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CAPE COD
COMMISSION

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Minor Modification Type 1

Date: September 28, 2015

Owner/
Applicant: Duck Pond LP
c/o Stuart Bornstein
Holly Management & Supply, Inc.
297 North Street
Hyannis, MA 02601

Project: Augat Project

Project #: TR02021

Project Location: 106 Falmouth Road, Mashpee, MA

Mashpee Assessor's Parcel ID: 54-5-0-R

Title/ Plan: Land Court Certificate of Title #153788
Reference Lot 14, Land Court Plan 33783-B

The Development of Regional Impact (DRI) decision for the above-referenced Project, dated Dec. 1, 2005, and as previously amended by DRI modification decisions dated April 2, April 30, May 11, and May 22, 2007 (collectively, "Decision"), allowed for construction and operation of a total of 108,400 square feet, divided between two, two-story buildings, to house a mix of self storage, contractor storage, and non-manufacturing incubator/light industrial business, on an approximate 5.19 acre Project Site, subject to Conditions set out in the Decision. A Final Certificate of Compliance has previously been issued by the Commission, allowing for issuance of a Certificate of Use and Occupancy by the Town, for the easterly of the two buildings constructed as authorized under the Decision. The westerly of the two buildings permitted under the Decision has yet to be constructed, and has not yet been issued any Certificates of Compliance by the Commission authorizing its construction.

Duck Pond LP has currently applied to further modify the Decision to revise the project plans approved in the Decision. Specifically, the revised floor plans and elevations depict that approximately six thousand square feet of the second floor of the constructed easterly building

will be used for self-storage, which is the same use currently undertaken in rest of the building. Further, in the westerly building yet unconstructed, the exterior door arrangements are reconfigured to allow the first floor to be used for storage of antique and classic automobiles (the second floor will be used as a self-storage warehousing facility). Finally, the revised site plan depicts 36 spaces for outside storage of RV's/boats (spaces labelled as "MH" on plan).

On September 1, 2015, the Mashpee Design Review and Plan Review Committees voted to recommend approval of the proposed plan revisions to the Mashpee Planning Board, subject to conditions. By decisions dated September 16, 2015, the Mashpee Planning Board approved the plan revisions, with conditions, by special permit modification.

Modification to the Decision

The Executive Director of the Commission has determined that the requested plan changes to the Project constitute *de minimus* changes according to Section 13(c)(i) of the Commission's *Enabling Regulations* (Revised November 2014) and are hereby approved as a Type 1 Minor Modification to the Decision.

The following revised plans so entitled shall be incorporated into and amend or substitute those plans, as the case may be, referenced in Condition G8 of the Decision:

Plan of Land of #106 Falmouth Road, Mashpee, MA prepared for Holly Management & Supply, Inc. by down cape engineering, inc., Rte. 6A, Yarmouth Port, MA, last revised date and stamped September 15, 2015

Floor Plans and Elevations (new westerly building), 106 Falmouth Road, Mashpee, MA, consisting of sheets A1, A2, and A3, dated August 25, 2015, prepared by DP Architect, Woonsocket, Rhode Island, for Holly Management Storage

Floor Plan Sheet entitled "The Bornstein Companies, Cape Cod Custom Car Storage, Wine Storage Area & Additional Storage Units 8-2015 REV 10, Stuart Bornstein"

Signature page follows

SIGNATURE(S)

Executed this 28th day of September 2014.


Signature

Paul Niedzwiecki, Executive Director
Print Name and Title

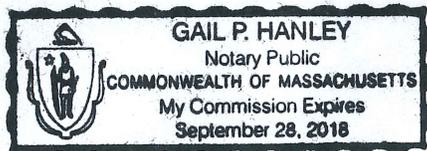
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

September 28, 2015

Before me, the undersigned notary public, personally appeared Paul Niedzwiecki,

in his/her capacity as Executive Director of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was [] photographic identification with signature issued by a federal or state governmental agency, [] oath or affirmation of a credible witness, or [x] personal knowledge of the undersigned.



SEAL

Gail P. Hanley
Notary Public

My Commission Expires: 9-28-18