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June 5, 2019

Ms. Kristen Clothier, Regulatory Officer
Cape Cod Commission
3225 Main Street
P.O. Box 226
Barnstable, MA 02630

Re: True Storage Redevelopment, 170 Clay Pond Road, Bourne, MA
CCC Project # TR19007

Dear Ms. Clothier:

Per your request, I am submitting this letter to provide commentary on the above-mentioned project's consistency with Bourne's local zoning bylaws.

The project consists of a redevelopment of an existing shopping center located at 170 Clay Pond Road, Bourne. The proposed redevelopment consists of three primary components:

1. Two-story addition within the existing approximately 15,100 square-foot (sf) footprint of the shopping center building.
2. Renovate a portion of the existing retail building, which will provide for 105,660 sf of interior, climate controlled, self-storage space, while retaining approximately 12,200 sf of existing retail/shopping center use.
3. Addition of approximately 35,600 sf of exterior self-storage units.

The locus is within the Business 4 (B-4) zoning district. Self-storage units are allowed by Special Permit-Site Plan Review from the Planning Board. The use is categorized under the Bourne Zoning Bylaw §2220 as wholesale, bulk storage, or other business uses meeting requirements of Section 3400 (environmental controls). In addition, retail sales are allowed by Special Permit-Site Plan Review from the Planning Board and it is categorized under the Bourne Zoning Bylaw §2220 for more than 1,600 square feet gross floor area, or more than 200 vehicle trip ends per average business day (based on the most recent edition of the Institute of Transportation Engineers Trip General Manual). The proposed redevelopment has fewer land impacts than the retail use approved in the 1991 Cape Cod Commission development of regional impact. The proposal would provide for reduced wastewater flow, traffic generation, impervious coverage, and energy consumption while offering improved vehicular access to Harmony Hill Road, pedestrian safety, stormwater management, wastewater treatment, and landscaping.

This office has not done a comprehensive review of the project, however, I will confirm the proposed uses for self-storage units and retail are allowed and the site meets the minimum lot area, frontage and setbacks. Note that per §2500 (footnote i), the setback is 50 feet for front yards adjoining MacArthur Boulevard. Furthermore, the site is located within the MacArthur

Boulevard Development Agreement Overlay District; Water Resource District – A North; and a Zone II Wellhead Recharge Area. It is subject to the prohibitions and limitations of the Water Resource District §4700 of the Bourne Zoning Bylaw. During local review the applicant may apply for a special permit if the project exceeds the allowed maximum impervious surface of 40% in a Water Resource District.

The project will be continually monitored and reviewed along with the Commission's process and if any issues or concerns are found they will be forwarded to the Commission as soon as possible.

Sincerely,

Jennifer Copeland
Assistant Town Planner

Cc: Planning Board
Attorney Eliza Cox, Nutter McClennen & Fish LLP
Thomas Guerino, Town Administrator
Roger Laporte, Building Inspector
Coreen Moore, Town Planner