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CAPE COD
COMMISSION

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MINOR MODIFICATION TYPE #1 DECISION

DATE: July 19, 2021
APPLICANT: Silvador, LLC
C/O Atty. Marian S. Rose
Law Offices of Singer & Singer, LLC
26 Upper County Road, PO Box 67, Dennisport, MA 02639
PROJECT: Tradesmen's Park South (CCC No. LR18007)
SITE ADDRESS: 298 Route 6, State Highway, Truro, MA 02666
ASSESSOR'S ID: Map 43 Parcel 57
TITLE REFERENCE: Deed Book 32256 Page 157

CAPE COD COMMISSION DECISION RECORDED IN DEED BOOK 31848 PAGE 41

SUMMARY

Pursuant to Section 11 of the Cape Cod Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact ("Enabling Regulations") (revised May 2020), the Development of Regional Impact (DRI) Scoping decision dated January 10, 2019, subsequently modified by a Minor Modification dated June 7, 2019 (collectively, the "DRI Decision"), for the above referenced Project is hereby further modified by a Minor Modification Type #1 to allow *de minimus* changes to the approved Project as discussed herein that will not result in different or increased impacts to the resources protected by the Cape Cod Commission Act or the Regional Policy Plan.

DISCUSSION

The Commission issued the above-referenced DRI Scoping Decision which authorized the construction and operation of "Tradesmen's Park South," a climate-controlled storage facility, industrial bays and associated site work at 298 Route 6 in Truro on January 10, 2019. In issuing said Decision, the Commission determined that the Project would neither involve substantial deviation from the Regional Policy Plan (RPP), nor would have significant impact upon the purposes and values identified by Section 1 of the Cape Cod Commission Act. The Commission accordingly scoped the Project out of review under all issue areas of the RPP and allowed the Applicant to proceed with local permitting for the Project without the requirement for any further DRI review, subject to the Conditions in the Decision. A Minor Modification #1 to incorporate Truro Planning Board Conditions was subsequently approved by the Commission on June 6, 2019.

The Applicants have completed Phase I of the development, the build-out of Building 1, and a Certificate of Compliance has been issued. Prior to beginning Phase II, the build-out of Building 2, the Applicants sought this modification to eliminate the elevator and accompanying design elements, which were intended to provide access to the conditioned storage area in the upper level of Building 2. As an alternative means of access, the Applicants will provide direct drivable access to the conditioned storage by means of a graded one-way driveway which will wrap around the southern side of Building 2. With the addition of the graded one-way driveway, the modification includes a reduction in parking spaces on the site, stormwater management design, and revisions to landscaping.

The Project, as modified herein, was approved by the Truro Planning Board on May 19, 2021, as reflected in Truro Planning Board Commercial Site Plan Review Decision 2021-002/SPR.

MODIFICATION TO THE DRI SCOPING DECISION

This modification recognizes, approves, and incorporates into the DRI Decision the plans set out below. The modified Project shall be undertaken and maintained in accordance with the proposed site plans set out below, which plans are hereby incorporated by reference into the DRI Decision, to substitute for the site plan referenced and set out in said Decision. All findings and conditions in the DRI Decision continue to apply as written except as modified herein. This Modification does not result in a change to the scope of DRI

review established in said Decision and thus does not require further DRI review for the Project, as modified.

- *Site Plan, Showing Revised Driveway for Proposed Building #2, 298 State Highway - Route 6, Truro, MA*, prepared for Tradesman Park – South, East Cape Engineering, Inc., revised April 28, 2021
- *Landscape Plan, 298 State Highway – Route 6 Truro, MA*, Prepared for Tradesman Park – South, revised April 26, 2021
- *Elevation Plan, Tradesman Park – South, 298 Rt. 6, Building 2*, Sheet 1 of 2 (Front & Left); Sheet 2 of 2 (Rear & Right), revised April 26, 2021

SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE

Executed this ____ day of July 2021.

Kristy Senatori, Executive Director

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July ____, 2021

Before me, the undersigned notary public, personally appeared _____
in her capacity as _____ of the Cape Cod Commission, whose name
is signed on the preceding document, and such person acknowledged to me that she
signed such document voluntarily for its stated purpose on behalf of the Cape Cod
Commission. 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 []
personal knowledge of the undersigned.

Notary Public:
My Commission expires:

SEAL