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Eliza Cox
Direct Line: (508) 790-5431
Fax: (508) 771-8079
E-mail: ecox@nutter.com

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0119577-00001

By Email and First Class Mail

Kristen Clothier, Regulatory Officer II
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Re: Clay Pond Acquisitions, LLC
True Storage Redevelopment Project

Dear Kristen:

I am writing on behalf of Clay Pond Acquisitions, LLC, in response to the preliminary Cape Cod Commission Staff comments on the above referenced DRI filing. Each Regional Policy Plan Goal where additional information/clarifications are sought is described below.

1. Energy. Consistent with how the Regional Policy Plan regulates redevelopment projects in other resource areas (e.g., nitrogen impacts, traffic impacts, open spaces impacts), there should be recognized credit and/or a finding of non-applicability for redevelopment projects that result in an overall decrease in energy demand, such as is the case here. As proposed, the project's energy demand will be less than the previously approved use (supermarket). As discussed in the application materials, the project eliminates need for coolers and freezers previously used by the supermarket, parking lot lights will be removed, and the temperature controls are set differently (heating to just 60 degrees and cooling to just 80 degrees), all of which minimize energy demand. In addition, the project proposes motion sensor LED lighting, and no interior lighting is proposed in the storage units located on the existing parking areas. Changing the use of the site to result in less energy consumption, and therefore more available capacity, is fully consistent with the Energy Goal of the Regional Policy Plan of providing "an adequate, reliable and diverse supply of energy to serve the communities and economies of Cape Cod." Nonetheless, to be responsive to Commission Staff preliminary comments regarding Energy Objective 1, my client proposes to install solar roof panels on a portion of the premises and is exploring which roof surface is best suited for panels. Based on preliminary evaluation, the panels will likely be placed on the former supermarket roof which would allow approximately 25,000

square feet of solar.[1] With respect to Energy Objective 3, as previously noted, energy consumption is minimized by proposing a use which has less demand/consumption than the prior use and through proposed measures relating to motion sensor LED lighting and temperature settings. In addition, the project proposes planting canopy trees within the interior of the self-storage yard and along the perimeter of the self-storage area and access drive to the abutting property which provide streetscape improvements and shaded areas.

2. Transportation. With respect to the questions regarding the access/egress points within the self-storage field, the two-way primary entrance/exit is located at the front of the building. The other gated locations are for emergency access only and will only be used in the event of an emergency.

3. Water Resources. The applicant would accept a condition that the standard rental agreement limit storage of solvents or petroleum products to household quantities. Information on the pump station and wastewater treatment plant and the proposed connection are included in the Horsley Witten Project Site Narrative (Exhibit 10 of Application Materials), the Groundwater Discharge Permit (Exhibit C of Exhibit 10), and the Civil Site Plans Sheet C-7 (pump station layout) and Sheet C-10 (pump station details). In the event that Water Resources Staff needs additional information and/or has any questions regarding this information, it would probably make sense to have staff reach out directly to Brian Kuchar at Horsley Witten Group.

Please let me know if you have any questions or require any addition information. Otherwise, we would request that the matter be scheduled for a public hearing as soon as possible. My client is operating under tight timeframes in its purchase and sales agreement and so time is of the essence.

[1] My client is confirming with a solar company that this is a viable option.

Thank you very much for all of your assistance.

Very truly yours,

Eliza Cox

EZC:

cc: Chris Lewis, Brady Sullivan Properties
Coreen Moore, Town Planner, Town of Bourne

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