



Town of Barnstable
Planning & Development Department
www.townofbarnstable.us/planninganddevelopment



October 18, 2019

Jonathan Idman, Chief Regulatory Officer
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

RE: Windmill Square, LLC – Tractor Supply Hyannis (CCC File No. 19020)

Dear Mr. Idman:

In response to the Development of Regional Impact application filed by Windmill Square, LLC, the Town of Barnstable Planning & Development Department would like to offer the following comments in regard to the project's consistency with the adopted Local Comprehensive Plan and municipal development ordinances.

Consistency with Local Comprehensive Plan

The proposed commercial development of property at 1174 Pitcher's Way formerly owned by the Hyannis Fire District is generally consistent with the Town's land use strategies, which identifies this parcel as part of the Regional Commercial Center Strategic Planning Area. The proposed project site is located at the western edge of the Regional Commercial Center Strategic Planning Area, adjacent to a single-family zoning district to the west.

Located within a Groundwater Protection Overlay District, the project is generally consistent with Natural Resources goals related to wastewater management in the Local Comprehensive Plan as the development will be connected to the municipal sewer system. As noted below, relief from the Zoning Board of Appeals will likely be necessary for the storage of hazardous materials.

The applicant's support of the planned multi-use path along Bearse's Way is consistent with transportation goals within the Local Comprehensive Plan.

Consistency with Municipal Development Ordinances

The subject property is currently located within the "Business" zoning district, which permits retail use. The project will require further Site Plan Review with the Town, with relief expected to be necessary from the Zoning Board of Appeals for storage of oils within the Groundwater Protection Overlay District, parking requirements, and landscape setbacks. Relief from setback requirements and relief for storage of oils within the Groundwater

Protection Overlay District are generally only available through the granting of Variances from the Zoning Board of Appeals.

The degree of expected landscape setback relief needed has decreased with recent plan revisions showing enhanced screening between the planned multi-use path and the "Customer Pick Up Area/Storage" shown on the most recent (October 4, 2019) site plan. Town staff continues to work with the Applicant to confirm the viability of the current multi-use path layout proposal.

Sincerely,



Paul Wackrow, Senior Planner
Planning & Development Department
Town of Barnstable