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CAPE COD COMMISSION

Minutes
Cape Cod Commission DRI Subcommittee Meeting
Tractor Supply, Co., Hyannis (Commission File No. 19020)
November 21, 2019 at 5:00 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)

Commission Staff Present: Jon Idman, Chief Regulatory Officer; Kristen Clothier, Regulatory Officer; Jordan Velozo, Regulatory Officer; Tim Pasakarnis, Water Resources Analyst; Steve Tupper, Transportation Program Manager; Colleen Medeiros, Transportation Engineer; and Chloe Schaefer, Chief Planner

Documents used/submitted at the meeting:

- Project Meeting Notice
- Turning Radius Site Plan dated November 20, 2019 ("Turning Radius Site Plan")
- Renderings dated October 1, 2019 and November 4, 2019 ("Renderings")
- Revised Building Elevations dated October 30, 2018 ("Building Elevations")
- Revised Layout Site Plan dated November 4, 2019 ("Site Plan")

A quorum of subcommittee members present, Harold Mitchell opened the meeting at 5:00 p.m.

Mr. Mitchell stated that this meeting is to review the proposed construction of Tractor Supply project ("Project") at 1174 Pitcher's Way in Hyannis ("Project Site"). He asked for Commission staff to discuss their analysis and recommendations relative to the proposed Project.

Jon Idman of Commission staff reviewed the three issue areas that Commission staff recommend the subcommittee discuss further with the Applicant: transportation, community design, and water resources. He introduced the members of Commission staff present at the meeting to answer questions from the subcommittee.

Mr. Idman generally reviewed the Commission staff analysis of the issue areas, beginning with transportation. Mr. Idman clarified the details of the Applicant's proposed transportation mitigation package, explaining that the proposal consists of a mitigation payment, an easement for a multimodal path along Bearses Way, and an easement for, and construction of, a sidewalk along Pitcher's Way. He stated that Commission transportation staff have reviewed, and are comfortable with, the Applicant's proposal.

Next, Mr. Idman discussed hazardous materials. He clarified that the Commission's interest in regulating hazardous materials is a product of water resources review, and involves specific types and

volumes of materials proposed to be used and stored in certain water resource areas. He generally discussed the types and quantities of hazardous materials proposed to be stored on-site and mitigation actions, and noted that the Project Site is within an area that contributes to public drinking water. He also discussed the Commission's jurisdiction over the slightly different but related issue of hazardous waste.

Mr. Idman concluded his comments by discussing the community design elements of the Project. He stated that Commission staff recommend that the subcommittee discuss the proposed outdoor storage area, design of the building, and landscaping plan with the Applicant. He stated that, in a discussion of these elements, the subcommittee may want to consider the architectural design features of the region and opportunities to soften the effect of the building on the surrounding area.

Mr. Mitchell thanked Mr. Idman for his introductory remarks and reviewed the issues raised at the prior hearings on the Project. Specifically, he discussed his concerns about the route and turning radius of tractor trailers delivering to Tractor Supply. He also stated that public comments expressed concerns regarding an increase in traffic volume around the Project Site. He asked Commission transportation staff to discuss their analysis of the transportation impacts of the Project.

Colleen Medeiros, Transportation Engineer for the Commission, discussed the traffic study and explained that the traffic study methodology conformed to state standards. Specifically, she stated that the Tractor Supply locations studied to generate estimates were applicable and appropriate. Ms. Medeiros explained that the small number of vehicle trips generated by the Project would not noticeably impact traffic volume, but that the proposed curb cuts would have some effect on the traffic flow.

Mr. Mitchell asked if it would be possible to eliminate the curb cut on either Pitcher's Way or Bearses Way.

Ms. Medeiros reviewed the pros and cons of having one curb cut designated for retail access to the Project. Steve Tupper, Transportation Program Manager for the Commission, added that the analysis of this specific site indicates that two curb cuts will reduce problematic left-hand turns and unnecessary trips through the intersection of Pitcher's Way and Bearses Way.

Ms. Medeiros then clarified the planned delivery route and turning radius of tractor trailers, referencing the Turning Radius Site Plan submitted by the Applicant.

Tom Wilson asked Commission transportation staff to discuss how staff evaluate traffic studies and how curb cuts influence safety and traffic analysis.

Mr. Tupper answered that Applicants often approach Commission staff prior to conducting a traffic study to ensure that the Applicant is using an acceptable scope and trip generation source for a given project. He stated that, in this case, Commission staff did not have an objection to the Applicant's methodology. Mr. Tupper explained that the Commission's Regional Policy Plan ("RPP") requires the use of industry best practices for site access management. He stated that, though minimizing curb cuts generally reduces adverse traffic impacts, the unique dynamics of the Project Site make two curb cuts less impactful than one curb cut. Commission staff also discussed the expected traffic flow and opportunities for restricting left-hand turns, including signage and curbing to make left-hand turns unfeasible.

The subcommittee then discussed the Applicant's proposal to install a gate to prevent unauthorized use of the delivery driveway as a cut-through. Mr. Tupper and Ms. Medeiros addressed questions of feasibility, effectiveness, and location of the gate. There was general discussion between the

subcommittee, Commission staff, and the Applicant about the best location for a gate. Mr. Ojala added that the Applicant plans to use a retractable gate and signage to prevent unauthorized use of the delivery driveway.

Mr. Tupper noted that the width of the delivery driveway exceeds the width needed to accommodate the turning radius of the tractor trailer, commenting that the subcommittee could consider asking the Applicant to reduce the width if it would better align the Project with the Community Design Goals and Objectives of the RPP.

The subcommittee then discussed community design. Mr. Mitchell expressed his concerns about the scale and exterior design of the building, referencing the Renderings of the building. Mr. Idman reviewed the observations of Commission staff relative to specific elements of the design. He discussed changes that the subcommittee may wish to consider, such as adding natural siding and modifying architectural features. Mr. Idman also noted that the proposed landscaping and outdoor storage areas could be revised to better meet the Goals and Objectives of the RPP.

Stuart Bornstein, Project Owner/Applicant, offered to ask the Project architect to revise the building design to meet the Community Design Goals and Objectives of the RPP. He stated that reducing the outdoor storage/display area would be challenging. The subcommittee and Commission staff generally discussed changes that would address comments from the public regarding community design. The subcommittee determined that Commission staff would have a meeting with the Applicant and Project architect to discuss revisions to the design for discussion at the next public meeting.

Next, the subcommittee discussed hazardous materials. Mr. Idman explained the Commission's regulations relative to hazardous materials, explaining that the RPP is concerned with the total risk to drinking water resources. He concluded by stating that Commission staff suggest that the proposed Project meets the Water Resources Goals and Objectives of the RPP, though the subcommittee and Commission could still recognize the storage of hazardous materials as proposed as a project detriment.

Mr. Wilson stated that the Commission received a letter from the Town indicating that the proposed Project is consistent with the Town's Local Comprehensive Plan.

Then, the subcommittee discussed next steps. Mr. Mitchell stated that the Commission staff would have a conference call with the Applicant to discuss revising the Site Plan and building design to meet the Community Design Goals and Objectives of the RPP. The subcommittee planned to meet again prior to making a recommendation to the full Commission. Staff would find a meeting time, date and place that worked for the subcommittee members, and schedule and post the meeting.

Mr. Mitchell asked for a motion to adjourn. Mr. Wilson moved the motion, which was seconded by Mr. Roy. The motion was approved unanimously.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Harold W Mitchell

Harold Mitchell, DRI Subcommittee Chair

12-19-19

Date