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SEP 12 2019

CAPE COD COMMISSION



## Falmouth Planning Board

59 Town Hall Square, Falmouth, MA 02540

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Kristen Clothier  
Regulatory Department, Cape Cod Commission  
3225 Main Street  
Barnstable, MA. 02630

Hi Kristen,

Initial comments from the Planning Board's brief review on August 27, 2019 on the proposed 50,000 square foot facility at the Woods Hole Oceanographic Institute's Quissett Campus are as follows. The Planning Board expressed concern on the following:

- Size and height of the building;
- The size of the parking field and if the parking space count is necessary, and whether WHOI planned on installing solar canopies for the parking field.
- The Planning Board wanted more information on the lighting of the site and structure, the Board requested the lighting be dark sky compliant.

While the LCP plan is written from the perspective of what the Town has jurisdiction over, the Board feels that WHOI's mission, along with the proposed project, works toward fulfilling certain policy objectives. Referencing the supporting documents provided in the applicant's DRI package including the project zoning analysis narrative, the economic narrative, energy technical bulletin, storm water management report and the nitrogen loading calculations, the Planning Board believes the project conforms to the Town's Local Comprehensive Plan.

### Land Use

Falmouth shall use land appropriately to create places to live, work, and play by encouraging sustainable and balanced growth.

- Policy #3: Falmouth shall encourage a high-quality and durable built environment that respects the culture of the community.
- Policy #5: Falmouth shall encourage increased density, primarily through redevelopment, in some areas, and discouraging further development in others.

### Economic Sustainability

Falmouth shall enhance well-established sectors of the local and regional economy and encourage emerging sectors in order to increase the economic opportunities available to residents. Growth shall be responsibly managed to ensure that the local economy is sustainable, resilient, adaptable and innovative to maximize the quality of life, remaining a viable community for all demographic groups.

- Policy #1: Falmouth shall foster a supportive climate for businesses, institutions, and the arts to thrive.

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- Policy #3: Falmouth shall promote educational partnerships to invest in a strong future labor force and to remain open to new ideas.

### **Coastal Resiliency**

Falmouth shall retain its cultural identity by balancing use, access, and enjoyment of coastal resources, while accounting for geologic and ecosystem shifts in response to weather-related impacts and sea level rise.

- Policy #3: Falmouth shall create the tools to foster the dynamic natural system's own resiliency.

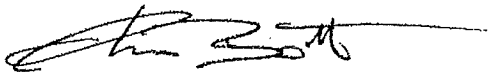
### **Energy**

Falmouth's Town government and residents will use the best available cost effective technologies to minimize dependence on carbon-based fuels, with a carbon dioxide reduction target of no less than 50% of 2001 baseline levels.

- Policy #2: Public policy will strongly support the use of appropriate renewable energy sources.
- Policy #3: Public policy will promote energy conservation and efficiency technologies and practices.

Thank you for considering the Planning Board's comments for the Cape Cod Commission's first public hearing.

Best,



Thomas Bott

Town Planner



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**SEP 16 2019**

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**From:** Corey Pacheco <corey.pacheco@falmouthma.gov>

**Sent:** Monday, September 16, 2019 4:49 PM

**To:** Kristen Clothier <kristen.clothier@capecodcommission.org>

**Cc:** Thomas Bott <thomas.bott@falmouthma.gov>

**Subject:** RE: WHOI - New Quissett Facility DRI (Commission File #: 19022) - DRI Public Hearing - October 7 at 5:30 p.m. in Falmouth

Hi Kristen,

Here is a quick break out. Let me know if you have any question or need further information. Our numbers are not certified. These should be provided by the surveyor or project engineer on the site plan.

Parcel Map number: 50 06 009 000A. The Town of Falmouth's Accessor Data base has the project parcel located at 171 Oyster Pond Road.

Engineer did not provide a Zoning analysis table for the project so it is not clear (numbers not provided by a certified engineer or surveyor; plan is stamped) as to how this particular project conforms to our zoning requirements and parking regs.

**Allowed USES:**

Zoning For Public Use allows in Section 240-30 a Permitted Community Service use as ".....educational, research and philanthropic institutions...." And in Section 240-32F Permitted Accessory Uses: Accessory science and technology research and development.....

**Dimensional Requirements:**

**If this project were carved out as an subdivision project and had to conform to Section 240.**

Parcel Size where new structure is located: 40.20 acres; 4.1 Acres (178,750 sf) will be utilized for the site with 2.7 acres (117,450 sf) used for the development/building footprint.

Zoning District: PU: Minimal Lot size: 45,000 s.f./Lot size 4.1 acres Minimum Lot Width: 150 ft/unknown Minimum Frontage: 100 ft/No frontage on Woods Hole Road or Oyster Pond of the actual Project but frontage on Ring road.

Lot Coverage: 40% by structure and 70% by structure and parking. Calculations by Planning Office are 66% coverage by Structure and Paving. Calculations are not certified on the Site Plan.

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Setback: No building shall be located within 25 feet of the boundary of a district in which its use is prohibited. Building located near Residentially zoned parcels – Distance not shown on plans but likely meets the 25 foot threshold. Residential zoning does allow for Scientific Research as a Special Permit from ZBA. Minimum setbacks from the street frontage shall be 25 feet (shown on plan as 821 ft from Woods Hole Road but distance not shown from Ring Road). Public Use Zoning is unclear as to side or rear yard setbacks. 10 feet is the general requirement.

Closest residential abutter is 619 feet.

In Public Use Districts, the maximum building height for permitted community service uses is three stories, not to exceed 50 feet. Using 1/8 scale building height on plan it is measured at 58.5 feet with 3<sup>rd</sup> floor penthouse/elevator bump out.

Not considering the penthouse, the building height is roughly 51.5 feet. Not an exact measurement.

**Unsure as to how the Building Commissioner would classify this use for Parking:  
Section 240-109**

85 Parking Spaces requested. Uncertain to how the use of the this build would be classified under our Parking 240-109

Parking: Business or professional 1 space per 250 sf of floor area. Uncertain how much square footage will be occupied.

All other uses: As Building Commissioner see fit.

Industrial: 1 space per 1.3 employees, but capable of expansion to not fewer than 1 space per 300 square feet leasable floor area

**LCP DATE: LCP was never formerly approved by CCC but was completed in 2016.**

Best,  
Corey Pacheco

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