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October 16, 2026

Cape Cod Commission
Ms. Ellen Carlson, Regulatory Planner II
Cape Cod Commission
3225 Main Street
P.O. Box 226
Barnstable, MA 02630

Re: MacArthur Park Place LLC, 340 MacArthur Boulevard, Bourne
CCC Project #: 24010 Redevelopment Major Modification

Dear Ms. Carlson :

This letter is to provide commentary on the local permitting requirements on the above-mentioned project's consistency with the Town of Bourne's Zoning Bylaw and the Local Comprehensive Plan.

The applicant proposes to redevelop the former Adventure Isle and Go-Kart amusement facility located at 340 MacArthur Boulevard for stone countertop retail use, fabrication, and outdoor storage. The project consists of modifying the 2003 Development of Regional Impact (DRI) approval (Adventure Isle – CCC No. TR02018) to change the use of the existing building from commercial recreation to retail use for stone countertop fabrication and sale. The project also proposes a change in the outdoor use to bulk storage for marble/granite slabs on racks and approximately 50 container storage trailers on approximately 2.35± acres of the 7.9± acre site.

The property is identified on the Town assessor's map 31.4 parcel 15. It is located in a Business 4 (B-4) zoning district and the MacArthur Boulevard Development Agreement Overlay District. It is not located in a Water Resource District or Zone II Water Recharge Area.

This office has not done a comprehensive review of the project, however, I will confirm the proposed retail and fabrication are allowed uses and require Site Plan Review-Special Permit from the Planning Board. The uses are categorized under the Bourne Zoning Bylaw §2220 for retail of 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) and for manufacturing use. In addition, outdoor storage

requires Site Plan Review-Special Permit from the Planning Board and it is categorized under the Bourne Zoning Bylaw §2220 as wholesale, bulk storage, or other business uses meeting requirements of Section 3400 (environmental controls).

The project is subject to section 2500 footnote "i": "Increase to 50 feet for front yards adjoining MacArthur Boulevard. Section 3540 notwithstanding, no parking, loading, or storage areas shall be located within a required front yard. Within a required front yard, no trees of over 6" diameter shall be removed except as necessary for egresses, safe visibility, or removal of dead or diseased trees".

The proposed development appears consistent with the Town of Bourne Local Comprehensive Plan (LCP) economy goal which envisions Bourne as an attractive location for a diverse business community that provides rewarding year-round employment to town residents at many levels of skill, education and experience, while contributing to the town's economy and respecting its village structure and cultural heritage.

Thank you for the opportunity to provide comments on the project. This project will be continually monitored and reviewed along with the Commission's Development of Regional Impact (DRI) process and if any issues or concerns are found they will be forwarded to the Commission as soon as possible.

Respectfully,



Jennifer Copeland
Town Planner

Cc: Planning Board

Eliza Cox Esq., LaTanzi, Spaulding & Landreth, Applicant's Attorney

Marlene McCollem, Town Administrator

Eleanor MacKay, Building Commissioner