

**From:** [Brian Kuchar](#)  
**To:** [Jeffrey Ribeiro](#)  
**Cc:** [Jonathon Idman](#); [Levon Semerjian](#); [Steven Zimmer](#); [Eliza Cox](#)  
**Subject:** Fwd: Subaru Submittal  
**Date:** Tuesday, July 12, 2016 11:58:01 AM

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Jeffrey,

Please see the response from OmniLite representative, Steve Zimmer. Let me know if this sufficiently answers your questions or if you need additional information. Thanks

Sent from my iPhone

Begin forwarded message:

**From:** Steven Zimmer <[szimmer@omnilite.com](mailto:szimmer@omnilite.com)>  
**Date:** July 12, 2016 at 8:37:34 AM EDT  
**To:** Brian Kuchar <[bkuchar@horsleywitten.com](mailto:bkuchar@horsleywitten.com)>  
**Cc:** Levon Semerjian <[lsemmerjian@atlanticsubaru.com](mailto:lsemmerjian@atlanticsubaru.com)>, Eliza Cox <[ECox@nutter.com](mailto:ECox@nutter.com)>  
**Subject: RE: Subaru Submittal**

Brian,

On the photometrics all the fixtures are mounted at nadir---or zero degrees. Whether the fixtures are direct mount or adjustable arm, they would both be "kept at 90 degrees from vertical"

All new fixtures will be mounted in the same orientation as all the existing fixtures on site now.

Hope that helps,

Steve Zimmer

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**From:** Brian Kuchar [<mailto:bkuchar@horsleywitten.com>]  
**Sent:** Monday, July 11, 2016 6:05 PM  
**To:** Steven Zimmer  
**Cc:** Levon Semerjian; Eliza Cox  
**Subject:** Fwd: Subaru Submittal

Steve,

Please see the response below from the Cape Cod Commission. Please provide a response and the necessary info so we can forward to them this week. Thanks

Sent from my iPhone

Begin forwarded message:

**From:** Jeffrey Ribeiro <[jeffrey.ribeiro@capecodcommission.org](mailto:jeffrey.ribeiro@capecodcommission.org)>  
**Date:** July 11, 2016 at 3:56:02 PM EDT  
**To:** Eliza Cox <[ECox@nutter.com](mailto:ECox@nutter.com)>  
**Cc:** Levon Semerjian <[lsemerjian@atlanticsubaru.com](mailto:lsemerjian@atlanticsubaru.com)>, Brian Kuchar <[bkuchar@horsleywitten.com](mailto:bkuchar@horsleywitten.com)>, Jonathon Idman <[jidman@capecodcommission.org](mailto:jidman@capecodcommission.org)>  
**Subject: RE: Subaru Submittal**

Liza,

I know that Brian is out this week. I've reviewed the photometrics and specs, and the fixtures themselves are full cutoff and the light levels comply with our regulations. My only concern is that the pole mounted fixtures all seem to be spec'ed with adjustable arms instead of the usual direct arms. Further two of the new fixture types do not specify mounting at all. I want to confirm – will the adjustable mounts be kept at 90 degrees from vertical? Can I assume the un-specified arms will also be adjustable? If they are positioned at an angle other than 90 degrees from vertical the lamping would not meet our requirements.

Thanks,

Jeffrey

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**From:** Brian Kuchar [<mailto:bkuchar@horsleywitten.com>]  
**Sent:** Friday, July 8, 2016 4:10 PM  
**To:** Jonathon Idman <[jidman@capecodcommission.org](mailto:jidman@capecodcommission.org)>; Jeffrey Ribeiro <[jeffrey.ribeiro@capecodcommission.org](mailto:jeffrey.ribeiro@capecodcommission.org)>  
**Cc:** Eliza Cox <[ECox@nutter.com](mailto:ECox@nutter.com)>; Levon Semerjian <[lsemerjian@atlanticsubaru.com](mailto:lsemerjian@atlanticsubaru.com)>  
**Subject:** RE: Subaru Submittal

Thanks Jon. I am glad I checked and thanks for the quick response.

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**From:** Jonathon Idman [<mailto:jidman@capecodcommission.org>]  
**Sent:** Friday, July 08, 2016 4:09 PM  
**To:** Brian Kuchar; Jeffrey Ribeiro  
**Cc:** Eliza Cox; Levon Semerjian  
**Subject:** RE: Subaru Submittal

Received photometric plan. Thanks Brian.

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**From:** Brian Kuchar [<mailto:bkuchar@horsleywitten.com>]  
**Sent:** Friday, July 08, 2016 4:07 PM  
**To:** Jeffrey Ribeiro; Jonathon Idman

**Cc:** Eliza Cox; Levon Semerjian  
**Subject:** RE: Subaru Submittal

Email 3: Photometric. We reduced to 5 MB, hopefully this works.

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**From:** Brian Kuchar  
**Sent:** Wednesday, July 06, 2016 10:14 AM  
**To:** 'Jeffrey Ribeiro'  
**Cc:** 'Eliza Cox'; 'Jonathon Idman'; 'Levon Semerjian'  
**Subject:** RE: Subaru Submittal

Jeffrey,

Attached is the latest photometric plan and lighting specifications. I am also providing an updated narrative, which includes a more detailed lighting description provided by Omnilite. Also we have staked out the interior edge of buffer line at the site. The only outstanding item is the arborist report for tree removal. We anticipate receiving this week. Let me know if you need anything else or have any questions. Thanks

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**From:** Brian Kuchar  
**Sent:** Friday, June 24, 2016 4:23 PM  
**To:** 'Jeffrey Ribeiro'  
**Cc:** Eliza Cox; Jonathon Idman; Levon Semerjian  
**Subject:** RE: Subaru Submittal

Thanks Jeffrey. Please see my response below.

1. I have discussed with the applicant and updated architectural drawings will be provided asap.
2. We have requested a revised photometric lighting plan along with the lighting specifications from the lighting distributor. Upon receipt, we will forward along to you. I would anticipate the plans will be available early next week.
3. For clarification, the applicant does not intend to clear the buffer and would like to maintain some flexibility for the removal of unhealthy or damaged trees which could be a falling hazard. Yesterday afternoon we field located the approximate limit of the buffer (dimensions from the edge of pavement) and flagged the trees recommended for removal with the tree contractor. Their certified arborist will be assessing the trees and provide a summary of findings. Upon receipt we will forward for inclusion in the submittal. We also intend to stakeout the interior buffer line and intersection at the property line next week. We will update the plan and narrative with the following note.

“Selective thinning and pruning is proposed within the buffer to remove existing deadwood and unhealthy/damaged trees. The selected trees will be been flagged and assessed in the field by a certified arborist and a report will be provided prior to any tree removal. “

4. The NRI is complete and will be emailed latter today. Please let me know if a hard copy is needed as well.

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**From:** Jeffrey Ribeiro [<mailto:jeffrey.ribeiro@capecodcommission.org>]  
**Sent:** Wednesday, June 22, 2016 1:58 PM  
**To:** Brian Kuchar  
**Cc:** Eliza Cox; Jonathon Idman  
**Subject:** Subaru Submittal

Brian,

After an initial review of the documents submitted, staff has the following comments and additional requests:

1. The architectural for the building have not been updated since the initial application. We request new plans and elevations/renderings showing the variation in the façade.
2. The photometric plan/footcandle report provided is not legible. We request either a high quality scan or full-size original.
3. Commission staff noticed the following discrepancy in the submittal:

Permitting Narrative: *Trees determined to be unhealthy or damaged, including pitch pine, will be removed from the buffer. The selected trees will be flagged by the landscape architect prior to any tree removal.*

Plan Note: *REMOVE ALL PITCH PINE AND DEAD/UNHEALTHY TREES WITH EXISTING VEGETATED BUFFER TO REMAIN.*

Based on this discrepancy, Commission staff has concerns about the area being thinned excessively. Commission staff requests the narrative and plans be revised to replace the language above with a statement that only trees flagged as dead/unhealthy by a certified arborist, subject to review (potentially including a site visit) and

approval by Commission staff, may be removed.

We would further note that the Natural Resources Inventory is still outstanding. Commission staff reserves the right to request additional materials at any time during review. If you would like to discuss any of these matters, I will be away at a conference tomorrow and Friday, but you can reach out to Jon Idman or myself next week.

Best,

Jeffrey Ribeiro  
Regulatory Planner  
Cape Cod Commission  
3225 Main Street, PO Box 226  
Barnstable, MA 02657  
Direct: (508) 744-1210