



CAPE COD COMMISSION

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DATE: June 11, 2009

TO: Robert Mucciarone-F.W. Webb
160 Middlesex Turnpike
Bedford, MA 01730

FROM: Cape Cod Commission

RE: Modification of a Development of Regional Impact

PROJECT APPLICANT: F.W. Webb
160 Middlesex Turnpike
Bedford, MA 01730

PROPERTY OWNER: RAM Construction, LLC
160 Middlesex Turnpike
Bedford, MA 01730

PROJECT # TR 08025

PROJECT: F.W. Webb
108 Breeds Hill Road
Hyannis, MA 02601

BOOK/PAGE: 9210/72

LOT and PLAN: Lots 2 & 3 Plan Book 406 Page 52

MODIFICATION OF DEVELOPMENT OF REGIONAL IMPACT DECISION

Pursuant to Section 12 of the Cape Cod Commission Act, the Development of Regional Impact decision dated May 14, 2009 for the F.W. Webb project is hereby amended to reflect the correct traffic study data and related findings and conditions. All findings and conditions attached to the original decision continue to apply except as modified herein.

Minor Modification #2

The following findings shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck-out):



TF6. MPS TR2.1 requires DRIs to reduce new vehicle trips in and out of the site by 25 percent over what is typically expected for the land use. Based on the increase in average daily traffic of 632 trips per day, the trip reduction requirement for this project is 158 [632 x .25] daily vehicle trips.

F.W. Webb has offered the following employee trip reduction plan:

- An on-site transportation coordinator will be assigned to coordinate the traffic reduction program for the project.
- The transportation coordinator will work with the Town of Barnstable, MassHighway and the Commission to develop and implement the elements of the traffic reduction program.
- Designate two (2) parking spaces nearest to the employee entrance for car/vanpools and alternative fueled vehicles.
- All employees will be provided with information regarding available public transportation resources, schedules, fare information and stop/terminal locations.
- A flex-time policy and telecommuting will be evaluated and implemented as appropriate.
- A guaranteed-ride-home program will be provided for employees that participate in the employee trip reduction program.
- Direct deposit of employee payroll checks will be offered.
- On-site services to decrease off-site trips by employees including a lunch room equipped with a microwave and refrigerator will be available to employees of the Program.
- Safe, secure, weather protected bicycle parking, up to five bicycles, will be provided.
- Employees that car/vanpool, use public transportation or walk/bicycle to work will receive a raffle ticket for each day that they commute to the Project using one of these modes. At the end of the week, a raffle will be held for prizes such as movie tickets, gift certificates for use at local retail stores/restaurants, etc.
- Employees that car/vanpool to work on a monthly basis will be eligible to receive a \$25 gas card for each complete month that the car/vanpool is in operation.
- Employees that use public transportation, walk, or bicycle to work on a monthly basis will be eligible to receive a gift certificate for lunch at a local restaurant for each complete month that they commute to work using one of these modes.
- Provide a reference in all promotional materials or link, in the case of a website, to the Commission transportation information center Travel Demand Management services at www.gocapecod.org/tdm. In addition, website based materials and advertising developed for the project will include listing and links to available public transportation services serving the project site.

F.W. Webb has stated that ~~24~~ **35** employees will be employed by the proposed project. A 25 percent employee trip reduction credit can be applied to this project. Based on an average of 3 daily trips per day per employee and 25% of the employees participating in the plan, the employee sponsored trip reduction plan has the potential to reduce ~~18-26~~ daily trips (**35 x 3 x .25**) (~~24~~ x

3-x.25). To meet MPS TR2.1, the overall project needs to offset 158 trips. Implementing the proposed employee trip reduction plan leaves a balance of ~~140~~ **132** trips (~~158 - 18 = 140~~) (~~158 - 26 = 132~~). The Commission finds that this partially complies with MPS TR2.1.

TF7. The Applicant has proposed a financial contribution based on the cost of vacant developable land to offset the remaining trip reduction requirements of the RPP (~~140 trips~~) (**132 trips**). MPS TR2.11(c) allows an Applicant to make a financial contribution to alternative modes of transportation based on the cost to provide open space within the Town impacted by the project. F.W. Webb has calculated the financial contribution for this project at \$36,453.00 **\$34,370.00** to offset the RPPs trip reduction requirement based on the cost of vacant developable land. The Commission finds that this financial contribution partially complies with MPS TR2.11(c).

The following condition shall be modified to read as follows (bold type indicates added text, deleted text is shown as struck-out):

TC3. Prior to the issuance of the Final Certificate of Compliance for the project, the Applicant shall make a payment of ~~\$36,453~~ **\$34,370.00** to Barnstable County/Cape Cod Commission to be used in accordance with the findings made in TF7. These funds shall be held by the County of Barnstable and will be expended upon the recommendation of the Cape Cod Commission Executive Director to support the planning, design, and implementation of transportation improvements in the Town of Barnstable.

Royden Richardson
Royden Richardson, Regulatory Committee Chair

June 11, 2009
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

June 11, 2009

Before me, the undersigned notary public, personally appeared Royden Richardson, in his/her capacity as Chairman of the ~~Cape Cod Commission~~ Regulatory Committee, whose name is signed on the preceding document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, or personal knowledge of the undersigned.

Gail P. Henley
Notary Public

My Commission Expires:

10/13/11