



Eliza Cox

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December 2, 2024

0022184-00008

**Via e-mail**

Jordan Velozo, Esq., Chief Regulatory Officer  
Cape Cod Commission  
3225 Main Street  
Barnstable, MA 02630

Re: MacArthur Park Place - 340 MacArthur Boulevard, Bourne

Dear Jordan:

This firm represents MacArthur Park Place, owner of the property addressed 340 MacArthur Boulevard, Bourne. By way of background, in May 2024, the Town of Bourne Planning Board issued a DRI referral in connection with a tenant's local permit applications seeking to change the use of the existing approximately 24,000 sf building on the property to office/warehouse/fabrication. As part of the local permitting, the tenant also sought a waiver from the Planning Board's requirement to provide an updated set of site plans.

After the DRI referral, my client, the owner of the property, engaged my firm and we discussed the need to obtain an updated set of civil site plans for the Cape Cod Commission (CCC) review. Thereafter, my client reached out to several civil engineers to prepare the site plan set, each of which indicated that it would take months for the plans. An engineering firm was engaged, but it subsequently backed out of the project. My client has now engaged another civil engineering firm and the plans are in process. Once we have the plan set ready, we will reach out to you and CCC staff to re-engage in the CCC review.

Unfortunately, we understand there is no way to extend the CCC's review period and that this matter will, therefore, be procedurally denied without prejudice at the CCC's December 5, 2024 meeting. Once we have the necessary application materials, we look forward to working with the CCC and the Town to review this proposed change of use.

Please let me know if you have any questions or need any additional from me.

Thank you very much.

Very truly yours,

  
Eliza Cox

EZC:

cc: MacArthur Park Place  
Jennifer Copeland, Town Planner, Town of Bourne

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