of the Regulatory Committee on April 29, 2002. All conditions attached to the original decision continue to apply except as modified herein, as shown in bold (additions or changes) and strikethrough (deletions).

Findings

WR5. The monetary contribution for nitrogen mitigation to achieve the no-net loading is based on a cost of the number of denitrification facilities it would take to eliminate the additional wastewater proposed by the project. The equivalent of 1.9 denitrifying systems would need to be constructed to eliminate the additional 9.85 kg/year nitrogen added by the project. This translates into **\$15,000**, which the applicant has agreed to pay to Barnstable County / Cape Cod Commission, to be used for remediation in the town of Mashpee.

T8. ~~The applicant has indicated it will be applying for a variance from local zoning requirements for parking spaces, reducing the spaces to 42 from the standard zoning calculation of 119 spaces based on gross floor area.~~ **The project will provide 95 parking spaces, which meets the Mashpee Zoning Bylaws for parking spaces based on gross leasable floor area.**



CC10. MPS 6.2.10 requires that parking shall be located to the rear or side of a building in order to promote traditional village design in commercial areas unless such location would have an adverse or detrimental impact on environmental or visual features on the site, or is completely infeasible. Proposed parking is adjacent to storage bay doors dispersed around all four sides of the building and is primarily located to the side and rear of the site. A small amount of parking in front of the building is adequately screened by an undisturbed wooded buffer and supplemental plantings between the parking and Route 130. **Additional parking spaces have been designated to the front and rear of the building.**

Conditions

G1. The project shall be constructed in accordance with the general site plan and stormwater drainage plans titled "Site Plan of Land in Mashpee, Mass. prepared for Flagship Self-Storage" prepared by Down Cape Engineering, as revised April 2, 2002, with the building elevations prepared by D.M. Davenport Architects dated October 29, 2001, and with the landscaping/planting schedule and plan prepared by Horsley & Witten as revised April 26, 2002.

WR2. Prior to the issuance of a preliminary Certificate of Compliance, the applicant shall provide a \$15,000 monetary contribution to Barnstable County / Cape Cod Commission for nitrogen mitigation. These funds shall be expended upon the authorization of the Commission's Executive Director to support projects or strategies that encourage the reduction of nitrogen loading in Mashpee.

T7. The project will have up to 95 parking spaces on the site. No more than 50 of them shall be on paved surface (42 paved original spaces plus 8 additional paved); the rest shall be on grass or other natural surface.

David J. Ansel
David Ansel, chairman

5/13/02
Date

Commonwealth of Massachusetts

Barnstable, ss.

On this 13th day of May, 2002, before me personally appeared David Ansel, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Katharine L. Peters
Notary Public

Commonwealth of Massachusetts



My Commission expires