



CAPE COD  
COMMISSION

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## STAFF MEMORANDUM

To: Committee on Planning and Regulation (CPR)

From: Jon Idman, CRO

Project: Paesano Place Minor Modification #2 Request  
Paesano Realty Trust  
Waterhouse Road, Bourne  
(CCC No. 08022)

Re: March 3, 2016 CPR Meeting

Date: March 3, 2016

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At the CPR's last meeting on the Project, the CPR directed staff to continue discussions with the Applicant concerning RPP mitigation requirements and the Applicant's request for relief from those requirements. The CPR also requested some further information and some further analysis of the Applicant's submissions by staff. The new information and materials referenced below have been put in the Member's Site on your iPads.

- Staff prepared a Power Point, which, among other things, clearly lays out what mitigation for the Project would be under the standards in the RPP.
- After discussion with staff, it appears that the Applicant is no longer seeking hardship exemption relief from the RPP's Water Resources mitigation requirements. (Accordingly, no further financial information has been provided by the Applicant to support the financial hardship claim). However, the Applicant will request pursuant to project approval that the \$82,000 mitigation be phased into separate payments as and when building permits to construct new occupancy space are sought.
- The Applicant has provided a landscape plan of the entire site. Staff has reviewed the plan, and subject to some relatively minor revisions, staff suggests that the plan is consistent with the RPP's Community Character standards.
- Staff has reviewed the Applicant's P&L, submitted at the last CPR meeting. Based on the information in the P&L, staff has prepared a memorandum concerning project valuation. The memo suggests that the project has a significant, positive valuation, though such analysis is probably less important now that it appears the Applicant is no longer seeking financial hardship exemption relief.
  - Similarly, the CPR requested that staff attempt to find further information on comparable area rents (no reliable information was found), though this information is probably less important now, given discussions between the staff and Applicant.

- An email was sent to the Bourne town planner on February 5<sup>th</sup>, after the last meeting, inquiring into whether the town was willing to forgo mitigation, should the CPR grant requested relief from mitigation requirements. The town has not responded.
- Transportation staff conducted a site visit to review new site safety improvements that the Applicant told the CPR he had newly installed. Staff noted that a stop sign installed should be corrected.
  - If the CPR finds that Paesano Way is quasi-public in nature, and indeed provides benefits to the travelling public, it can credit construction and maintenance costs associated with the roadway to satisfy required congestion mitigation requirements under RPP flexibility. In such case, staff suggests that the CPR should condition Project approval on the Applicant correcting the stop sign and providing some other small but important site safety improvements (painting stop bars and fog lines, in keeping with the claimed quasi-public nature of Paesano Way), and on the requirement that Paesano Way and the proposed interconnection to the northerly property is maintained and kept open for use by the travelling public.
- Staff suggests that open space mitigation otherwise required can be handled through RPP flexibility, and that given the project is redevelopment and not located in mapped SNRA, such mitigation may be waived.
- **At this meeting, the CPR should be prepared to direct staff to prepare a draft decision for its review at a subsequent meeting, consistent with the views and discussion of the CPR on the Project articulated at its meetings on the Project.**