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CAPE COD COMMISSION

Minutes
Cape Cod Commission DRI Subcommittee Meeting
Tractor Supply, Co., Hyannis (Commission File No. 19020)
December 9, 2019 at 4:00 p.m.
Cape Cod Commission Offices – Ocean Conference Room
3225 Main Street Barnstable, MA 02630

Subcommittee Members Present: Harold Mitchell (Chair), Tom Wilson, and Richard Roy (none absent)

Documents used/submitted at the meeting:

- Subcommittee Meeting Notice
- Revised Site Plan (dated 12/5/19)
- Revised Renderings (dated 12/4/19)
- Additional Revised Renderings (dated 12/4/19)
- Revised Floor Plan (submitted 12/5/19; undated)

A quorum of subcommittee members present, Harold Mitchell opened the meeting at 4:00 p.m. Mr. Mitchell stated that this meeting is to review the proposed Tractor Supply project ("Project") at 1174 Pitcher's Way in Hyannis ("Project Site").

Mr. Mitchell asked for a motion to accept the minutes from the subcommittee hearing on October 23, 2019. Mr. Wilson moved the motion and Mr. Roy seconded. The subcommittee voted unanimously to accept the minutes.

Mr. Mitchell then asked for a motion to accept the minutes from the subcommittee hearing on November 4, 2019. Mr. Wilson moved the motion and Mr. Roy seconded. The subcommittee voted unanimously to accept the minutes.

Mr. Mitchell asked for Commission staff comments on the proposed Project.

Kristen Clothier of Commission staff reviewed the issues that remained unsettled or that the subcommittee expressed an interest in pursuing further at the conclusion of the prior subcommittee meeting. She stated that Sarah Korjeff, community design staff with the Commission, spoke with the Applicant's Project team as requested by the subcommittee to discuss potential revisions to the proposed building design requested by the subcommittee.

She added that the Applicant submitted a Revised Site Plan, Renderings, and Floor Plan in advance of the 12/9/19 meeting in response to the matters discussed with Ms. Korjeff. Ms. Clothier explained, however, that because the Applicant did not also submit revised architectural/elevation and landscape plans in advance of this meeting, Commission staff were unable to fully evaluate or identify the specific revisions now proposed.

Ms. Clothier noted that the Commission had received additional written public comments since the 11/21 subcommittee meeting.

Ms. Clothier concluded her presentation by introducing other Commission staff present to answer questions for the subcommittee: Sarah Korjeff and Chloe Schaefer, Community Design staff; Steve Tupper and Colleen Medeiros, Transportation staff.

Mr. Mitchell then asked for updates from the Applicant.

Attorney Michael Princi, counsel for the Applicant, stated that the Applicant is working on further proposed revisions to the Project design. He generally reviewed those revisions, including the additional landscaping along Bearses Way and Pitcher's Way, modifications to the exterior of the building, and adjustments to the layout of the outdoor storage area.

The Applicant's engineer, Dan Ojala, Down Cape Engineering, discussed revisions to the Site Plan. Specifically, he explained that the building and outdoor storage area had been shifted to allow a wider vegetated buffer along Bearses Way.

Attorney Princi added that the updated renderings show that the peak of the front entry gable had been lowered below the roof line.

The members of the subcommittee asked the Applicant about discrepancies between the revised site plan and the revised renderings. Stuart Bornstein, Project Owner/Applicant, explained that the renderings were not reflective of the most recent architectural and landscaping changes. Mr. Bornstein stated that his Project team would provide updated versions of the materials to conform the site, landscape and architectural plans with the renderings by the end of the week.

The subcommittee members noted that accurate renderings would provide a better understanding of the proposal. Mr. Roy asked for clarification on the exterior siding currently proposed for each side of the building.

Mr. Bornstein stated that the back, front, and east side of the building would have natural wood shingles on the upper portion of the walls and clapboard on the lower portion of the walls. He stated that there would be windows and awnings on all sides of the building, but the west side would not have shingle and clapboard siding because the landscaping along Pitcher's Way would fully screen that side of the building.
Mr. Mitchell asked Ms. Korjeff for comments on the design of the building.

Ms. Korjeff stated that the Applicant was not willing or able to 'jog' the building facade in the front westerly corner (as discussed and recommended by staff and the subcommittee at the 11/21/19 subcommittee meeting). Ms. Korjeff recommended then that the Applicant should use more appropriate exterior building materials and more heavily screen the building with landscaping. She stated that the awnings, trim details, and gables now proposed since the last meeting offered some building variation. Ms. Korjeff reiterated the need for revised architectural and landscaping plans. She also noted that, depending on the extent of the landscape screening, she would recommend the use of traditional siding materials (or synthetic materials approximating the look of traditional materials) on all four sides of the building where visible from off site. She also noted that variation in the setback of the fencing of the outdoor storage area, and landscape clusters along the fencing, were preferred by staff.

Mr. Mitchell asked Steve Tupper for comments on the transportation issues related to the Project.

Mr. Tupper stated that the revised Site Plan shows adjustments to the width of the curb cut for the delivery driveway but that a detailed plan is necessary for a comparison to the turning template. He explained that an analysis would typically be required to confirm that there are clear sight lines to the crosswalk.

Mr. Mitchell noted that uncertainty also remained relative to the design of the gate for the delivery driveway.

Jon Idman of Commission staff stated that, at the prior meeting, Mr. Tupper commented that the Town would be better suited to review and decide upon the specific design of this gate.

Mr. Roy stated that he had no additional concerns with the design or location of the gate as long as it allowed tractor trailers enough space to pull off of the road.

Attorney Princi stated that the Applicant would get a written recommendation from the Town and would follow that recommendation.

Mr. Wilson asked for clarification on the plan for storage of hazardous materials.

Attorney Princi explained that the 185-gallon tank for waste oil was removed from the Project. Mr. Ojala added that, if state law requires that Tractor Supply collect waste oil, they may need to add a spill pallet with a drum to hold containers of oil. Relative to the products to be sold on site, he stated that the building would have a 2500-gallon, dual compartment tank for containment to prevent discharges of hazardous materials in the event of a spill. Mr. Ojala also stated that the propane tank had previously been eliminated from the Project.

Mr. Bornstein said that Tractor Supply may be able to contract with a business to have oil collected off-site.

Mr. Idman stated that if the Applicant does not plan to collect oil on site, the Applicant should provide to the Commission written authorization from DEP.

Mr. Mitchell asked if there were any questions from the subcommittee members before proceeding to next steps. Seeing none, he stated that the subcommittee would need to see revised architectural and landscaping plans, exterior building materials, accurate renderings, clarification on used motor oil storage requirements, and additional information relative to the delivery driveway gate, before making a recommendation to the Commission.

Mr. Idman discussed scheduling with the subcommittee. The subcommittee planned to meet again on Thursday, December 19, 2019 at 3:00 p.m. in the East Wing Conference Room, Barnstable County Complex, 3195 Main Street, Barnstable, MA 02630.

Mr. Idman advised the subcommittee that a staff hearing officer would further continue the hearing on the matter from 12/19/19 to January 23, 2020.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

Harold W Mitchell

Harold Mitchell, DRI Subcommittee Chair

1-9-20

Date