



CAPE COD
COMMISSION

Paesano Place

123 Waterhouse Rd., Bourne
HDEX08022

Minor Modification Type #2
CPR Meeting
CCC Offices



FEB | 04 | 2016

Paesano Place MM2 Background



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- 2009 DRI/ HDEX Decision
 - 2002 RPP
 - 18,800sf GFA, 2-floor building (9,400sf GFA each floor)
 - CCC review after project was substantially complete
 - Allows use of 1st floor w/out mitigation
 - Requires CPR modification for use of 2nd floor
- 2nd building also proposed
- CCC review required for open space, design/ community character, water resources, transportation
- Further HDEX relief requested
 - Claimed financial hardship

Paesano Place MM2 Required HDEX Findings



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- Substantial hardship
 - Hardship directly related to literal compliance w/ RPP
- No substantial deviation from RPP
- No substantial detriment to public good
- Minimum relief necessary to address hardship

Paesano Place MM2 Further HDEX Relief



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- Claimed financial hardship
 - No pro forma (bank letter provided)
 - Second building proposed
 - Substantiality of hardship
 - Self-created hardship
 - HDEX relief would 'run with land'
- No substantial deviation from RPP or detriment to public good
 - Consider resource impacts

Paesano Place MM2 Further HDEX Relief



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- No substantial detriment to public good
 - Town's willingness to forgo mitigation (shift cost burden)
 - Town's ability to address impacts w/out mitigation
 - Fairness of passing on costs of impacts to town and other owners (incl. benefits and necessity of project to community and region)
- Minimum relief necessary to address hardship
 - Staff suggests further information should be provided
 - No waiver, full waiver, partial reduction, or phased mitigation

Paesano Place MM2 RPP Comments - Economic Dev't



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- HDEX request in light of project value over time
 - Capital appreciation
 - Debt retirement
 - Income
- Need/demand for additional floor space relative to HDEX request

Paesano Place MM2

RPP Comments - Open Space



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- Project site was significantly disturbed prior to 2009 project
- Not mapped SNRA
- Surrounded by developed property/ roads
- Mitigation options
 - 2.78 acre site
 - New total disturbance of 39,000sf (full mitigation)
 - 18,000 sq ft for 2nd building
 - Limited DRI would allow scoping of open space for redevelopment
 - RPP Flexibility

Paesano Place MM2

RPP Comments - Water Resources



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- Site N loading limit of 5 ppm
- Site contributes to impaired watershed (Back River)
- Amphidrome System proposed (treatment at 19 ppm)
 - OMCA b/w town, applicant and Commission required (no state gw dp req'd)
 - Is OMCA escrow needed (\$24,000)?
- N monetary offset of \$84,000- Back River Watershed
 - \$64,400 in decision but more development and less treatment proposed
 - Applicant should evidence that the town is willing to forgo N mitigation
- Functional stormwater design is generally consistent with RPP
 - State BMPs
 - Some bioretention
- No managed turf proposed

Paesano Place MM2

RPP Comments - Transportation



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- Congestion Mitigation calculation \$152,591
 - Paesano Way as congestion mitigation
 - Public benefit of Paesano Way as a road vs. a driveway
 - Design, accessibility, long-term maintenance
 - HDEX or RPP Flexibility
 - \$105,000 construction (+ \$500/mo. maintenance)
 - Favorable letters from Planning Board and abutters
 - Town would not accept easement
 - Provided traffic counts of use/ cut-through traffic
 - Interconnect with neighboring property shown on plans
 - Curbcut built to MA DOT access permit
- Traffic study and TDM plan provided

Paesano Place MM2

RPP Comments - Design/Comm. Character



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- Landscape plan needed for entire site
 - Buffer plantings along MacArthur Blvd.
 - Additional rain garden plantings
- Too much site intensification by 2nd building?
 - Use of gabion walls
 - Stormwater
 - Landscape design

Paesano Place MM2 Conclusion



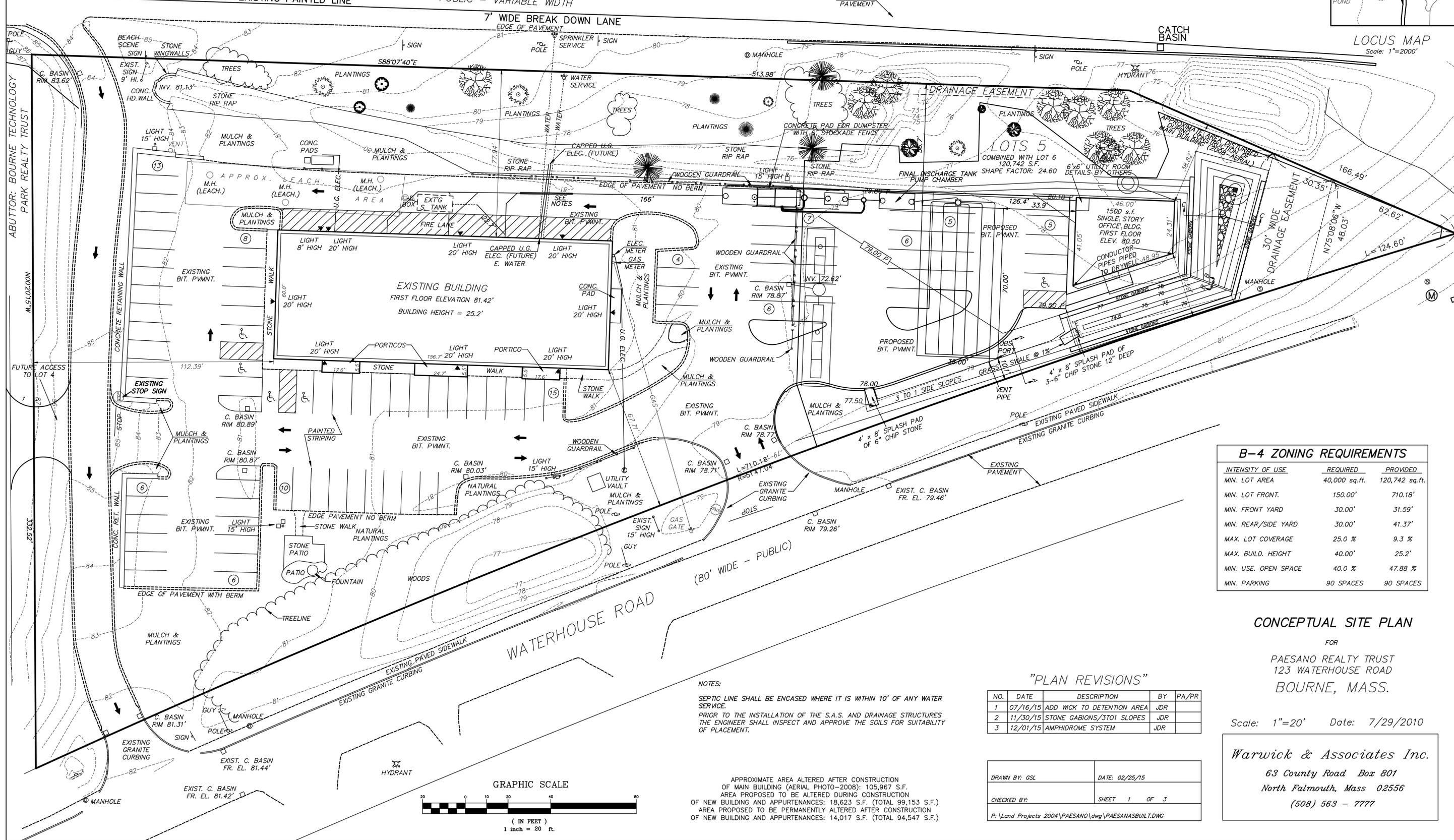
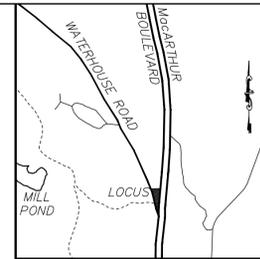
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- CPR should discuss and provide direction to staff about:
 - Substantiality of claimed financial hardship
- If receptive to granting relief, CPR should consider:
 - Documentation needed to establish financial hardship
 - Minimum relief necessary to address hardship
 - Is phased (full) mitigation sufficient?
 - Potential impacts on resource protection
 - Town's receptiveness to forgo mitigation
 - Proposal for 2nd building in terms of HDEX request

ZONE: B-4
 MAP: 27 PARCEL 87
 FLOOD ZONE: X
 PLAN REFERENCE: BOOK 581 PAGE 29
 NOTE: THIS SITE IS NOT LOCATED IN A
 WATER RESOURCE PROTECTION DISTRICT

MacARTHUR'S BOULEVARD
 STATE HIGHWAY
 PUBLIC - VARIABLE WIDTH

Bk 581 Pg 29



B-4 ZONING REQUIREMENTS

INTENSITY OF USE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 sq.ft.	120,742 sq.ft.
MIN. LOT FRONT	150.00'	710.18'
MIN. FRONT YARD	30.00'	31.59'
MIN. REAR/SIDE YARD	30.00'	41.37'
MAX. LOT COVERAGE	25.0 %	9.3 %
MAX. BUILD. HEIGHT	40.00'	25.2'
MIN. USE. OPEN SPACE	40.0 %	47.88 %
MIN. PARKING	90 SPACES	90 SPACES

CONCEPTUAL SITE PLAN

FOR
 PAESANO REALTY TRUST
 123 WATERHOUSE ROAD
 BOURNE, MASS.

Scale: 1"=20' Date: 7/29/2010

Warwick & Associates Inc.
 63 County Road Box 801
 North Falmouth, Mass 02556
 (508) 563 - 7777

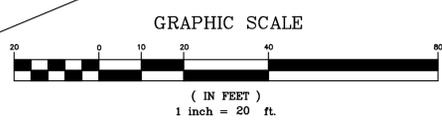
"PLAN REVISIONS"

NO.	DATE	DESCRIPTION	BY	PA/PR
1	07/16/15	ADD WICK TO DETENTION AREA	JDR	
2	11/30/15	STONE GABIONS/3TO1 SLOPES	JDR	
3	12/01/15	AMPHIDROME SYSTEM	JDR	

DRAWN BY: GSL	DATE: 02/25/15
CHECKED BY:	SHEET 1 OF 3
P: \Land Projects 2004\PAESANO\dwg\PAESANASBUILT.DWG	

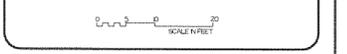
NOTES:
 SEPTIC LINE SHALL BE ENCASED WHERE IT IS WITHIN 10' OF ANY WATER SERVICE.
 PRIOR TO THE INSTALLATION OF THE S.A.S. AND DRAINAGE STRUCTURES THE ENGINEER SHALL INSPECT AND APPROVE THE SOILS FOR SUITABILITY OF PLACEMENT.

APPROXIMATE AREA ALTERED AFTER CONSTRUCTION OF MAIN BUILDING (AERIAL PHOTO-2008): 105,967 S.F.
 AREA PROPOSED TO BE ALTERED DURING CONSTRUCTION OF NEW BUILDING AND APPURTENANCES: 18,623 S.F. (TOTAL 99,153 S.F.)
 AREA PROPOSED TO BE PERMANENTLY ALTERED AFTER CONSTRUCTION OF NEW BUILDING AND APPURTENANCES: 14,017 S.F. (TOTAL 94,547 S.F.)



NOTES

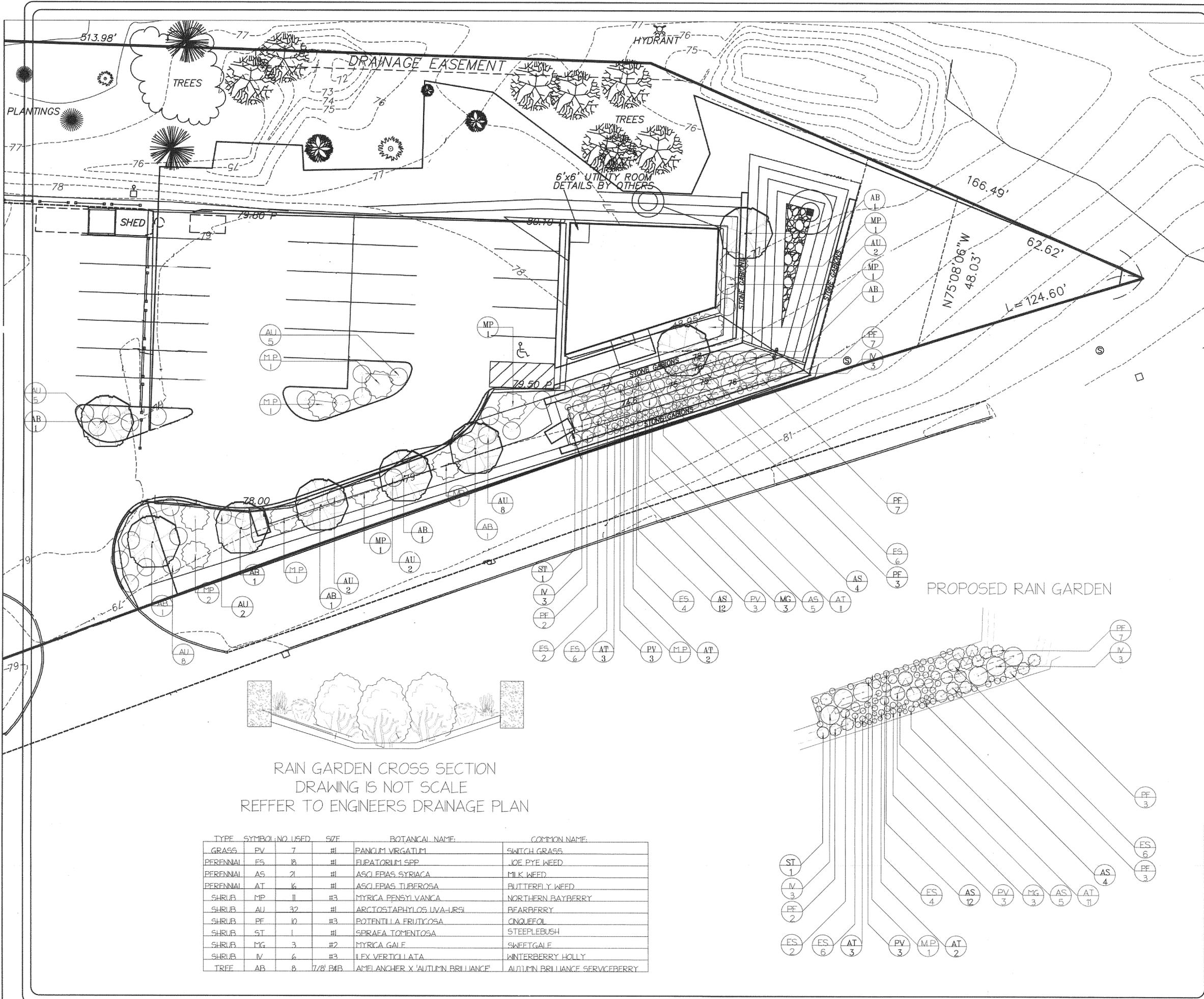
No.	Date	Revision



Paesano Place Planting Plan
Proposed Site

Parking Lot & Perimeter
123 Waterhouse Road
Bourne
Massachusetts

SCALE: 1" = 20'	PROJECT NO.:
DRAWN BY: JJK	SHEET NO.:
CHECKED BY:	
DATE: 02/15	
DATE OF PRINT: 02/15	



RAIN GARDEN CROSS SECTION
DRAWING IS NOT SCALE
REFER TO ENGINEERS DRAINAGE PLAN

TYPE	SYMBOL	NO USED	SIZE	BOTANICAL NAME	COMMON NAME
GRASS	PV	7	#1	PANCLUM VIRGATUM	SWITCH GRASS
PERENNIAL	ES	18	#1	FUPATORIUM SPP	JOE PYE WEED
PERENNIAL	AS	21	#1	ASCLEPIAS SYRIACA	MILK WEED
PERENNIAL	AT	16	#1	ASCLEPIAS TUBEROSA	BUTTERFLY WEED
SHRUB	MP	11	#3	MYRICA PENSYLVANICA	NORTHERN BAYBERRY
SHRUB	AU	32	#1	ARCTOSTAPHYLOS UVA-URS	BEARBERRY
SHRUB	PF	10	#3	POTENTILLA FRUTICOSA	CINQUEFOIL
SHRUB	ST	1	#1	SPIRAEA TOMENTOSA	STEEPLEBUSH
SHRUB	MG	3	#2	MYRICA GALF	SWEETGALF
SHRUB	IV	6	#3	ILEX VERTICILLATA	WINTERBERRY HOLLY
TRFEE	AB	8	7/8" B&B	AMFLANCHER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY