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CAPE COD COMMISSION

Minutes
Cape Cod Commission
DRI Subcommittee Hearing Continuance and Meeting
Tractor Supply, Co., Hyannis (Commission File No. 19020)
December 19, 2019 at 3:00 p.m.
East Wing Conference Room
3195 Main Street Barnstable, MA 02630

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

Documents used/submitted at the meeting:

- Revised Landscape Plan dated December 19, 2019
- Revised Site Plan dated December 19, 2019
- Outdoor Storage and Display Areas Sketch Plan dated December 19, 2019
- Revised Renderings dated December 12, 2019 and December 17, 2019
- Revised Elevations dated December 17, 2019
- Revised Building Materials List dated December 13, 2019
- HAZMAT Supplement Letter Submitted by Attorney Princi dated December 13, 2019

At 3:00 p.m. Jon Idman (Commission Chief Regulatory Officer), serving as Hearing Officer, further continued the December 19, 2019 continued hearing on the Tractor Supply, Hyannis DRI (Commission File No. 19020) to the meeting of the full Cape Cod Commission on January 23, 2020 at 3:00 p.m. in the East Wing Conference Room, Barnstable County Complex, 3195 Main Street, Barnstable, MA.

The subcommittee meeting began directly following the hearing continuance.

A quorum of subcommittee members present, Harold Mitchell opened the meeting by reading the Meeting Notice.

Mr. Mitchell stated that this meeting is to review the Tractor Supply project ("Project") at 1174 Pitcher's Way in Hyannis ("Project Site").

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

Kristen Clothier of Commission staff reviewed the materials submitted by the Applicant since the last subcommittee meeting. The supplemental materials included a Revised Landscape Plan, Revised Renderings, and Revised Elevations. Specifically, she noted that the Applicant had: wrapped the landscaping around the westerly rear corner of the building; reduced the size of the outdoor storage area by 550 sq. ft. and provided additional landscaping in this area; increased the landscape buffer along the east side of the outdoor storage area; and incorporated natural cedar shakes along the top section of all four sides of the building to address comments at the prior meeting.

Concluding her comments, Ms. Clothier introduced the members of Commission staff present: Chloe Schaefer (Community Design); Tim Pasakarnis (Water Resources); and Colleen Medeiros (Transportation).

Mr. Mitchell then asked for updates from the Applicant.

Attorney Michael Princi, representing the Applicant, stated that the Applicant submitted detailed information regarding the hazardous materials regulations and protocols to address the issue of waste oil disposal. He also stated that the Applicant's team made several revisions to the Project in response to comments from the subcommittee and Commission staff.

Dan Ojala, Land Surveyor and Civil Engineer, Down Cape Engineering, discussed specific revisions made to the Site Plan and Landscape Plan. He stated that additional landscaping was added to increase the buffer along the Bearses Way side of the Project Site. Mr. Ojala also discussed the changes made to the building exterior, specifically noting that variation was added to the building façade. He then discussed the reduction in the size of the outdoor storage area and design of the loading dock. Mr. Ojala explained that the gate for the delivery driveway would include a lock box at the request of the fire department and Town.

Mr. Mitchell asked Ms. Schaefer for comments on the revisions to the Project design.

Ms. Schaefer stated that the Applicant's revisions generally responded to Commission staff comments relative to landscape screening and materials used on the exterior of the building. As some of the supplemental materials were submitted at the 12/19/19 hearing, staff had not had an opportunity to review these deeply in advance.

Mr. Mitchell asked for comments from the subcommittee members.

Mr. Wilson asked for clarification on the position of the red band on the exterior sides of the building.

Jon Idman of Commission staff clarified that the red band is proposed to be horizontally centered along each wall and would wrap around the entire building. He noted that, in the front of the building, the band would be partially concealed beneath the awning.

Ms. Clothier stated that the Applicant had eliminated the red band that had been proposed for the top of the front building façade per the recommendation of Community Design staff.

Mr. Wilson and Mr. Roy asked for more information on the plans for the design of the rear driveway and the tractor trailer deliveries.

Mr. Ojala discussed the design of the rear door and delivery driveway. He also explained the delivery procedures and turning plan for the tractor trailers.

Mr. Roy asked if the building would be equipped with a sprinkler system.

Mr. Ojala stated that the building plans include a sprinkler system that would comply with the applicable codes.

Mr. Mitchell suggested that the subcommittee begin a discussion of the probable Project benefits and detriments.

Mr. Idman reviewed a list of suggested Project benefits and detriments for the subcommittee to consider, based on the testimony and project materials received and reviewed to date.

Mr. Mitchell asked how much of the Project Site would remain undeveloped.

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Mr. Ojala answered that the Project was designed to comply with local zoning, which limits impervious area to 50% of the site. He stated that approximately 30% of the Project Site would be left undeveloped and 20% would have landscaping or pervious pavers.

Mr. Wilson listed the elements of the Project that he considered to be probable benefits, which included the construction of a sidewalk along Pitcher's Way, the easement to be granted to the Town for the construction of a multimodal path, the contribution of 2 acres of off-site open space, the connection to sewer, the minimal aesthetic impact, and the use of solar panels. He then listed the elements that he considered to be probable detriments, which included the Project's proximity to residential neighborhoods and that the proposed Project Site is undeveloped.

Mr. Mitchell stated that he considered the landscaping to be a probable benefit and the traffic impacts to be a probable detriment.

Mr. Roy stated that he shared Mr. Wilson's opinions as to the probable Project benefits and detriments. Mr. Roy also noted that he did not consider traffic impacts to be a detriment because Tractor Supply would be a low traffic generator and alternative uses of the parcel could be more detrimental.

Mr. Wilson added that the sidewalk and easement for the multimodal path would be beneficial for transportation in the area.

The members of the subcommittee asked for comments on the traffic impacts from Commission staff.

Colleen Medeiros, Transportation Engineer, explained that, although there are existing deficiencies in the transportation network around the proposed Project Site, Tractor Supply would be a low traffic generator.

Mr. Roy asked if it would be possible to add a flashing light (Rectangular Rapid Flashing Beacon ("RRFB")) at the crosswalk for pedestrian safety.

Ms. Medeiros reviewed the possible safety measures that could be used at the crosswalk and stated that transportation staff would review the feasibility of the RRFB option at the midblock location.

Mr. Idman suggested that as a next step staff work with the Applicant and Town in terms of RRFB feasibility and then bring the information back to the Commissioners.

The members of the subcommittee discussed making a recommendation to the full Commission. Commission staff reviewed next steps and discussed the possible forms that a recommendation could take.

Mr. Idman reviewed Project conditions suggested by Commission staff. He also stated that if the Applicant does not plan to collect oil on site, the Commission would need to see written authorization from DEP.

Mr. Wilson moved that the Commission staff prepare a draft decision reflecting the subcommittee's recommendation to approve the Project with conditions (for consideration by the full Cape Cod Commission at the 1/23/20 hearing). Mr. Roy seconded, and the motion was approved unanimously.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

_____ _____

Harold Mitchell, DRI Subcommittee Chair Date

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