340 MacArthur Boulevard Redevelopment (CCC File No. 24010) Major Modification to Development of Regional Impact Review Subcommittee Meeting

Minutes | Thursday, October 22 at 4:00 p.m.

Bourne Veterans Memorial Community Center, Buzzards Bay, MA

Summary of Actions Taken:

- The subcommittee heard presentations from the Applicant, Commission Staff, and took public comments on the Project.
- The subcommittee voted to continue the hearing until Tuesday, November 10, 2026 at 5:00 pm. This hearing will be held via Zoom.

The Chair, Tom Wilson, opened the Subcommittee meeting.

Jordan Velozo, Chief Regulatory Office made opening remarks. Ms. Velozo announced that the meeting is being recorded for the purpose of taking minutes. She asked that anyone else recording announce themselves. No one responded.

Ms. Velozo announced that the Cape Cod Commission is holding this Development of Regional Impact Subcommittee Hearing on the 340 MacArthur Boulevard project (Commission File Number 24010), which will be reviewed as a major modification to the 2003 DRI approval for Adventure Isle (Commission File Number 02018).

The project proposes a Change in Use of the existing building from commercial recreation to an industrial and retail use for stone countertop fabrication and sale. The project also proposes a change in outdoor use to bulk storage for stone slabs on racks and approximately 50 container storage trailers on approximately 2.35 acres of the larger 7.9-acre site.

She pointed out that due to a tight meeting room schedule, the subcommittee will hold their questions and comments for the next meeting.

She noted that anyone wishing to testify will be welcome to do so during the public comment portion of the meeting.

The Chair took attendance; it was noted as follows:

- Tom Wilson, *Chair*, Present
- Rob Frangieh, Present
- Michele Vion, Present
- John Druley, Present
- Anne McManus, Present

Applicant Presentation:

The Chair recognized Eliza Cox of LaTanzi, Spaulding and Landreth, representing the Applicant, MacArthur Park Place, LLC. Ms. Cox provided a brief description of the 340 MacArthur Boulevard property and an overview of the 2003 DRI decision. She reviewed the proposed re-use of the parcel and outlined project benefits.

Ms. Cox introduced the team including Bruce MacGregor and Kate MacGregor, principals of the LLC that owns the property, and Ed Ramos, the tenant at the site. Also present was Cris Luttazi, Civil Engineer (Strong Tree Engineering), Jeff Thibideau, Landscape Architect (Helios Land Design), and Randy Hart, Traffic Engineer (VHB).

Ms. Cox reviewed the conditions outlined by the original decision and noted that they were largely met and continue to be in effect. Regarding the Open Space condition, 2.77 acres of open space that was approved to be protected by a deed restriction on specific on-site areas. A deed restriction was filed 22 years ago. Ms. Cox has reviewed the deed and accompanying plan and suggests that the current deed restriction is ambiguous and unenforceable.

She noted that the RPP in effect in 2002 had different open space requirements from subsequent RPPs. Under the current RPP, because there is no new disturbed lands, there would be no open space requirement.

Ms. Cox reviewed the proposed changes to the site which largely follows the existing footprint of the building and configuration of the site and described the proposed actions to accommodate the change in use.

Landscape Architect Jeff Thibideau reviewed the proposed landscape plans for the site. He believes that the plan is responsive to the RPP and to guidance provided by Commission staff. Mr. Thibideau reviewed the proposals for the four main landscape areas: roadside frontage, the parking and storage area to the south and rear of the building, the naturalized reclaimed go cart area in the northwest corner, and the retention basin in the southeast corner.

Ms. Cox reviewed the impacts posed by the proposed change of use relative to those that existed under the prior use including impacts on water resources, transportation, and open space. She described the current proposal for open space that includes seeking a release of the on-site deed restriction held by the Cape Cod Commission and then proceeding to deed restrict a 2-acre densely and naturally vegetated property in Sandwich that abuts other open space lands.

Ms. Cox identified a slate of conditions that could be considered in the modification decision that are consistent with many recommendations in the staff report and includes language needed to address prior deed restriction. She acknowledged staff comments related to the wooden bridge linking the site with the adjoining gas station. The bridge is located on both properties and is in disrepair. She indicated that the Applicant would agree to a condition requiring that they send a letter to the neighbor indicating a willingness to repair the bridge and proceed with repairs if the neighbor is amenable.

Ms. Cox closed by reviewing the benefits of the Project, suggesting that the benefits are many and outweigh any detriments.

Staff Presentation:

The Chair recognized Ellen Carlson, Regulatory Planner, for the Cape Cod Commission staff's presentation. Ms. Carlson described the relevant thresholds for review of a major modification of a DRI and the necessary findings the Commission must make to approve the Project.

She said the RPP categorizes areas on Cape Cod by Placetypes, based on similar built and natural characteristics. She noted that the project area was aligned with the Suburban Development Area placetype. She described the Suburban Development Area placetype in this context as an area with auto-mobile oriented commercial and light industrial development build primarily between the 1950s and the 1990s under the RPP.

Ms. Carlson said that staff recommend that the following goals and objectives of the RPP are material and applicable to the Project: Water Resources, Wildlife & Plant Habitat, Open Space, Community Design, Transportation, Energy, and Economy. She briefly addressed each objective, explaining which features of the project design were consistent with the RPP standards, and Commission staff's suggestions to address any inconsistencies. A more detailed explanation of RPP consistency is available in the staff report dated 10/22/2026.

Ms. Carlson explained that the project is not subject to any District of Critical Planning Concern (DCPC) regulations. She reviewed correspondence dated 10/16/2026 from the Town of Bourne Planning Department indicating consistency with municipal bylaws and the Bourne Local Comprehensive Plan (2019).

Subcommittee Discussion:

Subcommittee discussion of the project was postponed to the next subcommittee hearing.

Public Comment:

Federal, Local, and State Officials

The Chair invited Federal, local and state officials to comment.

There were no comments.

Public

The Chair opened the hearing for comments from members of the general public.

There were no comments.

Further Subcommittee Discussion:

The Chair made a motion to continue the public hearing to Tuesday, November 10, 2026 at 5:00 pm to be held virtually via Zoom. Michele Vion seconded the motion. A voice vote was taken, the decision was unanimous.

- Tom Wilson, *Chair*, Yes
- Rob Frangieh, Yes
- Michele Vion, Yes
- John Druley, Yes
- Anne McManus, Yes

The motion carried and the hearing is continued.

Materials Used:

- Applicant Presentation dated 10/22/2026
- Staff Presentation dated 10/22/2026