



CAPE COD COMMISSION

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DATE: May 14, 2009

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

FROM: Cape Cod Commission

RE: Development of Regional Impact
Cape Cod Commission Act, Sections 12 and 13

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

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

PROJECT LOCATION: 108 Breeds Hill Road
Hyannis, MA 02601

PROJECT # TR 08025

BOOK/PAGE: 9210/72

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

DECISION OF THE CAPE COD COMMISSION

SUMMARY

The Cape Cod Commission (Commission) hereby approves with conditions, the application of F.W. Webb, (the Applicant) represented by Robert Mucciarone, as a Development of Regional Impact (DRI) pursuant to Sections 12 and 13 of the Cape Cod Commission Act (Act), c. 716 of the Acts of 1989, as amended, for the proposed F.W. Webb warehouse/distribution facility to be located at 108 Breeds Hill Road, Hyannis, MA. This decision is rendered pursuant to a vote of the Commission on May 14, 2009.



PROJECT DESCRIPTION

The proposed development is described as follows: The project site located at 108 Breeds Hill Road, Hyannis is made up of two lots, each approximately 90,000 square feet (s.f.), for a total area of 4.132 acres. The site was formerly used by The Mill Stores as a warehouse and distribution facility for unfinished furniture. It presently includes an existing 29,017 s.f. two-story building and associated parking, landscaping and drainage. The existing building has two floors: the first floor has approximately 22,500 s.f. of gross floor area (GFA), and the second floor has approximately 6,517 s.f. of GFA. Access to the site is via two entrances off Breeds Hill Road. The site abuts Independence Drive, but there is no direct access to or from the site via Independence Drive.

The project involves F.W.Webb vacating its present site at 172 Attucks Lane Extension and Airport Road, Hyannis, and moving its entire operations to 108 Breeds Hill Road in Independence Park. The project involves renovation and expansion of the existing building at 108 Breeds Hill Road and the construction of a new, two-story 33,750 s.f. (22,500 s.f. first floor and 11,250 s.f. second floor) addition to the existing building, which together will be a new F.W. Webb warehouse and distribution facility. With the addition, the building will total approximately 62,767 s.f. of GFA. The project includes changes to the associated parking areas, loading dock, stormwater drainage system, exterior lighting, and landscaped areas.

PROCEDURAL HISTORY

Tom Perry, Barnstable's Building Commissioner, referred the project to the Commission through John Klimm, Barnstable's Town Manager on October 30, 2008. In a letter dated November 3, 2008, the Applicant was informed that the Commission had received a DRI referral, and that the project qualified as a Development of Regional Impact. The DRI application was deemed to be substantially complete to proceed to a public hearing in a letter dated March 4, 2009. The Applicant's consultants filed application materials with the Commission on December 23, 2008, February 13, 2009, March 20, 2009 and other dates as shown in the *Materials Submitted for the Record*.

A duly noticed public hearing pursuant to Section 5 of the Act was held on the DRI application by an authorized subcommittee of the Commission on March 30, 2009 at 6:30 PM at the Commission's office. At this hearing, the subcommittee voted to leave the record open, and continue the public hearing to the full Commission meeting on May 14, 2009, beginning at 3:00 PM, Assembly of Delegates Chambers, First District Courthouse, Barnstable, MA.

Subcommittee meetings were held on April 22, 2009, where the Subcommittee deliberated on the project and voted unanimously to recommend approval with conditions to the full Commission, and May 1, 2009. At the May 1, 2009 meeting, the Subcommittee voted to forward the draft decision to the full Commission.

A final public hearing was held before the full Cape Cod Commission on May 14, 2009. At the close of this hearing, the Commission voted unanimously to approve the project as a DRI, subject to conditions.

Materials Submitted for the Record

Materials Submitted by the Applicant

E-mail, Nichole Dunphy, Cubellis, Client contact information	11/5/08
E-mail, Nichole Dunphy, Cubellis, Electronic Copy of DRI Application	12/23/08
E-mail, Nichole Dunphy, Cubellis, Exterior lighting information	12/30/08
Color Digital Photograph, Materials Board – Proposed exterior materials	12/30/08
E-mail, Nichole Dunphy, Cubellis, Natural Resources/open space question	1/15/09
E-mail, Andrew McBeth, JM Coull, Hazardous Materials information	1/15/09
E-mail, Andrew McBeth, JM Coull, Energy information	1/29/09
E-mail, Andrew McBeth, JM Coull, Affordable housing data	2/5/09
E-mail, Nichole Dunphy, Cubellis, E-mail from Vanasse, Transportation issues	2/12/09
E-mail, Andrew McBeth, JM Coull, Affordable housing data	2/13/09
E-mail, Andrew McBeth, JM Coull, Affordable housing data	2/13/09
E-mail, Nichole Dunphy, Electronic copy of supplemental DRI application info.	2/13/09
E-mail, Jeffrey Dirk, Vanasse, Supplemental transportation information	2/27/09
E-mail, Jeffrey Dirk, Vanasse, Number of employees	3/2/09
Fee Waiver Request Form	3/9/09
E-mail, Nichole Dunphy, Cubellis, Fee Waiver & Extension Agreement	3/9/09
E-mail, Jeffrey Dirk, Vanasse, Supplemental transportation information	3/11/09
Letter, Jeffrey Dirk, Vanasse, Supplemental transportation information	3/16/09
Letter, Nichole Dunphy, Cubellis, Additional hazardous materials information	3/20/09
E-mail, Andrew McBeth, JM Coull, Supplemental energy data	3/30/09
E-mail, Nichole Dunphy, Cubellis, Supplemental stormwater information	4/2/09
E-mail, Andrew McBeth, JM Coull, Supplemental hazardous materials information	4/3/09
E-mail, Nichole Dunphy, Cubellis, Supplemental hazardous materials information, including a 4/2/09 E-mail from Cynthia Martin, Town of Barnstable Health Department	4/7/09
E-mail, Nichole Dunphy, Cubellis, to Mary LeBlanc, Landscaping plan	4/8/09
E-mail, Andrew McBeth, JM Coull, Drawing, location of solar roof array	4/9/09
E-mail, Andrew McBeth, JM Coull, Reduced hazardous materials inventory	4/10/09
E-mail, Andrew McBeth, JM Coull, No supplemental transportation data	4/13/09
E-mail, Douglas Hartnet, Cubellis, Revised landscaping design	4/13/09
Letter, with enclosures, Douglas Hartnet, Cubellis, supplemental information	4/14/09
E-mail, Douglas Hartnet, Cubellis, Revised landscaping	4/14/09
E-mail, Nichole Dunphy, Cubellis, Finalizing plans	4/16/09
Memorandum with attached plans, Nichole Dunphy, final decision plan set	4/27/09
Payment to Landscape Consultant, Mary LeBlanc	5/5/09

Materials Submitted by Cape Cod Commission Staff

E-mail, to JoAnne Miller Buntich	10/30/08
Letter, to Marc Natel, F.W. Webb, DRI notification	11/3/08
E-mail, Nichole Dunphy, Cubellis, Project fee	11/6/08
Hearing Notice	12/23/08
Hearing Officer Minutes	12/23/08
E-mail, Nichole Dunphy, Cubellis, DRI application	12/26/08
Letter, Robert Mucciarone, F.W. Webb, Application completeness	12/31/08
Letter, Robert Mucciarone, F.W. Webb, Application completeness	1/14/09
E-mail, Nichole Dunphy, Cubellis	1/15/09
E-mail, Nichole Dunphy, Cubellis, Natural Resources/open space	1/15/09
E-mail, Jeffrey Dirk, Vanasse, Transportation issues	1/21/09
E-mail, Nichole Dunphy, Regional Policy Plan issues	1/29/09
E-mail, Nichole Dunphy, Energy	1/30/09
E-mail, Nichole Dunphy, Energy	2/2/09
E-mail, Nichole Dunphy, Energy	2/4/09
E-mail, Andrew McBeth, JM Coull, Affordable housing	2/6/09
E-mail, Nichole Dunphy, Cubellis, Transportation	2/12/09
E-mail/Letter, Jeffrey Dirk, Vanasse, Transportation	2/13/09

E-mail, Nichole Dunphy, Transportation	2/13/09
Letter, Jeffrey Dirk, Vanasse, Transportation	2/13/09
E-mail, Lori Shattuck, Vanasse, Transportation	2/25/09
E-mail, from Glenn Cannon, Transportation issues	3/2/09
Letter, Robert Mucciarone, F.W. Webb, Application complete	3/4/09
E-mail, Nichole Dunphy and Andrew McBeth, Draft Extension Agreement	3/6/09
E-mail, Jeffrey Dirk, Vanasse, Transportation	3/9/09
E-mail, Nichole Dunphy, Cubellis, Fee waiver	3/9/09
E-mail, JoAnne Miller Buntich, Consistency with zoning, LCP	3/10/09
E-mail, Nichole Dunphy, Cubellis, Fee waiver	3/10/09
E-mail, Nichole Dunphy, Cubellis, Hearing and Site visit	3/10/09
E-mail, Nichole Dunphy, Cubellis, Hearing Notice	3/10/09
Letter, Mary LeBlanc, Landscaping comments	3/10/09
E-mail, Mary LeBlanc, Landscaping	3/10/09
E-mail, Mary LeBlanc, Landscaping	3/10/09
E-mail, Mary LeBlanc, Landscaping	3/10/09
E-mail, Barnstable's Growth Management Department, Transportation	3/11/09
Letter, Robert Mucciarone, Landscape review cost	3/12/09
Memo, Mary LeBlanc, Landscape review	3/12/09
E-mail, Andrew McBeth, Employment data	3/12/09
E-mail, Subcommittee members, Hearing	3/13/09
E-mail, Town of Barnstable Staff, Hearing	3/13/09
E-mail, Nichole Dunphy/Andrew McBeth, Hearing	3/13/09
E-mail, Town of Barnstable Staff, Hearing & site visit	3/13/09
E-mail, Nichole Dunphy, Cubellis, Extension	3/16/09
Hearing Notice	3/20/09
Hearing Officer Minutes	3/20/09
E-mail & map, Nichole Dunphy, Cubellis, Local land use vision map	3/20/09
E-mail, Nichole Dunphy/Andrew McBeth, Staff report	3/23/09
Staff Report (copy)	3/23/09
E-mail, Town of Barnstable Staff, Update on Hearing/site visit	3/23/09
Cover Memo, staff report to Nichole Dunphy, Andrew McBeth, JoAnne Miller Buntich	3/23/09
Memo, Subcommittee and alternates, Hearing packets	3/23/09
Letter, Nichole Dunphy, Cubellis, Extension originals for signature	3/24/09
E-mail, Nichole Dunphy, Andrew McBeth, JoAnne Miller Buntich, letters for record	3/26/09
Hearing Notice	3/30/09
Hearing Sign In Sheet	3/30/09
Hearing Minutes	3/30/09
E-mail, Mary LeBlanc, Landscaping	4/2/09
E-mail, Nichole Dunphy, Cubellis, post installation inspection of drainage system	4/3/09
E-mail, Nichole Dunphy, Cubellis, contact information for Mary LeBlanc	4/3/09
E-mail, Mary LeBlanc, Landscaping	4/3/09
E-mail, Nichole Dunphy, Cubellis, hazardous materials and procedural timeline	4/6/09
E-mail, Mary LeBlanc, to Nichole Dunphy, Landscaping	4/8/09
E-mail, Nichole Dunphy, Copy of landscape maintenance contract requirements	4/9/09
E-mail, Nichole Dunphy, Copy of landscape maintenance contract requirements	4/9/09
E-mail, Mary LeBlanc, Landscaping issues	4/10/09
E-mail, Andrew McBeth, Landscaping issues	4/13/09
E-mail, Andrew McBeth, Copy of revised landscape design/Mary LeBlanc's comments	4/14/09
Memorandum, with attachments, to Subcommittee, Project Update	4/14/09
E-mail, Andrew McBeth, Revised landscape design	4/14/09
E-mail, Subcommittee, Scheduling	4/14/09
E-mail, Doug Hartnett, Cubellis, Landscape plan hard copy	4/14/09
E-mail, Doug Hartnett, Cubellis, Landscape plan comments	4/15/09
Memorandum, Mary LeBlanc, Revised landscape design review budget	4/16/09
E-mail, Douglas Hartnett, Cubellis, Revised landscape design comments	4/16/09
E-mail, Nichole Dunphy, Cubellis, Final landscaping plans	4/16/09
E-mail, Nichole Dunphy, Cubellis, Finalizing plans	4/17/09

E-mail, Subcommittee, Scheduling	4/21/09
Subcommittee Meeting Notice	4/22/09
E-mail, Mary LeBlanc, Revised landscape plan	4/23/09
E-mail, Page Czepiga, Revised landscape conditions	4/24/09
E-mail, Mary LeBlanc, Revised landscape comments	4/24/09
E-mail, Mary LeBlanc, Landscaping conditions	4/24/09
E-mail, Page Czepiga, Subcommittee reminder	4/27/09
E-mail, Page Czepiga, Draft decision and minutes to Subcommittee	4/28/09
E-mail, Page Czepiga, Draft decision to Nichole Dunphy & JoAnne Miller Buntich	5/1/09

Materials Submitted by Federal, State, Local Officials

DRI referral form, Barnstable Town Manager	10/30/08
Massachusetts Historical Commission Project Notification Form (stamped)	12/5/08
E-mail, JoAnne Miller Buntich, Barnstable Growth Management Department	3/10/09
E-mail, JoAnne Miller Buntich, Barnstable Growth Management Department	4/29/09

Materials Submitted by Others

Letter, Mark Thompson, Independence Park	3/26/09
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The application and notices of public hearings relative thereto, the Commission staff's notes, exhibits and correspondence, the transcript and minutes of meetings and hearings and all written submissions received in the course of the Commission's proceedings are incorporated into the record by reference.

TESTIMONY

March 30, 2009 Public Hearing

Below is a summary of the March 30, 2009 public hearing and April 22, 2009 public meeting. Please see the record for the full hearing and meeting minutes.

Nichole Dunphy and Douglas Hartnett of Cubellis, Andrew McBeth of JM Coull, and Marc Nantel of F.W. Webb presented the proposed project on behalf of F.W. Webb. Ms. Dunphy explained that F.W. Webb is a plumbing and HVAC business, which sells and distributes to contractors. It has been at its current Attucks Lane location in Hyannis since 1964 and is proposing moving to the new location at 108 Breeds Hill in Hyannis. She described the proposal to renovate and expand the existing building at 108 Breeds Hill Road by adding an additional 22,500 square feet in the form of a new building located on the eastern side of the existing structure. They stated that the proposed project will be Energy Star compliant with a reflective roof and will provide on-site renewable energy, active thermal solar power, geothermal heating and cooling, and will include energy conserving landscaping with native vegetation. They discussed the economic development features/benefits of the project and noted that F.W. Webb's customers are local contractors. They noted that 83% of F.W. Webb employees make above the median income level and that F.W. Webb is paying \$16,000 a year in local taxes. They noted that the project is located in a Wellhead Protection Area, and as such, is restricted to only storing "household quantities" of hazardous materials per the 2009 Regional Policy Plan. F.W. Webb is proposing to store more than this amount, but because the project is a redevelopment project, the Regional Policy Plan allows for increased quantities of hazardous materials on site if adequate documentation of the quantity of hazardous materials from the previous use is provided to the Commission and the proposed quantity is less.

Andrea Adams, Commission Senior Regulatory Planner, presented the staff report using a Smart Board presentation. She reviewed existing setting, described the project, and noted that the Commission has jurisdiction over the project under Section 3(e)(iii) of the DRI *Enabling*

Regulations as an addition to an existing building that will result in an increase greater than 10,000 square feet of GFA. Ms. Adams then reviewed the staff analysis of the relevant RPP issue areas.

Ms. Taylor asked why nitrogen-fixing plants are not recommended in bioretention areas.

Ms. Gabrielle Belfit, Commission Hydrologist, responded that the goal of bioretention areas is to remove nitrogen from stormwater runoff and that nitrogen fixing plants grow by taking nitrogen from the air and adding it to groundwater.

Ms. Taylor asked if the fire department had any problems with access to the proposed building.

Ms. Dunphy answered that the only comment received from the fire department is to put a knock box on the outside storage area so that they will have access to the back of the building.

Ms. Taylor asked if the fire department had any problems with the parking lot 'islands' relative to fire equipment turning movements.

Ms. Dunphy replied that the fire department had not commented on the parking lot islands relative to fire department vehicle access.

Ms. Taylor asked if red cedar trees would be okay in a wet area like the bioretention area.

Ms. Dunphy stated that red cedar is on the DEP approved list for use in a bioretention area.

Ms. Taylor commended the Applicant on their excellent energy efficiency design.

Mr. Putnam asked where the geothermal wells are going to be located.

Mr. McBeth pointed them out on the plans; they are going to be in the sidewalk along the Breeds Hill Road side of the project.

Mr. Lohan asked if there would be an increase in the number of employees as a result of the expansion.

Mr. Nantel answered there are now twenty-four employees but that F.W. Webb hopes to expand to thirty or thirty-five employees.

Mr. Virgilio asked what the overall projected construction time would be.

Mr. McBeth replied that it would be seven months.

Ms. JoAnne Miller Buntich, Interim Director, Barnstable Growth Management Department, stated the Town of Barnstable is in support of this project and redevelopment in an appropriate area. She noted that F.W. Webb is a strong company that provides good jobs. She said that the outstanding issues seem to be minor and the Town would be happy to assist in solving them. She stated that F.W. Webb has been and will continue keep the Town updated about redeveloping the company's existing site on Attucks Lane.

Mr. Richardson asked for testimony from other members of the public. Hearing none, Mr. Richardson read into the record a letter in support of the project from Mark W. Thompson, President, Independence Park.

Mr. Richardson asked for a motion to leave the record open, and to continue the public hearing to the Cape Cod Commission meeting on May 14, 2009 at 3:00 PM at the First District Courthouse Assembly of Delegates Chamber in Barnstable, MA.

Mr. Virgilio made the motion, which was seconded by Mr. Hogan. The motion passed unanimously.

Ms. Belfit noted that she had concerns about the hazardous materials issue, in that the previously mentioned Board of Health inventory for the Mill Store at the Breeds Hill Road, Hyannis location was old (from 1999) and included items such as latex paint, which is not a hazardous material according to the 2009 RPP.

Ms. Dunphy and Ms. Belfit discussed the 1999 Barnstable Board of Health Mill Store inventory.

Mr. McBeth noted that the Mill Store in Taunton had confirmed to F.W. Webb that the Mill Store carried both oil based and latex paints.

Ms. Belfit pointed out the project site's proximity to the public supply well and agreed with the Applicant that more work needed to be done to resolve this issue.

Ms. Taylor moved to adjourn the public hearing. Mr. Hogan seconded. The motion passed unanimously. The public hearing was adjourned at 7:35 PM.

At the Subcommittee meeting on April 22, 2009, the Subcommittee reviewed newly submitted information in the issue areas of energy, hazardous materials and landscaping. The Subcommittee found that the information resolved any previously outstanding issues and moved that a condition specifying replacement of dead, diseased, or stressed plants/trees beyond the three growing seasons specified in the landscape maintenance agreement be inserted in the draft decision.

The Subcommittee found that the probable benefits of the project outweighed the probable detriments in the issue areas of land use, historic preservation/community character, water resources, and economic development by the project meeting or exceeding Best Development Practices (BDP) LU1.3, HPCC2.17, WR1.8, ED2.2, ED3.1, and ED3.3.

The subcommittee directed staff to draft a written decision and the meeting was adjourned.

During the Subcommittee meeting on May 1, 2009 the Subcommittee reviewed the draft decision and found that the Applicant met MPS E1.1. The Subcommittee voted to forward the draft decision to the full Commission and the meeting was adjourned.

JURISDICTION

The development as proposed by F.W. Webb's project description qualifies as a Development of Regional Impact (DRI) under Section 3(e)(ii) of the DRI *Enabling Regulations* as an addition to an existing building that results in an increase greater than 10,000 square feet of GFA.

FINDINGS

The Commission has considered the application of F.W. Webb for the proposed redevelopment and new construction of a warehouse/distribution facility at 108 Breeds Hill Road, Hyannis, and based on consideration of such application and upon the information presented at the public hearing(s) and submitted for the record, makes the following findings pursuant to Sections 12 and 13 of the Act:

General Findings

- GF1. As the date of the first substantive public hearing was March 30, 2009, this project was reviewed subject to the 2009 Regional Policy Plan (RPP).
- GF2. As of the date of this decision, the Town of Barnstable has a Cape Cod Commission certified Local Comprehensive Plan (LCP). As proposed, the project is consistent with Barnstable's Local Comprehensive Plan (BLCP) as confirmed by JoAnne Miller Buntich, Interim Director of Barnstable's Growth Management Department. The Commission adopts the written testimony of Ms. Miller Buntich, and finds that project is consistent with the BLCP.
- GF3. As provided in written testimony dated March 10, 2009 from JoAnne Miller Buntich, Barnstable's Interim Director of Growth Management Department, which was presented to and considered by the Commission subcommittee at the public hearing on March 30, 2009, the project is consistent with the Town of Barnstable's local development by-laws. The Commission adopts the written testimony of Ms. Miller Buntich, and finds the project is consistent with local development by-laws.
- GF4. The Barnstable District of Critical Planning Concern (DCPC) regulates only residential development, and therefore the project is consistent with this DCPC.

Land Use

- LUF1. Minimum Performance Standard (MPS) LU1.1 requires that redevelopment projects be consistent with the category of desired land use, as well as the characteristics of the category, as identified on the Regional Land Use Vision Map. The Town of Barnstable's endorsed Land Use Vision Map as incorporated into the 2009 RPP shows the area to be developed by F.W. Webb designated as Industrial/Service Trade Area (ISTA). ISTAs are defined in the RPP as areas "*for industrial uses, construction trades, and/or public works facilities. Areas are intended for uses that are incompatible with residential and village settings, with a high square-footage-to-employee ratio*" (emphasis added). Therefore, the Commission finds that the proposed project is consistent with Barnstable's endorsed Land Use Vision Map and with MPS LU1.1.

- LUF2. MPS LU1.2 requires nonresidential redevelopment to be clustered on the site and with adjacent uses to the maximum extent possible. The MPS lists characteristics that are encouraged through this standard, such as including multistory buildings and limited and/or shared parking. The proposed expansion is attached to an existing structure on the site, incorporates an upper level mezzanine and is proposed to have limited parking (with an overflow gravel parking lot in reserve). Therefore, the Commission finds that the project is consistent with MPS LU1.2.
- LUF3. As the proposed project does not involve capital facilities and infrastructure nor is the proposed development adjacent to rural lands or landscapes, the Commission finds that MPS LU2.1, LU2.2, LU3.1 and LU3.2 do not apply to this DRI.
- LUF4. Best Development Practice (BDP) LU1.3 encourages redevelopment and/or reuse of existing buildings or developed sites. The proposed project will reuse and expand an existing warehouse building with the addition being constructed on a portion of the site that has been previously disturbed. The Commission finds that the project design is consistent with BDP LU1.3 and is therefore considered a project benefit.

Community Character

- CCF1. The Massachusetts Historical Commission (MHC) reviewed the proposed project and on December 3, 2008, MHC determined that the proposed project is unlikely to affect significant historic or archaeological resources.
- CCF2. MPS HPCC2.5 allows redevelopment projects to expand up to a footprint of 50,000 square feet without full screening. An existing vegetated buffer will remain between the structure and Independence Drive for screening purposes. Once expanded, the proposed building will have a footprint of 45,000 square feet, and therefore the Commission finds that the project is not required to be fully screened and is consistent with MPS HPCC2.5.
- CCF3. MPS HPCC2.7 allows the use of non-traditional materials, forms and site designs if a project is located within an industrial park or areas not visible from scenic or regional roadways. The proposed project will result in a single structure with an approximately 45,000 square foot footprint. The building is not traditionally massed and exhibits little variation in height or the façade. The building will also be clad with non-traditional materials (including a mix of CMU (concrete masonry unit) and metal siding) and the application materials show that the exterior metal will be colored red, with the roof a silver color, exterior trim painted white, and downspouts painted red. Because the project is located within the Independence Park industrial park and will be screened from view from the adjacent regional roadway (Independence Drive), the Commission finds that the proposal is consistent with the provisions of MPS HPCC2.7 that allow the non-traditional materials, forms and site design.

- CCF4. MPS HPCC2.8 requires that parking lots be located to the side and rear of development, unless doing so would have an adverse or detrimental impact on the environment or visual features of the site. The site has frontage on Breeds Hill Road but backs up to Independence Drive. The majority of the parking is located to either side of the building and there are ten parking spaces and a loading area in front of the building on the Breeds Hill Road side that faces the Barnstable Municipal Airport. However, the Commission finds that locating the spaces currently in front of the building (Breeds Hill Road side) to the rear (adjacent to Independence Drive) in order to be consistent with the standard would be more detrimental to the visual features of the site as it would result in additional clearing of vegetation that currently provides screening from the regional roadway. Therefore, the Commission finds that the project is consistent with MPS HPCC2.8.

Landscaping

- CCF5. MPS HPCC2.9 requires *“that redevelopment shall significantly improve buffers between the parking areas and the street, as well as interior parking lot landscaping”*. The proposed landscape plan (dated April 22, 2009) shows improved interior parking lot landscaping and re-vegetated disturbed buffers. However, the Commission finds the foundation planting to soften facades requires augmentation.
- CCF6. MPS HPCC2.10 requires that all development implement a landscape plan that addresses the functional aspects of landscaping and requires a landscape maintenance agreement. The Applicant’s revised landscape plan (dated April 22, 2009) proposes a sustainable landscape and addresses many functional aspects of planting in the design. All disturbed slopes will be seeded with drought tolerant grass and wildflower seed mixes appropriate to the dry, sandy site and providing a valuable wildlife habitat. A planted drainage swale to catch and filter site run off will feature native trees and shrubs. The planted drainage swale replaces an existing stone lined basin. An augmented section of buffer in the northwest corner includes native trees and shrubs to provide screening from the regional road.
- CCF7. BDP HPCC2.16 encourages individual developments to preserve the specimen trees and original topography of the project site. The proposed plan minimizes site disturbance and tree removal by using native boulder or concrete interlok retaining walls and 3:1 slopes to contain grading. The Commission finds that the project design is consistent with BDP HPCC2.16 and is therefore considered a project benefit.
- CCF8. BDP HPCC2.17 encourages individual developments to reduce paved areas. The project includes a gravel area for overflow parking that will be able to accommodate an additional 18 parking spaces required under zoning. The Commission finds that the project design is consistent with BDP HPCC2.17 and is therefore considered a project benefit.

Exterior Lighting

EXLF1. MPS HPCC2.11 requires *“site lighting and exterior building lights in all development shall... employ shoe-box...or decorative fixtures, use a mounting configuration that creates a total cutoff of all light at less than ninety degrees from vertical, provide total cutoff of all light at the property lines, [and] meet a maximum initial foot-candle level of 8.0 foot-candles...directly below the luminaires at grade.”* Based on the DRI application information submitted to date, the exterior lighting proposed for the project (both the existing building and new construction) includes 32 total fixtures. Of these, 16 will be pole-mounted; 9 will be wall packs attached to the building near egress locations; 4 will be vertical down lights in the alcove above the self-service entrance; and 3 will be decorative wall sconces, two at the showroom entrance and one at the warehouse main door by the loading docks. All the luminaires except the decorative wall sconces will be high-pressure sodium (HPS). The decorative wall sconces will be compact fluorescent lights. Pole mounted fixtures will have a total height of 25 feet, while wall-mounted fixtures will be at heights of 8.0, 8.5 and 20 feet on the buildings. Plans submitted to date indicate the exterior lighting mounting configurations will create total cutoff at less than 90 degrees from vertical, and foot-candle levels are anticipated to be 8.0 or less. Based on this information, the Commission finds that the proposed exterior lighting design is consistent with the requirements of MPS HPCC2.11 and with other requirements in the Commission’s Exterior Lighting Technical Bulletin, 95-001, as amended.

Energy

- EF1. MPS E1.1 requires that redevelopment perform an energy audit of existing conditions and incorporate recommendations into the project design. Based on the information submitted to date and the subcommittee review of the project, the Commission finds that the Applicant meets MPS E1.1.
- EF2. To satisfy MPS E1.2, requiring ENERGY STAR certification, the Applicant provided a Statement of Energy Design Intent (SEDI) with a target rating of 94 (a minimum rating of 75 is required to earn the ENERGY STAR). With this information, the Commission finds that the project is consistent with MPS E1.2.
- EF3. MPS E1.3 requires that nonresidential redevelopment comply with current ANSI/ASHRAE/IESNA Standard 90.1-2004, Section 5.4. To comply with this, the Applicant provided an eQuest energy model output based on the building shell and fenestration design for a comparable gas/electric system, which exceeds ASHRAE standard 90.1-2004 (building shell). The energy modeling software however is not compatible with the proposed geothermal & solar thermal energy system. The proposed system is projected to use 58% less total energy than the ASHRAE standard. The Applicant provided a design narrative detailing equipment efficiency as 100% more efficient than the minimum requirements for ASHRAE 90.1-2004. The Commission finds that the project has been designed to exceed the efficiency requirements of the ASHRAE 90.1-2004 standard, and therefore is consistent with MPS E1.3.

- EF4. MPS E1.5 requires zero chlorofluorocarbon (CFC) based refrigerants in new developments or a comprehensive phase-out conversion in redevelopments. The proposed heat pumps will utilize R-410A refrigerants with no CFC's or Hydrochlorofluorocarbons (HCFC's). Therefore, the Commission finds that the project is consistent with MPS E1.5.
- EF5. To satisfy MPS E1.6, the Applicant has chosen the following 6 green building criteria;
1. ENERGY STAR compliant reflective roofing
 - The Applicant has specified the Butler Manufacturing Company's MR-24, Galvalume, metal roof with an initial solar reflectivity of .68 to satisfy the ENERGY STAR compliant reflective roofing requirement.
 2. Re-use of existing structures
 - The Applicant submitted project plans demonstrating 100% re-use of the shell & core of the existing Mill Stores building (*Existing Conditions Plan, and Layout and Zoning Plan, Revised April 22, 2009*).
 3. Renewable Energy: 9% active solar thermal
 - A hybrid solar thermal and geothermal system heating system is proposed. A combination of 9% solar energy, 62% geothermal energy and 29% electrical energy will replace all of the natural gas for heating needs. The Applicant provided project plans showing the placement and orientation of the solar thermal array (*Mechanical Roof Plan, Revised April 9, 2009*)
 4. Geothermal heating and cooling
 - A hybrid solar thermal and geothermal system heating system is proposed. A combination of 9% solar energy, 62% geothermal energy and 29% electrical energy will replace all of the natural gas for heating needs. The Applicant provided project plans showing the placement and orientation of the solar thermal array (*Mechanical Roof Plan, prepared and submitted by JM Coull, Inc., Revised April 9, 2009*)
 5. Energy conserving landscape (incorporating native species)
 - The Applicant submitted a landscape plan specifying native vegetation and bioretention and has proposed a "drip" irrigation system (*Landscape Plan, Revised April 22, 2009*).
 6. Compliance with ANSI standards for HVAC & Electrical, and ASHRAE 90.1-2004
 - The proposed system is projected to use 58% less total energy than the ASHRAE standard. The Applicant provided a design narrative detailing equipment efficiency as 100% more efficient than the minimum requirements for ASHRAE 90.1-2004 (Ch. 6 HVAC & Controls).

With this information, the Commission finds that the project is consistent with MPS E1.6.

Economic Development

- EDF1. MPS ED1.1 requires that development locate in Economic Centers and Industrial and Service Trade Areas (ISTAs). The Town of Barnstable's endorsed Land Use Vision Map shows the proposed development is located in an area designated as an ISTA. The Commission finds that the development is consistent with MPS ED1.1.
- EDF2. If located in an ISTA, MPS ED1.2 requires that the development accommodate a use related to the development, production, and distribution of goods. The project is proposing a warehouse and distribution facility. The Commission finds that the proposed development is consistent with MPS ED1.2.
- EDF3. As the proposed project is a redevelopment project and is not located in a resource-based economic area, nor does it involve Class III gaming, the Commission finds that MPS ED 4.1, ED1.4, and ED2.1 do not apply to this development.
- EDF4. Based on the DRI application information submitted to date, the development will provide quality employment opportunities. BDP ED2.2 encourages projects to provide competitive wages and other quality employment opportunities. F.W. Webb stated 83% of its employees earn wages above the median income level. The Commission finds that the development is consistent with BDP ED2.2 and is therefore considered a project benefit.
- EDF5. BDP ED3.1 encourages projects to employ a majority of local residents and use a majority of local contractors and service providers. Information provided by the Applicant indicates that 83% of F.W. Webb employees are residents of Barnstable County. The Commission finds that the development is consistent with BDP ED3.1 and is therefore considered a project benefit.
- EDF6. BDP ED3.3 encourages commercial projects to employ or directly benefit residents with disabilities, minorities, elderly, unemployed, and under-employed residents. Information provided by F.W. Webb indicates that 40% of the company's employees were unemployed prior to being hired by F.W. Webb. The Commission finds that the development is consistent with BDP ED3.3 and is therefore considered a project benefit.

Affordable Housing

- AHF1. As a redevelopment project, in accordance with MPS AH 3.5, an Applicant receives a credit for the amount of mitigation based upon the existing use and the existing square footage. As both the prior and proposed use is a warehouse and distribution facility, the Applicant's affordable housing mitigation for this development will be calculated only on the additional 33,750 square feet that will be built. As the project is not located in an Economic Center (per Barnstable's endorsed Land Use Vision Map), in accordance with MPS AH 3.3, the mitigation, adjusted annually for changes in the Consumer

Price Index (CPI), for a warehouse and distribution facility is \$2.37 per square foot. Therefore, the Applicant's affordable housing mitigation is \$79,988.

AHF2. MPS AH3.2 allows the Applicant an alternate mitigation calculation option using employee wage data and the Nexus Study. F.W. Webb requested a reduction in the affordable housing mitigation under this MPS and submitted employee wage data in accordance with Technical Bulletin 09-001. A summary of that information follows:

Year	Regional Average Wage	# Employees Above Average Wage	# Employees Below Average Wage	% Employees Above Average Wage
2005	\$35,100	19	3	86.4%
2006	\$36,400	17	6	73.9%
2007	\$37,648	21	3	87.5%
Total		57	12	82.6%

For a warehouse/distribution facility, the data from the Barnstable County Nexus study projected an employee density of one employee for every 1,800 square feet, and that 6% of the employees would earn above the regional average wage and 94% would earn below the regional average wage. In accordance with the methodology described in Technical Bulletin 09-001, the reduction in the number of below average wage jobs is calculated as follows:

33,750 square foot warehouse facility	Total # of Employees	#/% Employees Above Average Wage	#/% Employees Below Average Wage
Nexus Study	19 (33,750/1,800)	1 (.06 x 19)	18 (.94 x 19)
Applicant Data		82.6%; therefore 16 (.826 x 19)	17.4%; therefore 3 (.174 x 19)

Based upon the data supplied by F.W. Webb, the project will generate 15 fewer (18-3) below average wage jobs than projected. That will result in an 83.3% (15/18) reduction in the affordable housing mitigation. The affordable housing mitigation is now \$0.40 per square foot (\$2.37 x .167), and the Commission finds that the total affordable housing mitigation for this development is \$13,500.

Natural Resources/Open Space

NR/OSF1. The project site is located within a Significant Natural Resource Area due to the presence of public water supply Wellhead Protection Area. The site is adjacent to, but not in, mapped rare species habitat. The project proposes to reuse an existing building and paved and gravel parking area. According to the DRI application materials filed, the redeveloped area is located almost entirely within presently impervious (disturbed) portions of the site. Due to the built nature of the site, the Commission did not require the preparation of a

natural resources inventory. The Commission finds the development is consistent with the wetlands, wildlife and plant habitat goals and standards of the 2009 RPP, and as a project that redevelops a site without additional clearing of natural vegetation (no "greenfield" disturbance), has no open space requirements.

Water Resources/Hazardous Materials

- WRF1. MPS WR1.1 requires that redevelopment not exceed a 5-parts per million (ppm) nitrogen loading standard for impact on groundwater. Wastewater from the site will be treated at the Town of Barnstable municipal wastewater treatment facility, which discharges within the Marine Water Recharge Area/watershed to Lewis Bay. Nitrogen loading from the project sources other than wastewater results in a nitrogen load of approximately 1.5 ppm. The Commission finds that this development is consistent with MPS WR1.1.
- WRF2. The project is located within a Wellhead Protection Area (WPA) to Hyannis public water supply wells. As such, under the provisions of MPS WR2.2 and MPS WM 1.1, no more than a Household Quantity of Hazardous Materials, which is defined by the RPP as *"25 gallons or equivalent dry weight, total...on site at any time, excluding oil for heating of a structure or to supply an emergency generator"* is allowed in a WHPA. However, as provided by MPS WM1.2, development and redevelopment within a WHPA that involves use, treatment, generation, handling, storage, or disposal of Hazardous Materials and /or Hazardous Wastes may be allowed to exceed the limits set forth in MPS WR2.2 and MPS WM1.1 *"provided that the quantity of Hazardous Materials is less than the quantity from the prior use and provided that adequate documentation of the previous volume is approved by the Commission."*
- WRF3. The Town of Barnstable hazardous materials ordinance requires any facility that uses, stores, or handles greater than 110 gallons of hazardous material (as defined by the Town's ordinance) to obtain an annual license and to undergo an inspection. Based on the fact that The Mill Store, the immediately prior use, was not required to obtain a license from Barnstable's Public Health Division (BPHD) according to an email dated April 2, 2009, the BPHD concluded there was an inventory of less than 110 gallons of hazardous materials attributable to the prior use.
- WRF4. The 1999 BPHD inventory from The Mill Store, originally submitted by the Applicant as part of its DRI application, included items not deemed to be a risk to groundwater resources based on the 2009 RPP definition of Hazardous Materials. The Commission determined which items on this original inventory qualified as Hazardous Materials per the 2009 RPP definition. The resulting amended inventory of Hazardous Materials per the 2009 RPP to be handled and stored in inventory at the project site totals 105 gallons.

- WRF5. Per MPS WR2.2, WM1.1, and WM1.2, the Commission finds that the documentation provided by the BPHD dated April 2, 2009 to be reliable and finds that adequate documentation of the previous volume of 105 gallons attributed to the prior use, The Mill Store, was provided, and is approved by the Commission.
- WRF6. Based on the allowance in MPS WM1.2, F.W. Webb further removed more products from inventory at the site resulting in a reduced inventory list of 99.7 gallons of what the 2009 Regional Policy Plan deems to be Hazardous Materials. Based on this finding, the Commission finds that the proposed development is consistent with MPS WR2.2, and WM1.1.
- WRF7. To address MPS WM1.4, F.W. Webb provided a draft Hazardous Materials Handling Document and a Hazardous Spill Response Plan (SRP) (both dated March, 20, 2009), that are insufficient to address the Hazardous Materials identified in Findings WRF3, WRF4, and WRF5.
- WRF8. The proposed stormwater design on the site incorporates several improvements to the existing design including structural and nonstructural measures. Measures include the following improvements:
- Stormceptor 450i units will be added to the western side of the site between the inlet structure and the infiltration areas.
 - A second roof area infiltration system will be added to accommodate additional runoff from the addition
 - Existing leaching pits in current disrepair will be replaced with Cultec330XLunderground infiltration chambers.
 - A shutoff valve will be added between the catch basin and the infiltration unit downgradient from the loading dock area, addressing MPS 7.11, which requires a shut off valve in systems located in WPAs
 - The above ground riprap lined infiltration basin will be converted to a bioretention area, with a forebay area to provide pretreatment prior to infiltration. The bioinfiltration area will treat and infiltrate runoff from the paved and gravel parking lots on the eastern portion of the site and the storage area.
- Based on this and other information received to date, the Commission finds that the development is in compliance with MPS WR7.1, WR 7.3, WR 7.4 and MPS WR7.11.
- WRF9. Based on the information submitted to date and calculations that demonstrate compliance with on site stormwater infiltration design standards for suspended solids and nutrient removal, the Commission finds this development complies with MPS WR7.2.
- WRF10. MPS WR7.6 requires that roadway and parking design limit impervious surfaces. The *Layout and Zoning Plans* (dated April 22, 2009) include a gravel area for overflow parking that will be able to accommodate an

additional 18 parking spaces that are required under zoning. The Commission finds this development complies with MPS WR7.6.

- WRF11. MPS WR7.9 requires construction Best Management Practices for erosion and sediment control to be specified on project plans. These practices are specified on the *Erosion Control Plan* (dated April 22, 2009) and therefore the Commission finds that the development complies with MPS WR7.9.
- WRF12. To comply with MPS WR7.10, which requires a Stormwater Maintenance and Operation Plan (SOMP), the Applicant submitted a SOMP plan to address structural maintenance as well as nonstructural stormwater source controls. The SOMP identifies a responsible party for the plan implementation and a proposed schedule for inspection and annual maintenance of all Best Management Practices. A repair protocol is included for all structural units. The Commission finds this development has satisfied MPS WR7.10.
- WRF13. The development complies with MPS WR1.5 by incorporating the use of water conservation measures, the use of native and drought resistant plantings, drip irrigation, and minimizing the pesticides and chemical fertilizers.
- WRF14. Based on the development's location and the fact it will be connected to sewer, MPS WR2.1-6.9 do not apply.
- WRF15. BDP WR1.8 encourages redevelopment to utilize alternatives to synthetic chemical fertilizers and pesticides in favor of organic and biological methods. The Applicant has submitted materials outlining the planned use of organic alternatives and with this information, the Commission finds that the development complies with BDP WR1.8 and is therefore considered a project benefit.

Solid Waste/Recycling

- SWRF1. MPS WM2.1 requires that *"development and redevelopment projects shall address the disposal of construction waste at both the construction and post-construction phases of development."* The MPS also requires submission of a plan to demonstrate how the *"applicant proposes to handle solid wastes, construction and demolition (C&D) wastes, and recyclable materials currently categorized by the DEP as a waste ban material."* According to the DRI application, during construction, various metal containers will be on site to allow for segregation of both C&D waste and recyclables from solid waste. Disposal of the solid waste will be through direct haul to SEMASS waste-to-energy plant in Rochester, MA or tipped for a fee at Barnstable's Transfer Station, or will be brought to one of the two railhead transfer stations for rail delivery to SEMASS. Given the nature and scale of the project, the Commission finds that this level of detail is sufficient to satisfy MPS WM2.1 for the development's construction phase.

- SWRF2. MPS WM2.2 requires that any C&D plan must specify the types of C&D wastes generated during construction, the method for separating out wallboard and sheet rock, and methods to dispose of or recycle the remaining C&D materials. The information provided to respond to MPS WM2.1 is sufficient to address MPS WM2.2, with the exception of disposal of wallboard and sheetrock.
- SWRF3. MPS WM2.3 requires that a *“solid waste and recycling management plan shall be provided that identifies how both solid wastes and recyclable materials will be handled in the post-construction phase.”* This MPS also requires that the plan detail management of plastic, glass and cardboard. According to the DRI application materials submitted to date, after construction is completed, F.W. Webb will provide waste disposal receptacles and recycling containers throughout the new facility, in office, warehouse and lunch room areas. Racking and furniture floor plans provided by Design Science, dated February 6, 2009, included in the DRI application, show locations for the solid waste and recycling containers. The Commission finds that this is sufficient detail to show compliance with MPS WM2.3
- SWRF4. MPS WM2.4 requires a food-waste recycling plan be provided by *“...those developments (primarily supermarkets) generating significant amounts of food waste.”* The Commission finds that MPS MW2.4 does not apply to this development.

Hazardous Wastes

- HWF1. The project site is located in a WPA. Therefore, MPS MW1.1 applies to this project. This MPS limits the amount of Hazardous Waste used, handled, treated, or stored at the site to a Household Quantity, which the 2009 RPP defines as a *“quantity of Hazardous Waste generated at the Very Small Quantity Generator (VSQG) level... and which is accumulated or stored in 55 gallons or less on site at any time.”*
- WMF2. MPS WM1.5 requires that *“any development and redevelopment that uses, handles, generates, treats or stores Hazardous Waste shall...”* provide the Commission with evidence of: a) registration with or notification to the MA DEP as a generator of Hazardous Waste, b) a written plan or protocol to manage the Hazardous Waste prior to disposal, and c) a signed contract with a registered, licensed company to dispose of the Hazardous Waste.
- WMF3. According to information submitted to date, F.W. Webb will address MPS MW1.5(c) by bringing Hazardous Wastes used, handled, generated, treated or stored at or by the site to a household hazardous waste (HHW) collection event within Barnstable County. A MA DEP-registered, licensed company disposes of HHW collected at Barnstable County events. F.W. Webb also disposes of mercury-containing devices via a program overseen by Barnstable County's Cape Cod Cooperative Extension Service. The same contractor that services Barnstable County's HHW events disposes of the

collected mercury-containing devices. As such, the Commission finds the development is consistent with MPS WM1.5(c).

- WMF4. The Commission finds that additional information is needed to address MPS WM1.5 (a) and (b). Specifically, F.W. Webb must notify or register as a Hazardous Waste generator with the MA DEP and a plan is needed that includes a description of all the Hazardous Wastes anticipated to be generated at the facility (including fluorescent bulbs but excluding mercury containing devices), and how and where these Hazardous Wastes will be handled and stored on site prior to shipment off site.

Transportation

- TF1. The Commission finds that the Traffic Impact and Access Study (TIAS) prepared by Vanasse Associates dated February 2009 complies with MPS TR3.3, which requires an appropriate traffic study.
- TF2. F.W. Webb's transportation engineer calculated trip generation estimates for the 62,095 square foot building (existing and new construction). To comply with MPS TR0.1, these trip generation calculations are based on the Institute of Transportation Engineer (ITE) *Trip Generation*. The trip generation estimates are outlined below in Table 1. The Commission finds that a traffic credit for the existing development on the site is appropriate and the 25% trip reduction requirement has been subtracted from the trip generation estimates.

Table 1 – Trip Generation Estimates

Use	Daily Trips	AM Peak Hour	PM Peak Hour
62,095 SF Office Building	632	58	39

Based on the trip generation analysis submitted by F.W. Webb, the Commission finds that the proposed 62,095 square foot building (existing and new construction) will have a significant transportation impact on the regional roadway network.

- TF3. MPS TR1.8 requires all DRIs access/egress locations with public ways to meet Massachusetts Highway Departments (MHD) and American Association of State Highway Transportation Officials (AASHTO) standards for safe stopping sight distance.

F.W. Webb proposes to maintain both driveways on Breeds Hill Road and Vanasse Associates has measured the sight distance at both driveways and finds that the stopping sight distances at these driveways meet MHD and AASHTO standards for safe stopping sight distance. The Commission adopts the findings of Vanasse Associates, and therefore finds that this development is consistent with MPS TR1.8.

- TF4. MPS TR3.4 requires DRIs to mitigate all traffic-related impacts associated with the proposed project. Appropriate mitigation can be achieved through in-kind strategies (roadway widening, signalization, etc.), non-structural means (transit, preservation of developable land, financial contribution based on impacts of the project) or a combination of these measures. The Applicant has chosen to make a financial contribution to offset the impacts of this project.

Transportation infrastructure costs are based on a formula that multiplies the impact of the project by the cost to maintain the roadway infrastructure by the number of estimated miles traveled by the traffic accessing the project divided by the capacity of the roadway. This calculation produces a cost per Vehicle Miles Traveled (VMT) estimate of the transportation infrastructure required of a development project. Vanasse Associates estimated the cost to maintain the transportation infrastructure based on a VMT formula. The Commission adopts this calculation and finds that based on current infrastructure expenses, the cost to maintain the transportation infrastructure required for this business is \$110,307.00.

Vanasse Associates stated that the traffic operation at the Route 132/Independence Drive/Enterprise Road intersection can be improved by changing the traffic signal timing. Vanasse Associates estimated the cost to change the traffic signal timing at \$10,000. Commission transportation staff has contacted MassHighway and the Town of Barnstable relative to approval of this proposal. The Town of Barnstable is in favor of improving the traffic signal timing at this location. MassHighway approval will be the responsibility of the Applicant during the MassHighway permitting process. The Commission finds that the estimated costs of improving the traffic signal timing (\$10,000) can be deducted from the fair-share amount (\$110,307) required for this project to offset the transportation impacts on the regional roadway. As stipulated in Transportation condition 1 (TC1), the Applicant shall be required to pay the remaining financial offset for transportation impacts in the amount of \$100,307.

- TF5. MPS TR1.3 identifies the standard of review for transportation safety impacts as 25 or more new peak hour trips through a high crash location. A high crash location is defined as a location where three (3) or more crashes have occurred for three (3) consecutive years. While Vanasse Associates identified the Route 132/Independence Drive/Enterprise Road intersection as having more than three (3) crashes per year for the past three years, this intersection was recently upgraded to include the installation of turning lanes and upgraded traffic timing. Therefore, the old crash data does not pertain to this MPS. The Commission finds that this MPS is not applicable.
- 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 $[632 \times .25]$ 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 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 daily trips ($24 \times 3 \times .25$). 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 trips ($158 - 18 = 140$). 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). 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 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).
- TF8. The Commission finds that the two trip reduction strategies outlined in TF6 and TF7 together fully comply with MPS 2.1.

CONCLUSION

Based on the findings above, the Cape Cod Commission hereby concludes:

1. That the probable benefits of the proposed development are greater than the probable detriments. This conclusion is supported by findings LUF4, CCF7, CCF8, EDF4, EDF5, EDF6, and WRF15.
2. That the proposed development of the F.W. Webb project is consistent with the 2009 Regional Policy Plan as conditioned below.
3. The proposed development as described in the project description is consistent with Barnstable's Certified Local Comprehensive Plan, its local development by-laws/ordinances, and with the Town-wide District of Critical Planning Concern. These conclusions are supported by findings GF2, GF3, and GF4.

The Commission hereby approves, with conditions, the application of F.W. Webb for the development of the proposed warehouse/distribution facility to be located at 108 Breeds Hill Road, Hyannis, MA as a DRI, provided the following conditions are met:

CONDITIONS

General

- GC1. This decision is valid for 7 years and local development permits may be issued pursuant hereto for a period of 7 years from the date of this written decision.
- GC2. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, and remain in compliance herewith, shall be deemed cause to revoke or modify this decision.
- GC3. The Applicant shall obtain all state and local permits for each proposed project subpart prior to "development" of that subpart as the term "development" is defined in the Cape Cod Commission Act.

- GC4. No development work, as the term "development" is defined in the Cape Cod Commission Act, shall be undertaken until all appeal periods have elapsed or, if such an appeal has been filed, until all judicial proceedings have been completed.
- GC5. Prior to issuance of a Building Permit for any proposed "development" as approved herein, the Applicant shall submit final plans as approved by state, federal and local boards for review by Commission staff to determine their consistency with this decision. If Commission staff determines that the final plans are not consistent with those plans approved as part of this decision, the Commission shall require that the Applicant seek a modification to this decision in accordance with the Modifications section of the Commission's *Enabling Regulations* in effect at the time the modification is sought.
- GC6. All development shall be constructed in a manner consistent with the following plans and other information attached hereto as Exhibit A:

- The Final Plan set entitled "F.W. Webb-Hyannis" drawn and provided by Cubellis dated April 22, 2009 and revised April 22, 2009; sheets C1 through C9:
 - Title Sheet-Sheet, Existing Conditions Plan, Layout and Zoning Plan, Grading, Drainage, and Utility Plan, Erosion Control Plan, Landscape Plan, Detail Sheet, Detail Sheet
- "Site Lighting Photometric Plan" provided by J.M. Coull and drawn by D&D Net dated April 23, 2009; sheet SE-1
- "Racking & Furniture Plan, First Floor" provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-10a
- "Racking & Furniture Plan, Second Floor" provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-10b
- "Exterior Elevations, South & North" provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-14
- "Exterior Elevations, West & East" provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-15
- "Roof Plan" provided by J.M. Coull and drawn by Design-Science dated February 6, 2009; sheet A-16
- "Mechanical Roof Plan" provided by J.M. Coull and drawn by Turner Group dated April 9, 2009; sheet M-3
- "Mechanical Geothermal Schematic" provided by J.M. Coull and drawn by Turner Group dated March 18, 2009; sheet M-6

All development shall be constructed in a manner consistent with the following information:

- "Hazardous Materials Spill Prevention and Emergency Response Plans" submitted with supplemental DRI information on March 20, 2009

- Landscape Maintenance Agreement provided by Cubellis received April 14, 2009

- GC7. Any deviation during construction from the approved plans, including but not limited to changes to the building design, building location, lighting, landscaping or other site work, shall require approval by the Cape Cod Commission through its modification process, pursuant to the Commission's *Enabling Regulations*. The Applicant shall submit to the Commission any additional information deemed necessary to evaluate any modifications to the approved plans.
- GC8. Prior to issuance of a Building Permit for the proposed development as described in the project description, the Applicant shall obtain a Preliminary Certificate of Compliance from the Commission that states that all conditions in this decision pertaining to issuance of a Preliminary Certificate of Compliance have been met.
- GC9. Prior to receiving either a temporary or Final Certificate of Occupancy from the Town of Barnstable for the proposed development as described in the project description, the Applicant shall obtain a Final Certificate of Compliance from the Commission that states that all conditions in this decision pertaining to issuance of a Final Certificate of Compliance have been met.
- GC10. The Applicant shall provide written proof to the Commission that a copy of this decision has been provided to the general contractor(s) for the project at least thirty (30) calendar days prior to commencement of construction.
- GC11. The Applicant shall notify Commission staff in writing at least thirty (30) calendar days prior to its intent to seek each Preliminary and each Final Certificate of Compliance. Such notification shall include a list of key contact(s), along with their telephone numbers, for questions that may arise during the Commission's compliance review. Commission staff shall complete an inspection under this condition, if needed, within fourteen (14) business days of receipt of such notification and inform the Applicant in writing of any deficiencies and corrections needed. The Commission has no obligation to issue any Certificate of Compliance unless and until all conditions are complied with or secured consistent with this decision.
- GC12. The Applicant agrees to allow Commission staff to enter onto the property, which is the subject of this decision for the purpose of determining whether the conditions contained in this decision, including those linked to each Preliminary and Final Certificate of Compliance have been met.
- GC13. If all required site work and/or landscape improvements are not complete at the time the Final Certificate of Compliance is sought from the Commission, any landscape improvements or site work which is incomplete may be subject to an escrow agreement of form and content satisfactory to Commission

counsel provided the Cape Cod Commission's Regulatory Committee approves the use of an escrow agreement in lieu of completion of said work as a modification to this decision per the Commission's *Enabling Regulations*. If use of an escrow agreement is approved by the Regulatory Committee, the amount of the escrow agreement shall equal 150% of the cost of that portion of the incomplete work, including labor and materials, with the final determination of the cost of the required work to be approved by Commission staff. The escrow agreement may allow for partial release of escrow funds upon partial completion of work. The check shall be payable to the Barnstable County Treasurer. Prior to the release of the escrow funds, the work must be reviewed and approved by Commission staff as completed as required by either this decision, or the terms of the escrow agreement. Any escrow agreement shall provide that all site work and/or landscape improvements shall be completed within six months of issuance of the Final Certificate of Compliance from the Commission that relates to the site work and/or landscape improvements for that project subpart, with the work approved by Commission staff prior to release of the escrow funds.

Community Character

Landscaping

- CCC1. Prior to issuance of the Preliminary Certificate of Compliance by the Commission the Applicant shall submit a revised landscape plan for Commission staff review and approval identifying areas of the site to be bark mulched, loamed, and seeded. The revised landscape plan shall also identify the proposed color and type of concrete interlok wall.
- CCC2. Prior to issuance of a Preliminary Certificate of Compliance by the Commission, the Applicant shall submit a revised landscape maintenance agreement for Commission staff review and approval, which describes methodologies for watering of plants not under irrigation for three growing seasons (from March 15, 2010 through October 31, 2012), and details methodologies for maintaining native wildflower/grasslands in perpetuity, including a mowing regime.
- CCC3. Prior to issuance of a Final Certificate of Compliance by the Commission, the Applicant shall submit for Commission staff review and approval, a program for screening the propane tanks and pipe to be stored behind chain link fence and visible from parking areas and Breeds Hill Road.
- CCC4. Plant materials specified by the landscape plan (drawn by Gregory Drake, dated April 22, 2009, received April 27, 2009) may be substituted with prior written approval of Commission staff.
- CCC5. Dead, stressed, or diseased plants detailed in the landscape plan (dated April 22, 2009) shall be replaced for the life of this permit and areas noted as meadow shall be maintained as such.

Exterior Lighting

- EXLC1. Prior to issuance of the Preliminary Certificate of Compliance by the Commission, and prior to issuance of the Building Permit, the Applicant shall submit for Commission staff review and approval one or more "as to be built" exterior lighting plans which shows all site lighting, including any on-building mounted lights (*wall packs, soffit lights, lights over exit doors, etc.*), and all lights on the site (*pole mounts, bollards, landscape accents, etc.*). The Applicant shall also submit with this plan for Commission staff review and approval copies of technical fixture cuts for all proposed site exterior light fixtures. This information will be used to determine the exterior lighting design's conformance with MPS HPCC2.10 and Technical Bulletin 95-001 (as amended). Until the Commission staff issues a written approval of the exterior lighting plan and information, the Preliminary Certificate of Compliance shall not be issued.
- EXLC2. If adjustments must be made to the site's exterior lighting design, including addition or subtraction of fixtures, substitution of fixture heads or other changes, the Applicant shall notify Commission staff of such changes and request approval of same, prior to the ordering or installation of such changed fixtures. Commission staff may approve changes to exterior lights that are consistent with MPS MPCC2.10 and/or Technical Bulletin 95-001 (as amended).
- EXLC3. Prior to issuance of the Final Certificate of Compliance from the Commission, and prior to issuance of the Certificate of Use and Occupancy, an in-the-field verification of the exterior lighting design, light levels, and illumination used for site signage will be conducted by Commission staff to verify conformance with the requirements of EXLF1 of this decision, with MPS HPCC2.10, and with Technical Bulletin 95-001 (as amended). Until the Commission staff issues a written approval of the installed exterior lighting design, the Final Certificate of Compliance shall not be issued.
- EXLC4. The installation of billboards, off-site advertising (excepting approved directional signs) and internally lit or flashing signs shall be prohibited. In addition, any pylon or freestanding signs shall be down-lit in conformance with MPS HPCC2.10.

Energy

- EC1. F.W. Webb shall submit to Commission staff proof of ENERGY STAR designation, as required by MPS E1.2, within one year of receiving a Final Certificate of Compliance.

Affordable Housing

- AHC1. Prior to the issuance of a Preliminary Certificate of Compliance, FW Webb shall pay its affordable housing mitigation of \$13,500 to Barnstable County for the purpose of creating affordable housing in the Town of Barnstable.

Water Resources/Hazardous Materials

- WRC1. The Hazardous Materials Inventory, as amended, and attached as Exhibit B to this decision shall be limited to no more than 100 gallons, handled or stored on site at any time. Inventory records shall be kept updated in order to remain consistent with the 100 gallon quantity limit, and shall be provided within ten business days of the date of a written request by the Cape Cod Commission. Substitutions of Hazardous Materials that are identical in chemical composition to those shown on the Hazardous Materials inventory may be made without Commission staff approval. Any other substitutions of Hazardous Materials on the Hazardous Materials inventory shall require submission to and written approval by Commission staff. The Applicant shall simultaneously submit to the Commission and the Town of Barnstable Board of Health, an annual hazardous materials inspection report and annual license report.
- WRC2. Prior to the Final Certificate of Compliance, in order to comply with MPS WM1.4, the Applicant shall submit for Commission staff review and approval an updated Hazardous Materials Handling Document/SRP/Employee Safety Orientation Program for all employees that covers:
- Site's location to the nearest Hyannis Public Water Supply Well and its historic contamination by nearby releases
 - Hazardous Materials inventory, Exhibit B
 - Location and operation of the catch basin shut off valve
 - Handling and storage procedures for Hazardous Materials listed in Exhibit B
 - Spill response protocols for the Hazardous Materials listed in Exhibit B
 - Emergency telephone numbers
- WRC3. Within a year of receiving the Final Certificate of Compliance, F.W. Webb shall submit to the Commission staff a written inspection of the entire stormwater management system conducted by a professional engineer. Such inspection report must include a finding from the engineer that the system was installed and functions as designed.
- WRC4. Records documenting implementation of the Stormwater Operation and Maintenance Plan shall be maintained onsite by F.W. Webb or the party responsible for maintaining the stormwater management system, and shall be provided upon written request by the Cape Cod Commission.

Solid Waste Management

- SWRC1. In accordance with Finding SWR2, prior to the issuance of a Preliminary Certificate of Compliance, the Applicant shall submit for Commission staff review and approval an estimate of the amount of wallboard and sheetrock in the C&D stream.

- SWRC2. In accordance with Finding SWR3 and prior to the issuance of the Final Certificate of Compliance, an in-the-field verification of the placement of waste disposal receptacles and recycling containers will be conducted by Commission staff to verify conformance with the Racking and Furniture floor plans provided by Design Science, dated February 6, 2009.

Hazardous Wastes

- HAZC1. The amount of Hazardous Waste generated at the site at any time shall be limited to the Very Small Quantity Generator level and shall be handled, treated, accumulated and stored in 55 gallons or less on site at any time.
- HAZC2. Prior to issuance of the Final Certificate of Compliance by the Commission, and prior to issuance of the Certificate of Use and Occupancy, the Applicant shall submit for Commission staff review and approval, a copy of a registration or notification to the MA DEP as a generator of Hazardous Waste at a level consistent with the limits in HAZC1. Until the Commission staff issues a written approval, the Final Certificate of Compliance shall not be issued.
- HAZC3. Prior to issuance of the Final Certificate of Compliance by the Commission, and prior to issuance of the Certificate of Use and Occupancy, the Applicant shall submit for Commission review and approval a written plan that includes a description of all the Hazardous Wastes anticipated to be generated at the facility (including fluorescent bulbs but excluding mercury containing devices), and how and where these Hazardous Wastes will be handled and stored on site prior to shipment off site. Until the Commission staff issues a written approval in accordance with MPS WM1.5, the Final Certificate of Compliance shall not be issued.

Transportation

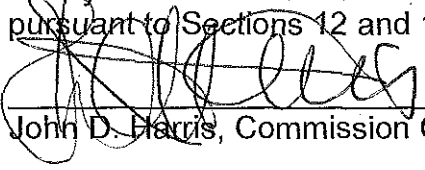
- TC1. Prior to the issuance of the Final Certificate of Compliance, the Applicant shall make a payment of \$100,307 to Barnstable County/Cape Cod Commission to be used in accordance with the findings made in TF4. These funds shall be held by the County of Barnstable and will be expended upon the recommendation of the Cape Cod Commission Executive Director to support the planning, design, and implementation of transportation improvements in the Town of Barnstable.
- TC2. Prior to the issuance of the Final Certificate of Compliance, the Applicant shall make the signal timing changes at the Route 132/Independence Drive intersection as outlined in TF4.
- TC3. Prior to the issuance of the Final Certificate of Compliance for the project, the Applicant shall make a payment of \$36,453 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.

- TC4. Prior to receiving the Final Certificate of Compliance, the Applicant shall implement the trip reduction plan as outlined in TF6.

SUMMARY

The Cape Cod Commission hereby approves with conditions the application of the F.W. Webb for the proposed renovation and new construction of a warehouse/distribution facility at 108 Breeds Hill Road, Hyannis, MA as a DRI as outlined in this decision pursuant to Sections 12 and 13 of the Act, c. 716 of the Acts of 1989, as amended.


John D. Harris, Commission Chair

5/14/2009
Date

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

May 14, 2009

Before me, the undersigned Notary Public, personally appeared

John D. Harris,

in his capacity as Chairman of the Cape Cod Commission, whose name is signed on the preceding document, and such person acknowledged to me that he 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.


Notary Public

My Commission Expires:

10/13/11

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F. W. WEBB - HYANNIS
105 BREEDS HILL ROAD
HYANNIS, MA
CLIENT: F. W. Webb Company

INDEX OF DRAWINGS

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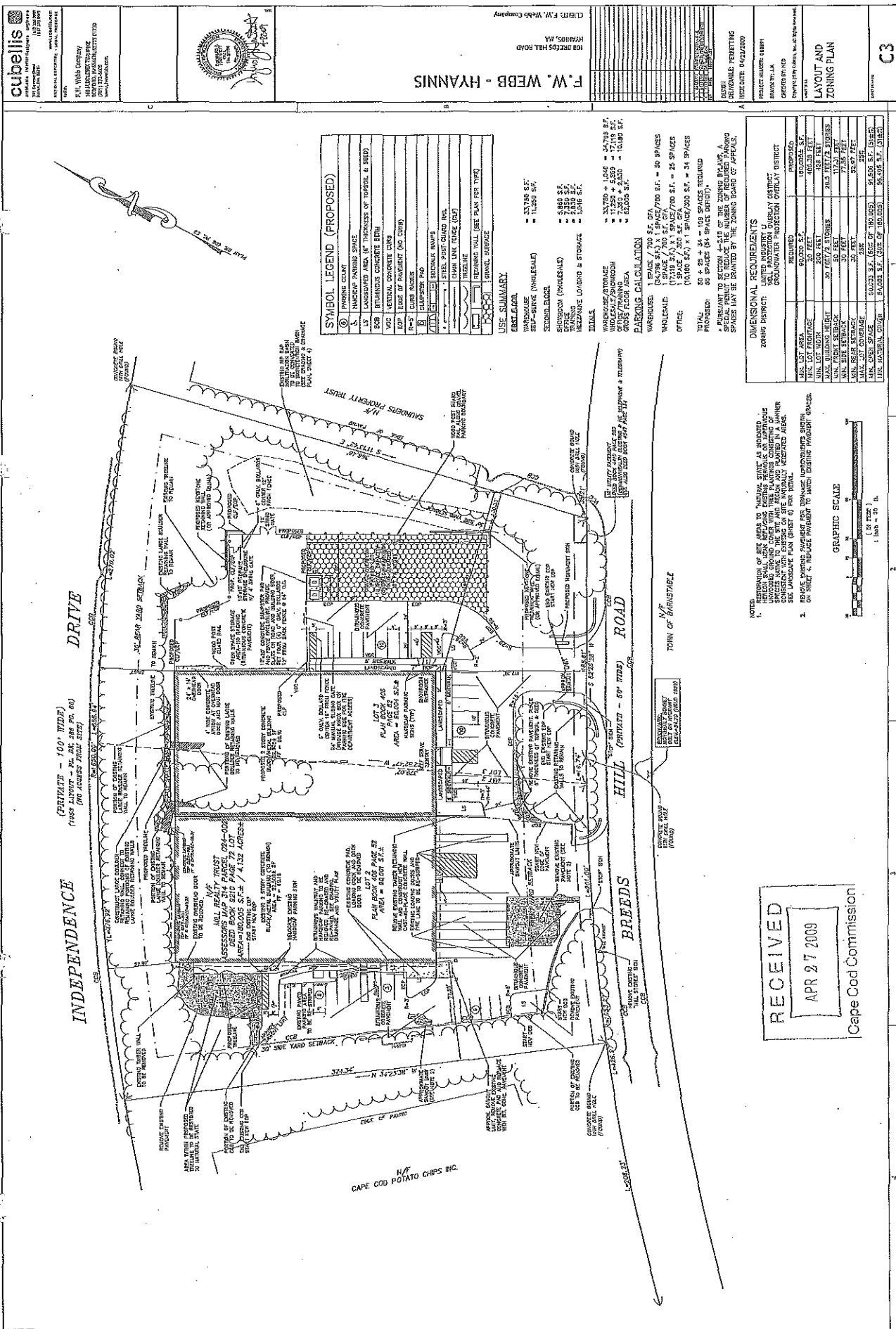
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Cape Cod Commission

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cubellis
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CLUBBET, F.W. Webb Company
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SUITE 200
HYANNIS, MA 01901
TEL: 508.866.1100
WWW.CLUBBET.COM

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SYMBOL LEGEND (PROPOSED)

USE SUMMARY

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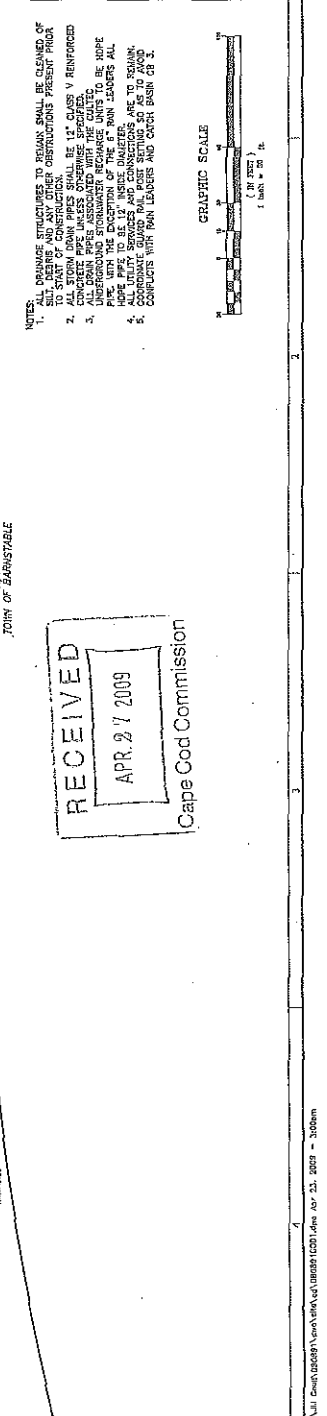
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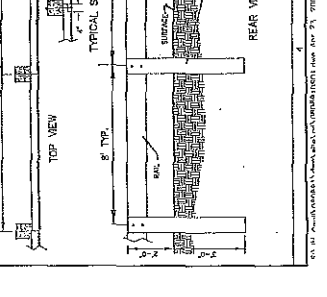
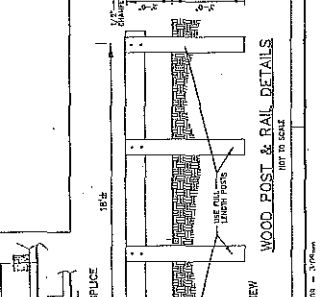
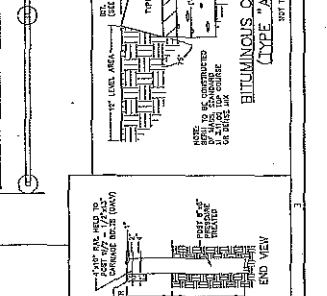
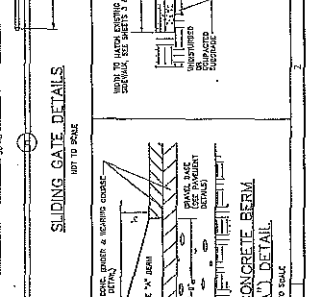
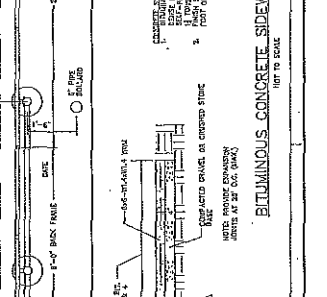
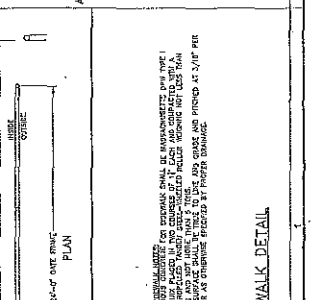
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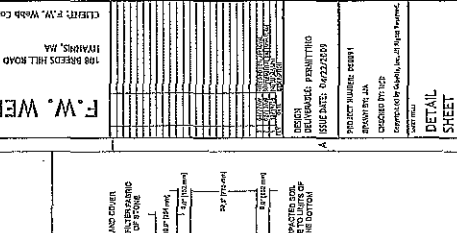
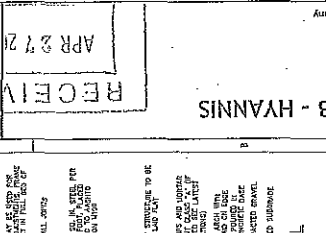
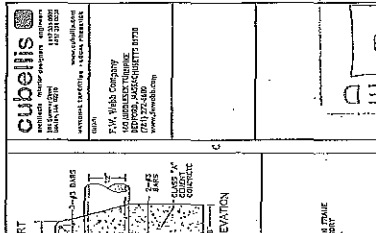
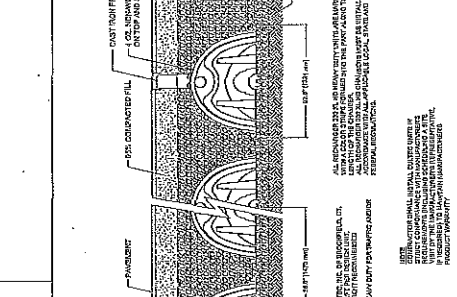
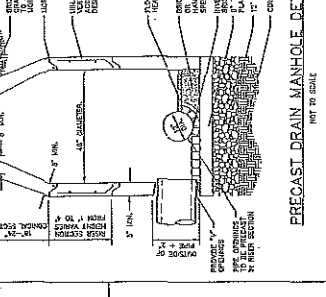
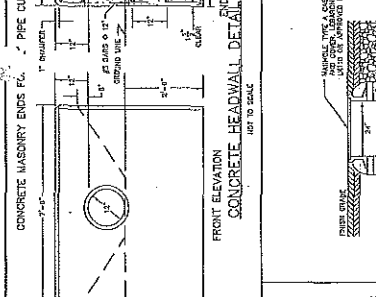
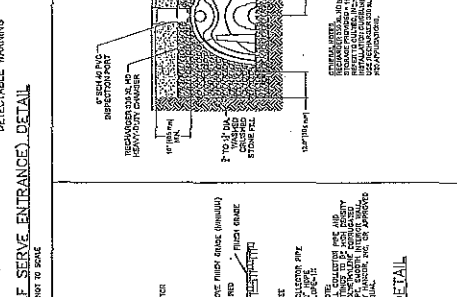
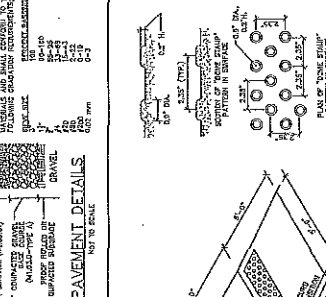
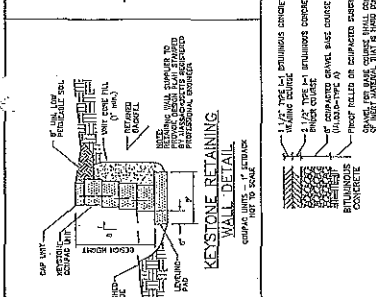
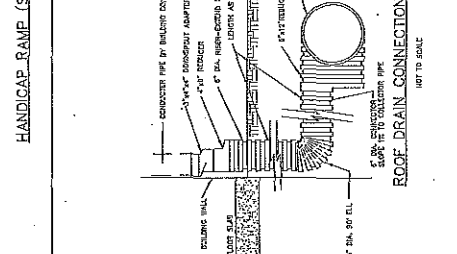
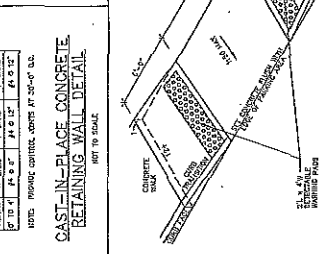
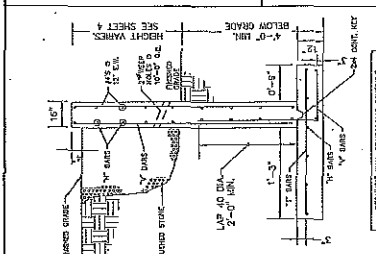
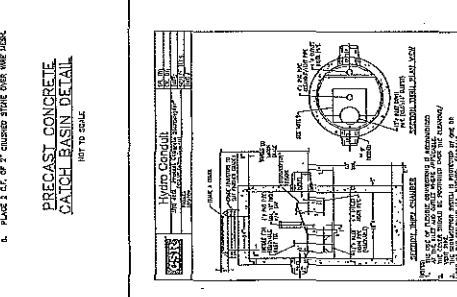
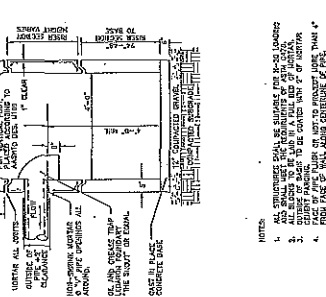
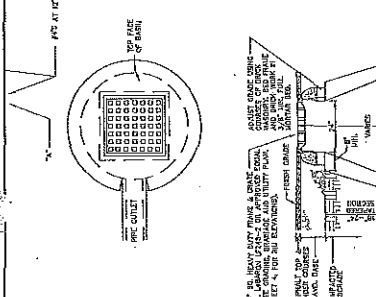
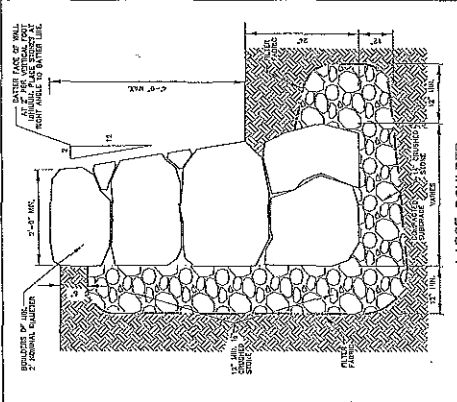
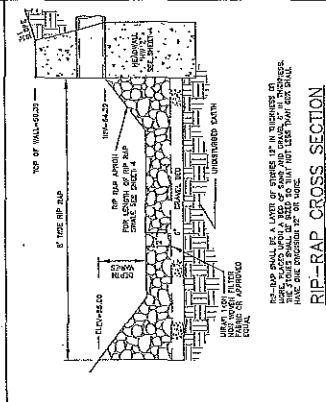
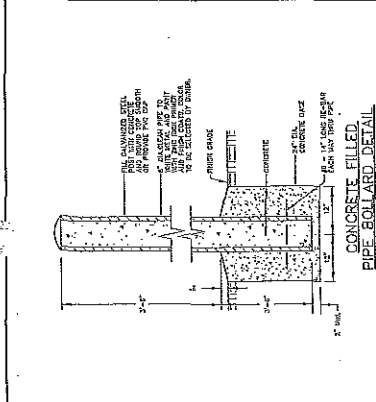
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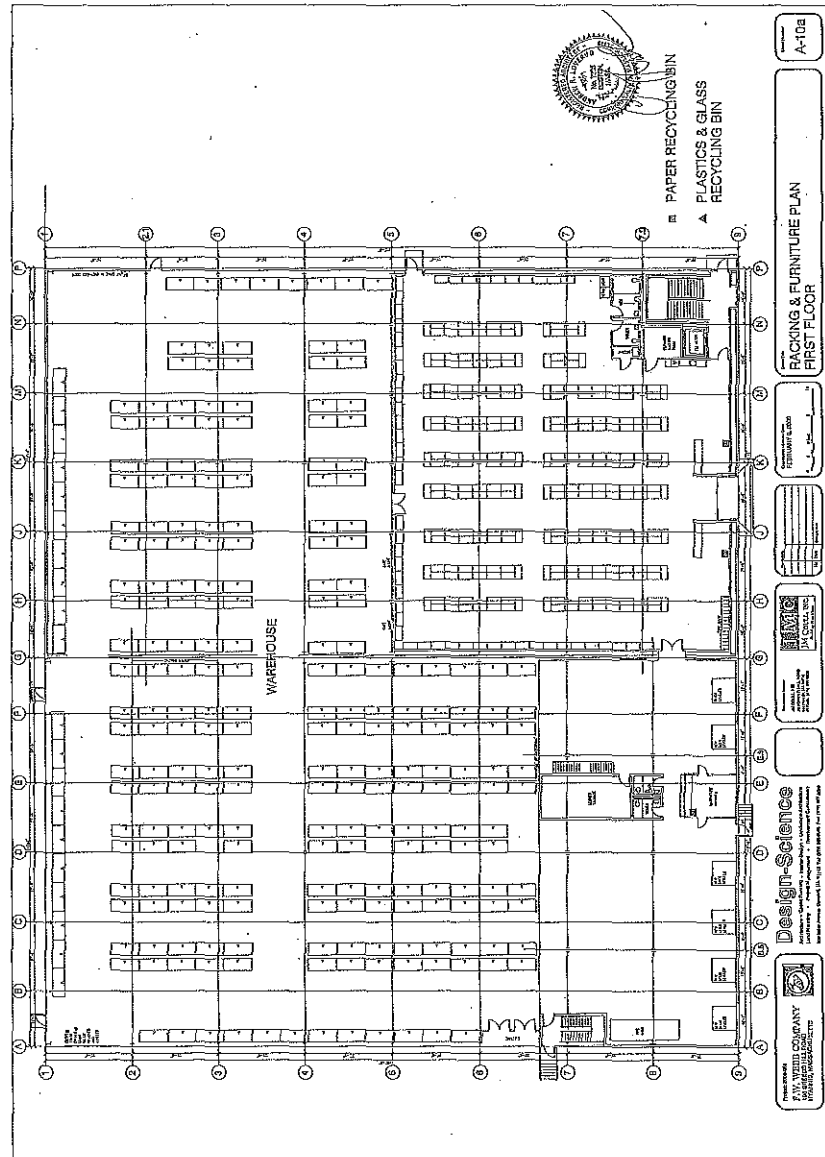
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F.W. WEBB - HYANNIS
100 BEECHERS HILL ROAD
HYANNIS, MA
CLIENT: P.W. Webb Company

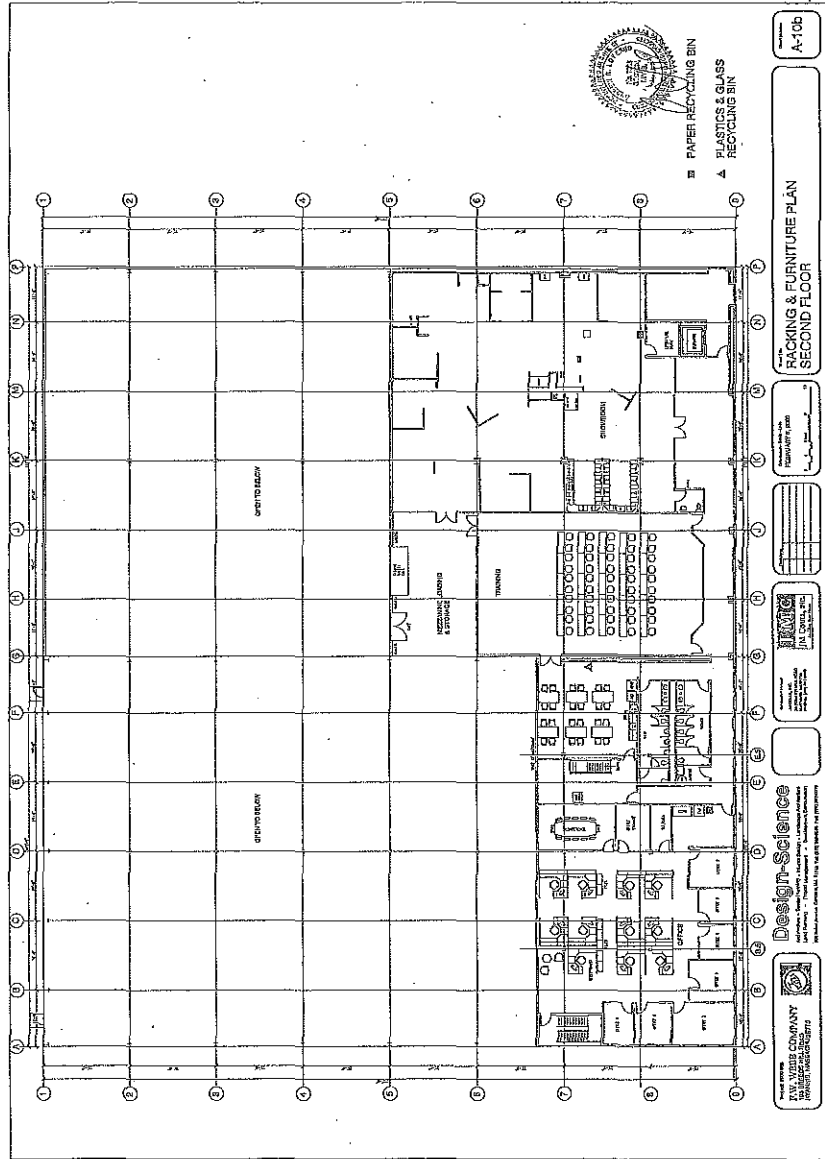
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RECHARGER, PRESTRESSING
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PROJECT NUMBER: 00001
DRAWN BY: JWS
CHECKED BY: JWS
APPROVED BY: JWS

DETAIL SHEET
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Design Science
 ARCHITECTS
 1000 ROUTE 1A
 WESTPORT, MA 01981
 TEL: 508-833-1111
 FAX: 508-833-1112
 WWW.DESIGNSCIENCE.COM

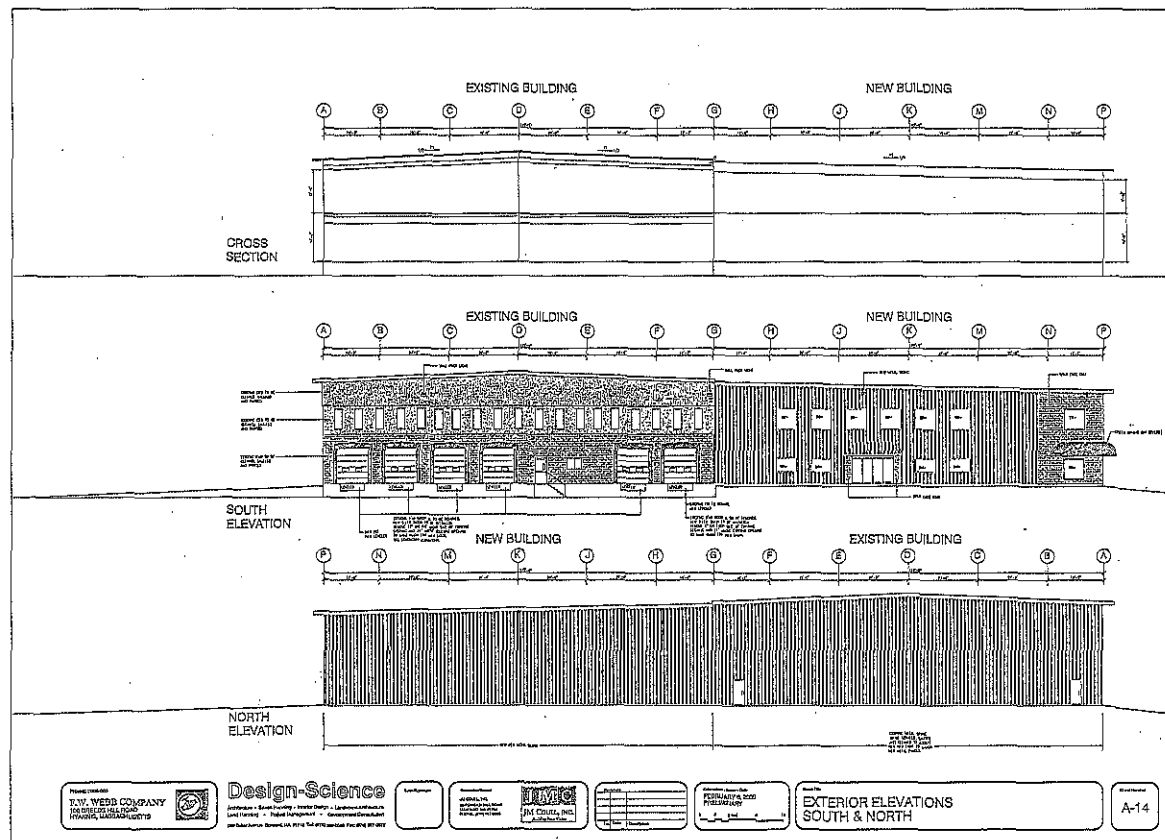
PROJECT COMPANY
 1000 ROUTE 1A
 WESTPORT, MA 01981
 TEL: 508-833-1111
 FAX: 508-833-1112
 WWW.DESIGNSCIENCE.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/08	ISSUED FOR PERMIT

**SEATING & FURNITURE PLAN
 SECOND FLOOR**

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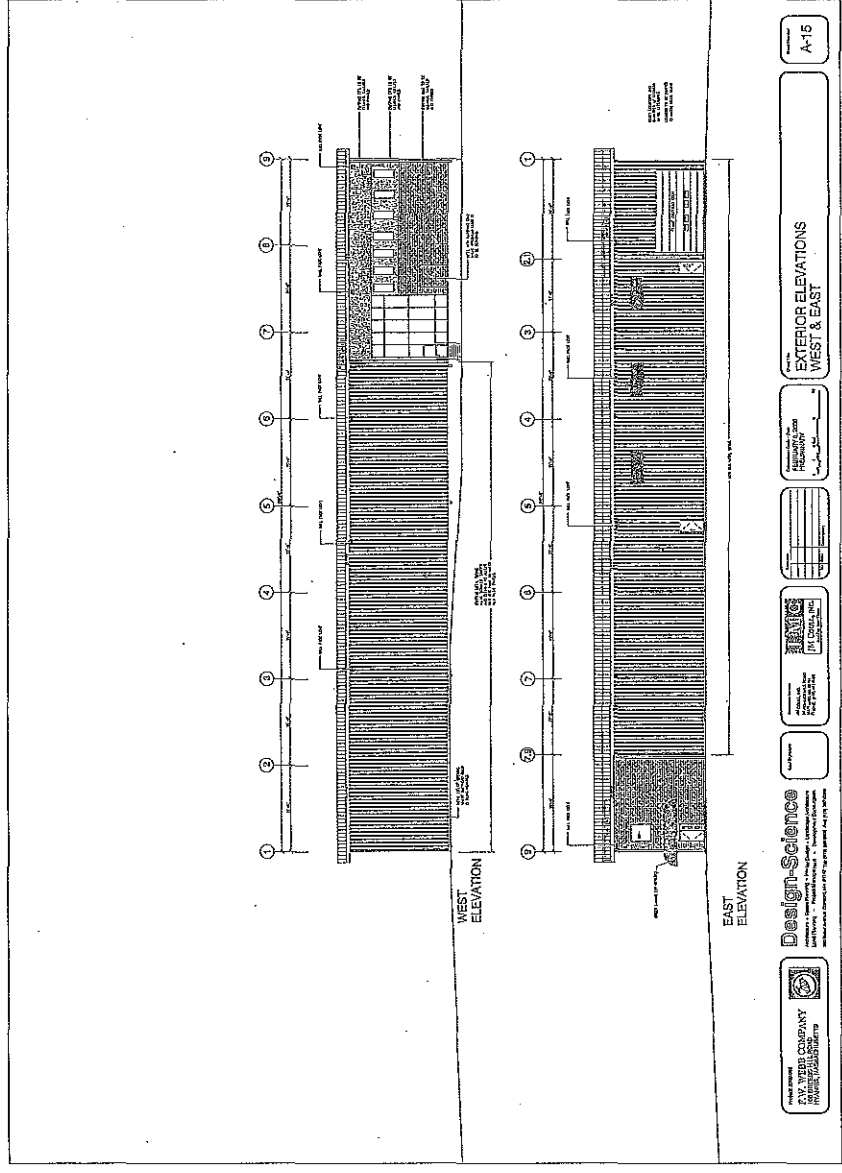
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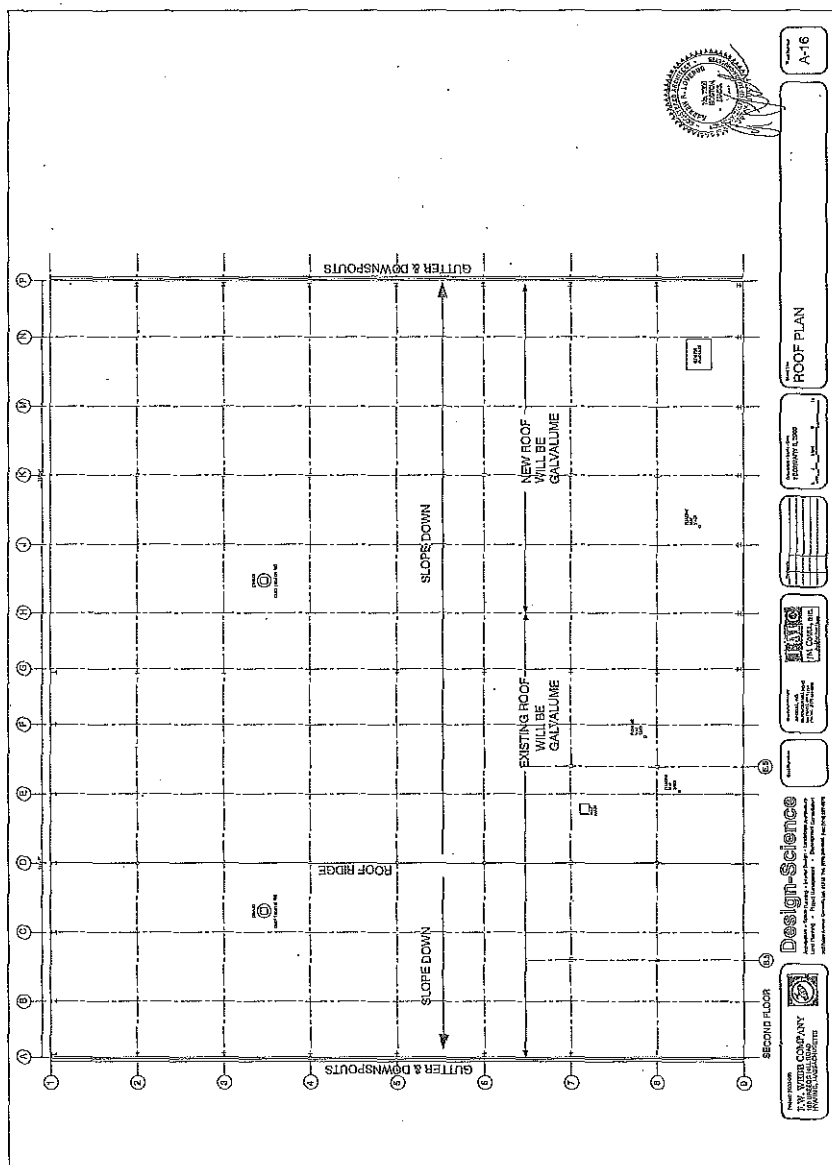
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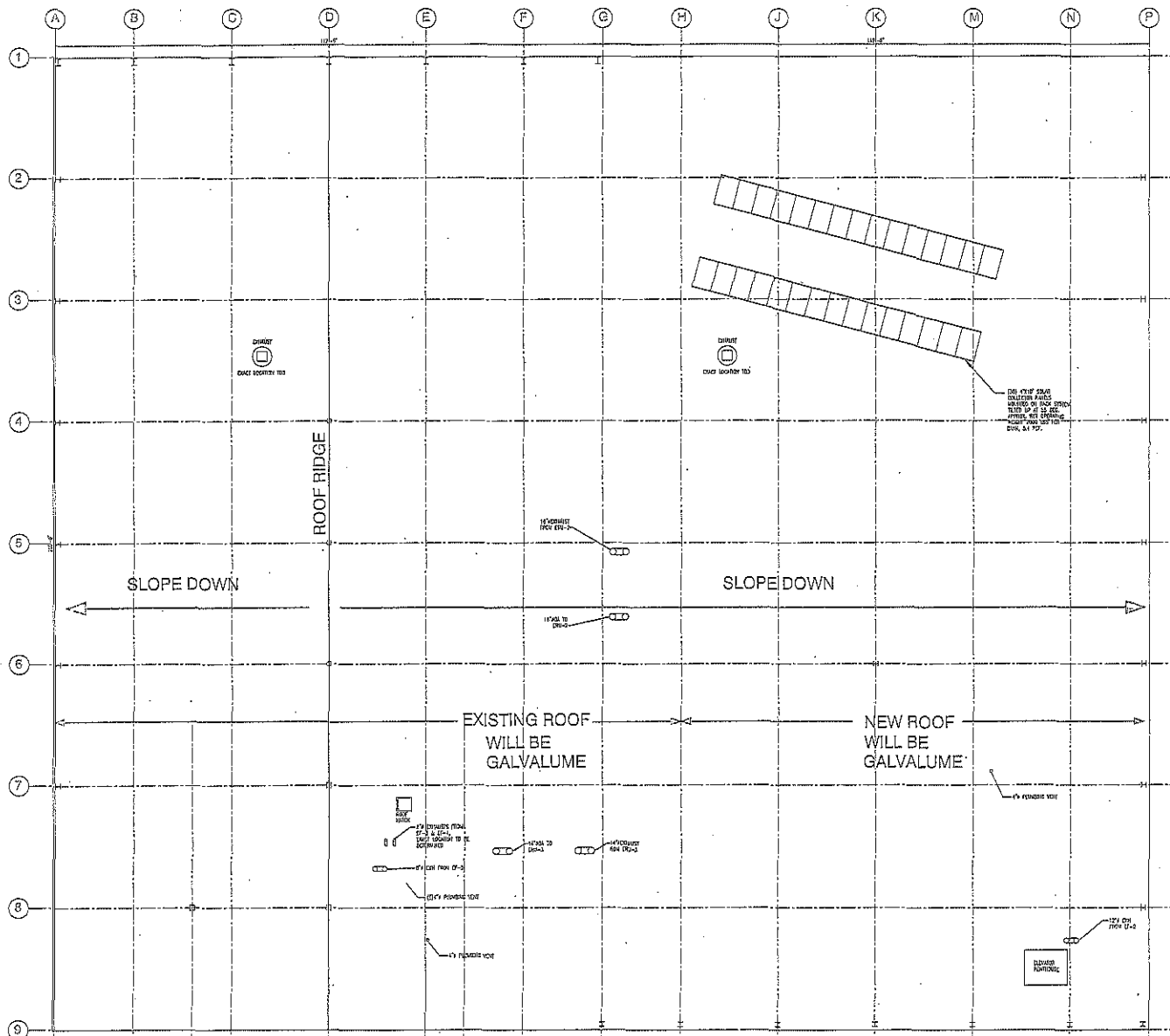


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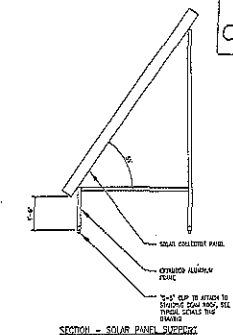


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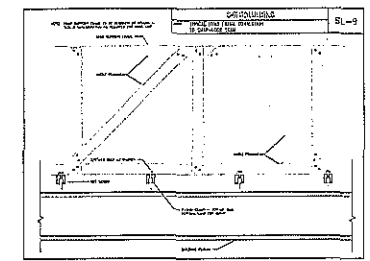
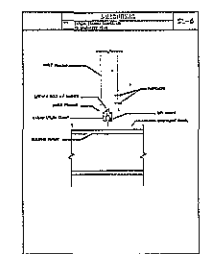




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SECTION - SOLAR PANEL SUPPORT



Project 2008-005
F.W. WEBB COMPANY
108 GREEDS HILL ROAD
HYANNIS, MASSACHUSETTS



Consultant
Turner, Bullfinch, Schmitt & Smith, Inc.
2000 Main Street
Hyannis, MA 02601
Tel: (508) 233-1111 Fax: (508) 233-1112



Construction Manager
J.M. COUGL, INC.
2000 Main Street
Hyannis, MA 02601
Tel: (508) 233-1111 Fax: (508) 233-1112



Revisions	Description
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2	Issue
3	Issue
4	Issue
5	Issue
6	Issue
7	Issue
8	Issue
9	Issue
10	Issue

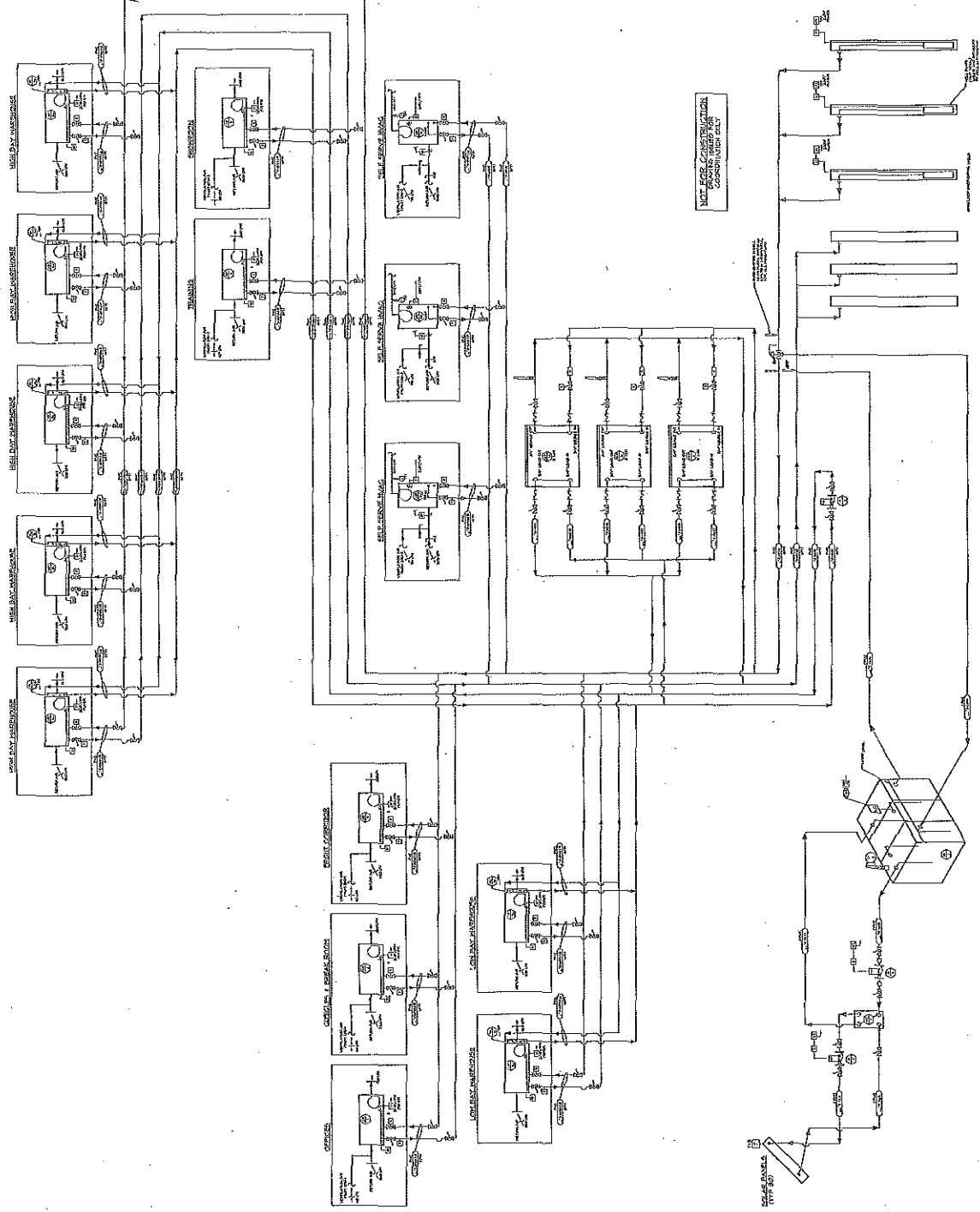
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APRIL 9, 2009
COORDINATION

Sheet Title
MECHANICAL ROOF PLAN

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Sheet Number
M-6

MECHANICAL
GEOTHERMAL SCHEMATIC

Geothermal Schematic
Scale: 1" = 100'

Project Number
Date
By
Checked

AT OLLI, INC.
J.M. OLLI, INC.
Building for the Future

TURNER
GROUP

Company
F.W. WEBB COMPANY
100 BREWER HILL ROAD
HYANNIS, MASSACHUSETTS

Project 2008-005

F.W. WEBB COMPANY
100 BREWER HILL ROAD
HYANNIS, MASSACHUSETTS

