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NEW ENGLAND
DEVELOPMENT

Date: February 13, 2025
Re: Wilkens Lane Phase 2 DRI Application – Response to CCC Comments

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The following memo provides responses to comments and recommendations received at the third Cape Cod Commission Subcommittee Meeting, dated February 10, 2025, for the Development of Regional Impact ("DRI") application submitted by Wilkens Lane Properties LLC on September 13, 2024.

WATER RESOURCES

- *Updated Landscape Plans are included with this memo to remove all managed turf to ensure no nitrogen fertilizer will be used for on-going maintenance. Those areas have been replaced with a blend of rye and fescue grass (NO KENTUCKY BLUE GRASS). This grass will perform well without nitrogen and requires less water.*
- *The perimeter of the site has been updated on the Landscape Plans to reflect a strategy of maintaining as much of the existing natural vegetation with the addition of New England Wetland Plants Conservation Wildlife seed mix which includes bluestems, fescue, and several other native grasses recommended by the Commission Staff.*
- *Plant Species on the Landscape Plans have been updated to include some of the recommendations by the Commissioners and Staff.*
- *An updated Stormwater Report, including Nitrogen Calculation Sheets, has been included with this memo to reflect the removal of all Managed Turf and 0 nitrogen contribution to the Lewis Bay Embayment.*

COMMUNITY DESIGN:

- *Additional dimensions on the architectural plans were provided to Commission Staff on February 7, 2025.*
    - *Consistent with the Community Design Technical Bulletin, as determined by the Commission Staff, the facades will be interrupted by various mass-breaking elements. These mass-breaking elements will be incorporated and will take the form of various vertical divisions consisting of varying façade materials, an enhanced color palette, and roof line variations. The sloped roof will incorporate various eaves and pop-outs every 12' to 25'. The long edge of the building will introduce 13'-8" of articulation across 246'-1" to 260'-4" of façade length. The shorter ends of the building will include 24' of articulation across 71' to 73'-5" of length.*

TRANSPORTATION*:*

- *Vanasse & Associates Inc have provided an updated memo that addresses additional mitigation measures as recommended by Commission Staff.*

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Is there enough water capacity to fight fires?

- *The Proponent spoke with Superintendent Sean Anderson of the Barnstable Fire District Water Department, on February 11, 2025, and he confirmed there is more than adequate water supply to fight a fire.*

ATTACHMENTS:

- Landscape Plans
- Transportation Memo
- Stormwater Report
- Nitrogen Calculation Sheet (Lewis Bay Embayment)