Outlook

RE: 340 MacArthur Boulevard

From Eliza Cox <ecox@latanzi.com>
Date Fri 10/30/2026 2:26 PM
To Ellen Carlson <ellen.carlson@capecodcommission.org>; Jordan Velozo <jordan.velozo@capecodcommission.org>

Hello Ellen,

Hope you can make time to get outside and enjoy this incredible fall day!!

In response to the question in your email below - *Cape Cod Trailer Storage, Inc., which is a separate entity from the granite and marble tenant, will be utilizing the "bulk storage" portion of the site to store containers. The principals of Cape Cod Trailer Storage, Inc., and the property owner, MacArthur Park Place, LLC, are related and locally-based on Cape Cod. Cape Cod Trailer Storage, Inc., currently operates in the Lower Cape (Orleans), Mid Cape (Hyannis) and both Islands, and with this site, will grow this local business to the Upper Cape. The new container storage space proposed on the site is anticipated to also reduce the company's fuel consumption and gas emissions as Cape Cod Trailer Storage will no longer have to truck the containers from Hyannis for local deliveries to Bourne and the upper Cape towns.*

Thank you very much for sending this question and we really appreciate the opportunity to respond ahead of the hearing. Please do forward any others if you get additional questions.

And yes, I have just heard back from our team and it looks like the 19th will work for everyone for the Full CCC hearing. Most of our team can be there in person, but there is one that may need to be virtual if there is a hybrid option (which I believe there usually is that option).

Please let me know if you have any questions on this initial information and/or if others come in.

Thank you and have a great weekend.
Best,
Eliza

From: Ellen Carlson <ellen.carlson@capecodcommission.org>
Sent: Thursday, October 29, 2026 2:28 PM
To: Eliza Cox <ecox@latanzi.com>; Jordan Velozo <jordan.velozo@capecodcommission.org>
Subject: Re: 340 MacArthur Boulevard

Hi Eliza,
Thanks for this follow up information. It is definitely helpful to know.
Another member question came in related to the storage containers. Is a separate business leasing that space for the specific storage of the container boxes or is that an extension of the granite and marble storage? Could you please clarify.

There may be another couple of questions coming in from one of our members. I'll forward them along as soon as I receive them.

Also wanted to follow up on the possibility of putting this application on the docket for the **11/19 meeting** of the full commission. Would that work for you and your client?

Best,
Ellen

Ellen Carlson
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Cape Cod Commission
(508) 744-1262

From: Eliza Cox <ecox@latanzi.com>
Sent: Thursday, October 29, 2026 12:02 PM
To: Ellen Carlson <ellen.carlson@capecodcommission.org>
Subject: 340 MacArthur Boulevard

Dear Ellen,

Thank you for your email of 10/27/26, regarding the above referenced project in Bourne in which you asked for clarification on a couple of matters, as discussed herein below.

Wastewater from Fabrication Process

The fabrication process proposes a closed loop recirculation system, where water is used to cut the stone. The water flows through trenches along the floor where little stones/fragments are separated from the water. The water then goes to a pitch tank and is then filtered back through a filtration system. The water is recycled back to the machines where it can be used again for cutting. There are no hazardous materials utilized by that process. The dried stone cakes are picked up by a licensed hauler for proper disposal.

Status of Open Space Land abutting Parcel 3

With respect to your second inquiry regarding the subdivision abutting Parcel 3 and its associated open space parcels, these properties are subject to various recorded restrictions that reflect their intended open space uses.

The original Great Hills Subdivision was created in 1974, subject to a recorded *Declaration of Covenants, Restrictions, and Reservations for Great Hills, East Sandwich, Barnstable County, Massachusetts* ("Declaration"). See Registry, Book 2088, Page 114 (attached). The Declaration expressly designates the open space parcel abutting Parcel 3 to the northwest as a "Common Area," restricted to "recreational and conservation purposes." See Declaration, Article 1, Section 1.1.

In 2000, the Great Hills East Subdivision was created and incorporated into the original subdivision. It established four open space parcels (Parcels A–D), totaling approximately 8.3 acres, subject to both the Declaration and a recorded Open Space Restriction and Easement, as required by the Sandwich Zoning Bylaw at the time. See Registry, Book 13370, Page 199 (attached). Parcel B directly abuts Parcel 3 to the southeast, while Parcels A, C, and D are located nearby.

Consistent with these recorded restrictions and designations, the Town of Sandwich assesses these properties as "open space," and the parcels are identified as such on subsequent

recorded plans. See Plan Book 472, Page 28 (1990 plan) and Plan Book 688, Page 94 (2021 plan), both attached.

If authorized, Parcel 3 would connect Parcel B (Assessor's Map 31, Parcel 181) with the open space parcel abutting Parcel 3 to the northwest (Assessor's Map 30, Parcel 213), improving connectivity among the existing open space properties and enhancing their collective environmental value. See 2021 Plan. This approach would provide a more cohesive and functional open space network than retaining the fragmented, lower-quality open space configuration required under the original 2003 DRI Decision.

Subcommittee Questions/Comments

Finally, have you heard anything from any of the Subcommittee members? We just want to be prepared, if possible for the next hearing.

Please let me know if you have any questions. Otherwise, I will continue to keep you posted. And I did receive the updated filing fee from my client today and will have my paralegal deliver it to the CCC offices.

Please let me know if you have any questions regarding the above.

Thanks so much!!
Liza

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