



Minutes
Cape Cod Commission DRI Subcommittee Hearing
True Storage Redevelopment, Bourne (Commission File No. 19014)
July 17, 2019 at 5:30 p.m.
Cape Cod Commission Offices - Ocean Conference Room
3225 Main Street, Barnstable, MA 02630

Subcommittee Members Present: Harold Mitchell (Chair), Jack McCormack, Tom Wilson, Charles McCaffrey, and Richard Roy

A quorum of Subcommittee members present, Mr. Mitchell, the Subcommittee Chair, opened the hearing at 5:30 p.m. by reading the hearing notice.

Mr. Mitchell asked for a motion to approve minutes from the June 19, 2019 DRI Subcommittee Hearing on the True Storage Redevelopment project ("Project"). Mr. McCormack moved the motion, which was seconded by Mr. Roy. The motion was approved unanimously.

Mr. Mitchell welcomed Stephen Mealy, the Bourne representative for the Cape Cod Commission. Mr. Mitchell thanked Mr. Mealy for his attendance at the hearing and clarified that Mr. Mealy is not a voting member for purposes of this hearing.

Mr. Mitchell asked if the applicant had any updates on the Project at 170 Clay Pond Road in Bourne, MA ("Property") since the last hearing.

Atty. Eliza Cox appeared on behalf of her client, Clay Pond Acquisitions, LLC ("Applicant") and noted that Chris Lewis, a representative of the Applicant, was also in attendance. Atty. Cox said that the Applicant did not have any updates but that they had reviewed the draft written DRI Decision for the Project prepared by staff, are comfortable with it, and are available to answer any questions.

Mr. Mitchell asked for Commission staff comments.

Kristen Clothier, Commission staff, reviewed a draft written DRI Decision with the Subcommittee. The draft Decision had been prepared by Commission staff at the direction of the Subcommittee following the 6/19/19 Subcommittee hearing. The Findings and Conditions in the draft Decision largely reflect the Staff Report presented at the 6/19/19 Subcommittee hearing.

By way of background, Ms. Clothier reminded the Subcommittee that the Bourne Assistant Town Planner had submitted a letter confirming the Project's consistency with applicable municipal development bylaws. She also said that a thorough analysis of the Project's consistency with the Cape Cod Regional Policy Plan ("RPP") appeared in the Staff Report, and

an expanded analysis is included in the Findings of the draft DRI Decision. Staff reviewed the DRI project through the lens of redevelopment and adaptive reuse of an existing commercial site. The development is consistent with the RPP's vision for the Suburban Development Area Placetype, which is to create concentrated nodes of development, to improve design and function, and to better integrate them with surrounding neighborhoods. The draft DRI Decision concludes that the probable benefit of the Project is greater than its probable detriment. Ms. Clothier listed the benefits identified in the draft DRI Decision and noted that, primarily because this is a redevelopment where impacts will be reduced, no detriments were identified in the Decision.

Ms. Clothier noted that two particular Findings in the draft Decision—Finding F40 and F50—deal with matters that are not within the Cape Cod Commission's regional jurisdiction but may be important locally. The draft Decision also includes the Conditions setting out requirements that must be met prior to the issuance of Certificates of Compliance by the Commission and Town of Bourne building department approvals. Ms. Clothier noted that the draft Decision contained all the standard Conditions and three additional Conditions specific to the project that she highlighted in detail: Conditions C10, C11, and C12.

Ms. Clothier closed her comments by stating that Commission staff suggest that the Subcommittee move to recommend that the Commission adopt the draft Decision and grant DRI approval for the Project subject to the Conditions set out in the DRI Decision.

Mr. Mitchell took questions and comments from the Subcommittee.

Mr. McCormack sought clarification about what was required by Condition C12, pertaining to provisions in lease agreements that would prohibit or limit the storage of hazardous materials and waste in self-storage units.

Ms. Clothier responded that Condition C12 would require express limits on the storage of solvents and petroleum products in the self-storage units, in addition to those hazardous materials limits contained in the Applicant's standard lease agreement for the storage units that the Applicant included in its DRI application for the Project.

Atty. Cox responded that the Applicant has reviewed Condition C12 and is comfortable with it.

Hearing no further questions, Mr. Mitchell called for public comments. Hearing none, Mr. Mitchell thanked Commission staff and asked for any further questions from the Subcommittee.

Mr. McCormack said that the Commission always likes to see redevelopment, particularly in the case of a property that has been vacant for a while.

Mr. Mitchell asked for a motion to recommend to the full Commission that it adopt the draft written DRI Decision, as presented to and discussed by the Subcommittee, and approve the Project subject to the Conditions in said Decision.

Mr. McCormack moved the motion, which was seconded by Mr. Roy. The motion was approved unanimously.

Mr. Mitchell asked for a motion to continue the hearing on the Project to the meeting of the Cape Cod Commission on Thursday, July 25, 2019 at 3 p.m. in the East Wing Conference Room, Barnstable County Complex, 3195 Main Street, Barnstable, MA 02630.

Mr. McCormack moved the motion, which was seconded by Mr. Roy. The motion was approved unanimously.

The hearing concluded at 5:43 p.m.

Respectfully submitted

Harold Mitchell, DRI Subcommittee Chair

Date

Draft 7/19/19