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Harold Mitchell, Chair
Cape Cod Commission
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

RE: Comments on Tractor Supply Project

I was a long-time property owner in the nearby residential neighborhood adjacent to the proposed Tractor Supply project. For years I commuted to and from work in Barnstable Village with trips for shopping and errands. I cannot fully describe the level of personal relief I experienced every time I turned the corner at Pitchers and Bearses Way! I am out of the hectic, dangerous, Rt. 132 commercial zone! I expect that Commission Members from more bucolic areas can relate to that feeling of returning home. The Tractor Supply project is an encroachment of commercial development adjacent to an Environmental Justice Area and residential zone.

The modest homes of this area are just the type that affordable housing enthusiasts work to encourage. They should not be encroached upon by more and more commercial development.

Today I found the Draft DRI Decision dated January 17th, available for only one working day. My comments are targeted to your Draft Decision. I find that it is deficient in the following:

1. The Commission Staff report tees up the project with a misleading project area description that highlights all the surrounding businesses and then says "… but there is also a residential area to the west of the project site, across Pitcher's Way (Figure 1)." In fact, it is a densely-populated, major residential area of the town with limited buffers to the Hyannis commercial district.
2. The staff report does not mention that the Tractor Supply project is adjacent to an Environmental Justice Area for minority and low-income people (Figure 2).
3. The report's summary which lists the project's detriments does not indicate the severity of commercial encroachment to this residential neighborhood.
4. The staff report does not include a map of the location of the site.
    a. How can the public relate to a staff report without a site map? Better transparency for the public is vital for Regional Reviews. Along with a site map there should be a URL linking to a complete list of the project materials in the staff report.
5. There is no map or reference documenting the Town's Development District boundaries and their changes over time.
    a. The Commercial and Industrial Development Plan Map of the 2007 Local Comprehensive Plan has a boundary along the municipal properties on Bearses Way including the Hyannis Water Pollution Control Facility and the former Hyannis Fire District parcel, so

did the CWMP intend for the District land to be commercially developed or was it just a buffer?

b. The formerly-owned Hyannis Fire District Site has been an undeveloped parcel in keeping with this community's character. It is not likely that residents in this part of the District were aware of the trade-off for the new Fire Station and its ramifications.
c. The New Chapter H Area was adopted in 2019 as this project was being reviewed by the Commission staff. "The purpose of Chapter H regulations is to help implement a regulatory approach at a regional level to guide growth toward areas that are adequately supported by infrastructure and away from areas that must be protected for ecological, historical or other reasons." Community Character and integrity are values that this commercial encroachment violates.

6. Inconsistency with the new 2018 Regional Policy Plan Placetypes. The Draft Decision does not fully articulate nor incorporate the Placetype requirements.
    a. The Site is not in a Community or Industrial Placetype
    b. The Site is mapped in a Natural Areas Placetype.
    c. There is no mapping of the Suburban Placetype. Commission staff has recommended the Site's best use as "Business Retail" without public comment.
    d. The Suburban Placetype includes open space attributes in its best application where natural areas are located within the high-density residential areas.
    e. Development of the Tractor Supply project diminishes residents' enjoyment of their Community Character and suburban living to which they are accustomed.
    f. Development of the site should target residential or office uses consistent with the Suburban Placetype Strategy, not retail.
    g. The proposed off-set for high quality Open Space elsewhere is not consistent with keeping this Suburban Placetype a livable or special place for long-time residents. Shouldn't a similar suburban parcel in the area be targeted?
7. Traffic.
    a. Significantly increased traffic is enumerated with no mention of impacts to the residents.
    b. There would be 630 daily vehicle trips, with 38 vehicle trips during the weekday morning peak hour and 74 vehicle trips during the weekday evening peak hour.
    c. The curb cuts on Pitchers Way opposite Schooner Rd and Castlewood, a residential street in our neighborhood, is not appropriate. The Circuit City DRI was given only one curb cut on Route 28; why are four curb cuts plus a Fire Lane proposed for this site in a residential area?
8. Water Resources
    a. The Site is located in Water Resource Zone that is the Zone of Contribution to the Mahar Wellfield (Figure 3).
    b. The Site is located in a Zone II to Mary Dunn Wellfield.
    c. The Site is <u>not</u> located in the same Zone II where the hazardous material offset took place.
    d. The Hazardous material offset should have been in the same Zone II. The applicant's offset removed long abandoned tanks, not 30,000 gallons of fuel. The incomplete work has left mounds of broken concrete as a visible eyesore along West Main Street.

e. The hazardous materials offset site map has no scale, address, or relevance.

9. Economic Development
    a. Hyannis and the Mid-Cape host many local hardware and retail businesses: Bradfords, Andersons, Coastal Equipment, Dennis Equipment and Mass Bay (a longtime go-to for Carhartt construction clothing, which is featured at Tractor Supply). The Tractor Supply project undermines local business with corporate profit- taking from our community.

A Cape Cod Commission staffer, as quoted in the Cape Cod Times, said, "The abutters' comments may be more directed to local review… The Commission's jurisdiction is regional." In my opinion, the Regional Review and response to community public concerns is exactly the reason that the general population voted for the Cape Cod Commission in 1990. Wise use of its regulatory authority in response to the public makes it relevant.

Given the public interest and the extremely short period of time to consider the Draft Decision, I suggest the Commission please more fully consider the 2018 RPP Placetype Strategies for <u>improving</u> Suburban living in this modest residential neighborhood.

In addition, I suggest the Commission develop a public process for determining the best use of this and similar undeveloped parcels in the Suburban Placetype.

Sincerely,

Thomas C. Cambareri



Figure 1 Chapter H District showing ¼ acre residential areas and the 2007 CWMP Business Buffer across Municipal Properties along Bearses Way



Figure 2 2010 Environmental Justice Area Map -Green for low Income and Minority People

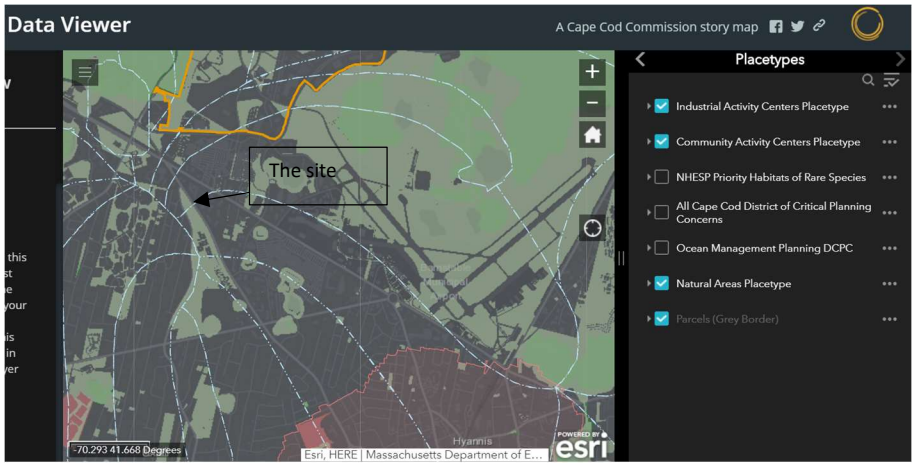


Figure 3 Natural Area Place Types illustrating vital opens space in clustered residential development. Also showing the site in a Zone of Contribution to the Mahar Wellfield.