



CAPE COD  
COMMISSION

# REGIONAL POLICY PLAN UPDATE

Subregional Stakeholder Meeting  
Meeting 5 – October 2015



CAPE COD  
COMMISSION

# WELCOME & INTRODUCTIONS

## MEETING OVERVIEW

## MEETING GOAL

“

To provide attendees with an overview of the existing Cape Cod Commission Regulatory processes and discuss with attendees ideas for potential modifications to the Regional Policy Plan and Cape Cod Commission regulations that may result in an improved development review process for Cape Cod.

”

2715



# RPP UPDATE APPROACH

- ü Simplify regulatory process
- ü Ease local comprehensive planning process
- ü Create framework for regional capital planning

# Planning

## GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

## NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space & Recreation

## HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/  
Community Character

## ACTIONS

- Cape Cod Commission Actions
- Town Actions

# Regulation

## GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

## NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space & Recreation

## HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/  
Community Character

## ACTIONS

- Minimum Performance Standards
- Best Development Practices



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# REGULATORY PROGRAM

## OVERVIEW

# TYPICAL DEVELOPMENT OF REGIONAL IMPACT REVIEW PROCESS

Applicant applies to the town for a development permit

Project meets mandatory DRI threshold

**OR**

Town makes discretionary referral

Town refers the project to the Cape Cod Commission [CCC] for DRI review

CCC holds a pre-application meeting with applicant and town officials

Applicant submits DRI application

.....

Town permitting processes are suspended while the project is under DRI review

.....

Town permitting process continues

Project DENIED

**OR**

Project APPROVED

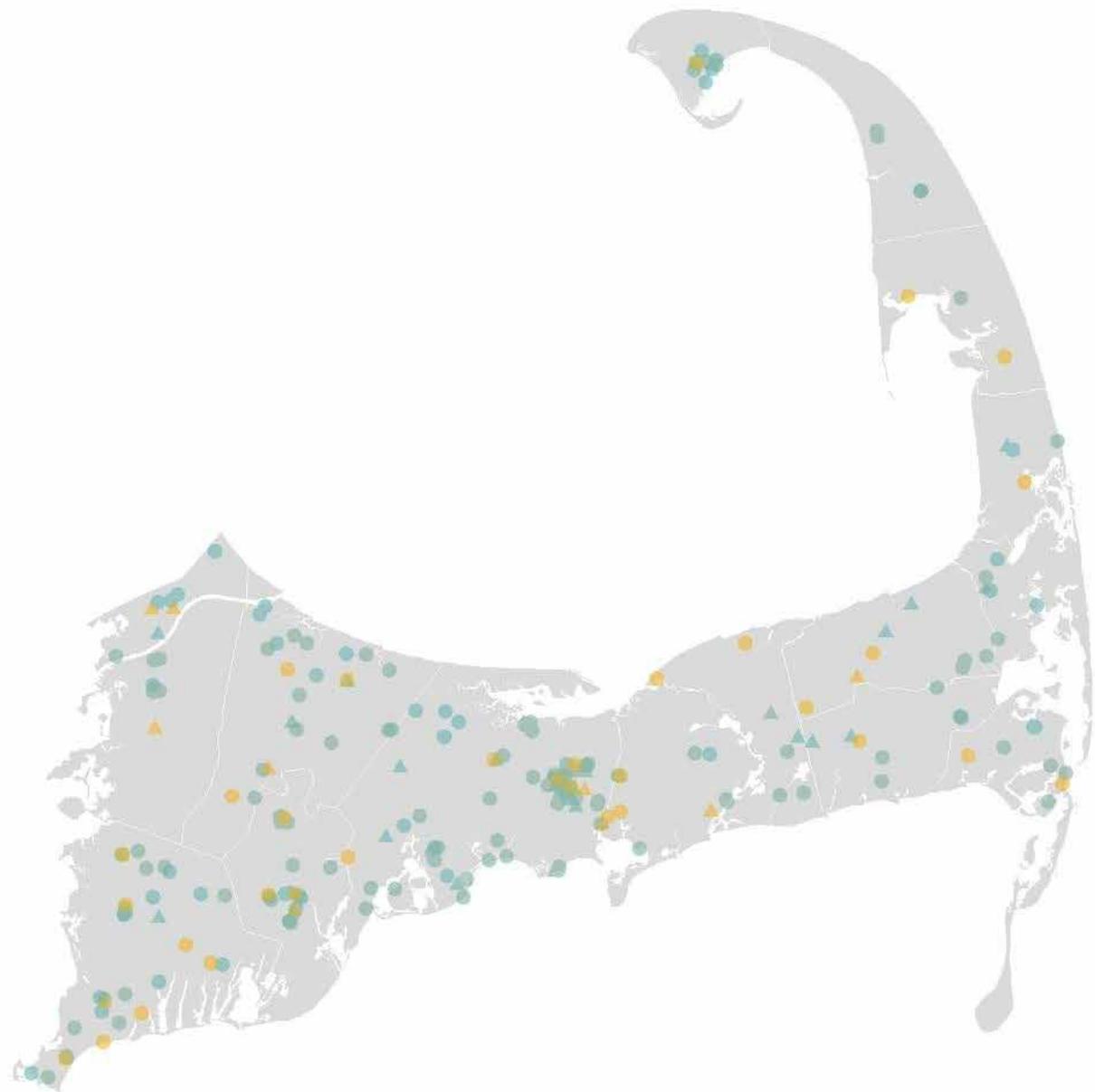
CCC begins public hearing process

Hearing notice(s)  
Staff report(s)  
Public hearing(s)  
Subcommittee meeting(s)  
Draft decision

CCC renders a decision on the DRI project

CCC's public hearing process begins within 60 days of the referral and must be completed 90 days thereafter

Decisions must be made within 60 days of the close of the hearing process. Extensions may be granted by mutual agreement.



# 25 YEARS OF REGULATORY REVIEW

DRI Review - All

## DRI by Decade

1990-1999

2000-2009

2010-Present

● Approvals    ▲ Denials

## 25 YEARS OF REGULATORY REVIEW

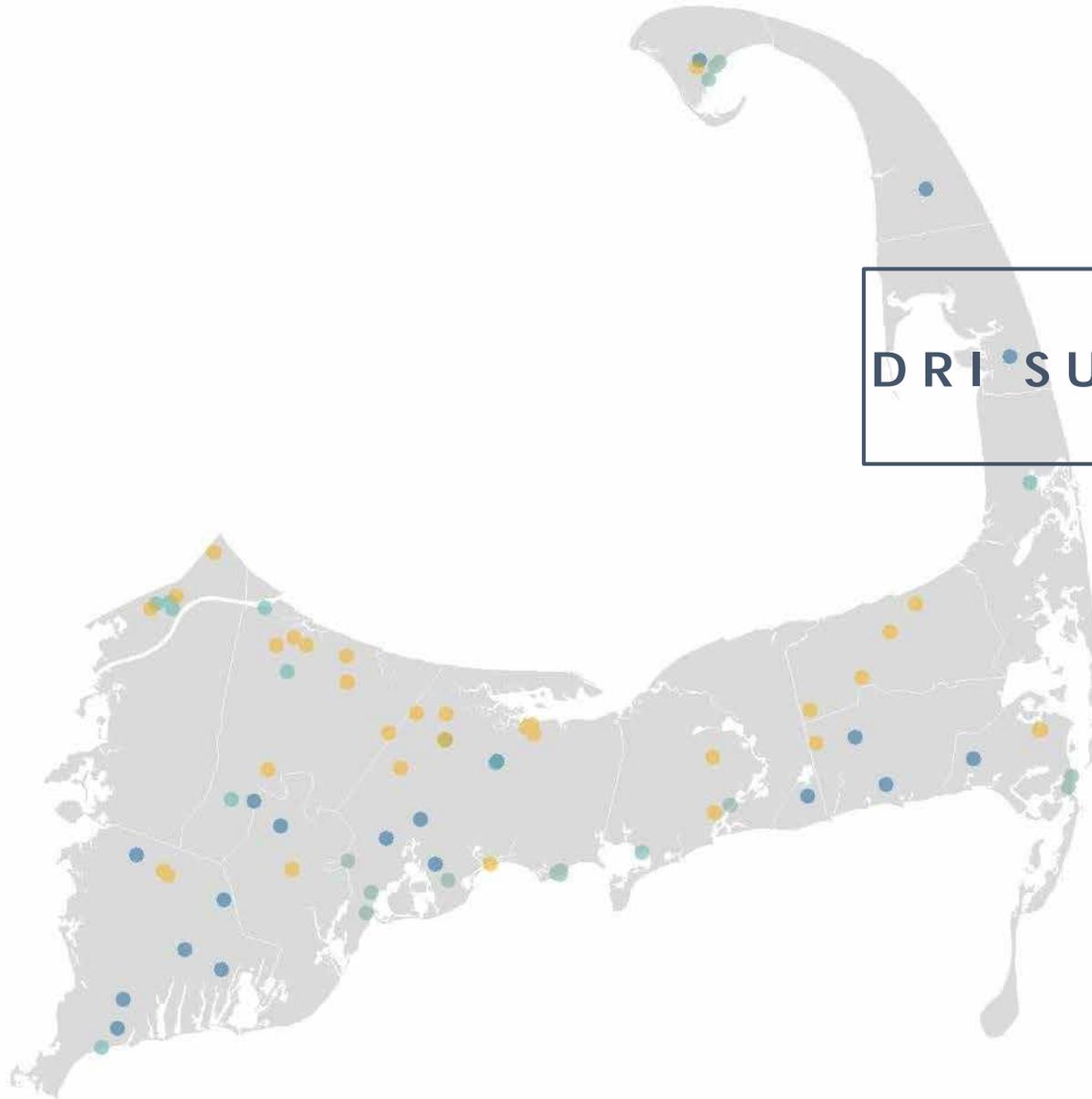
DRI SUBSETS

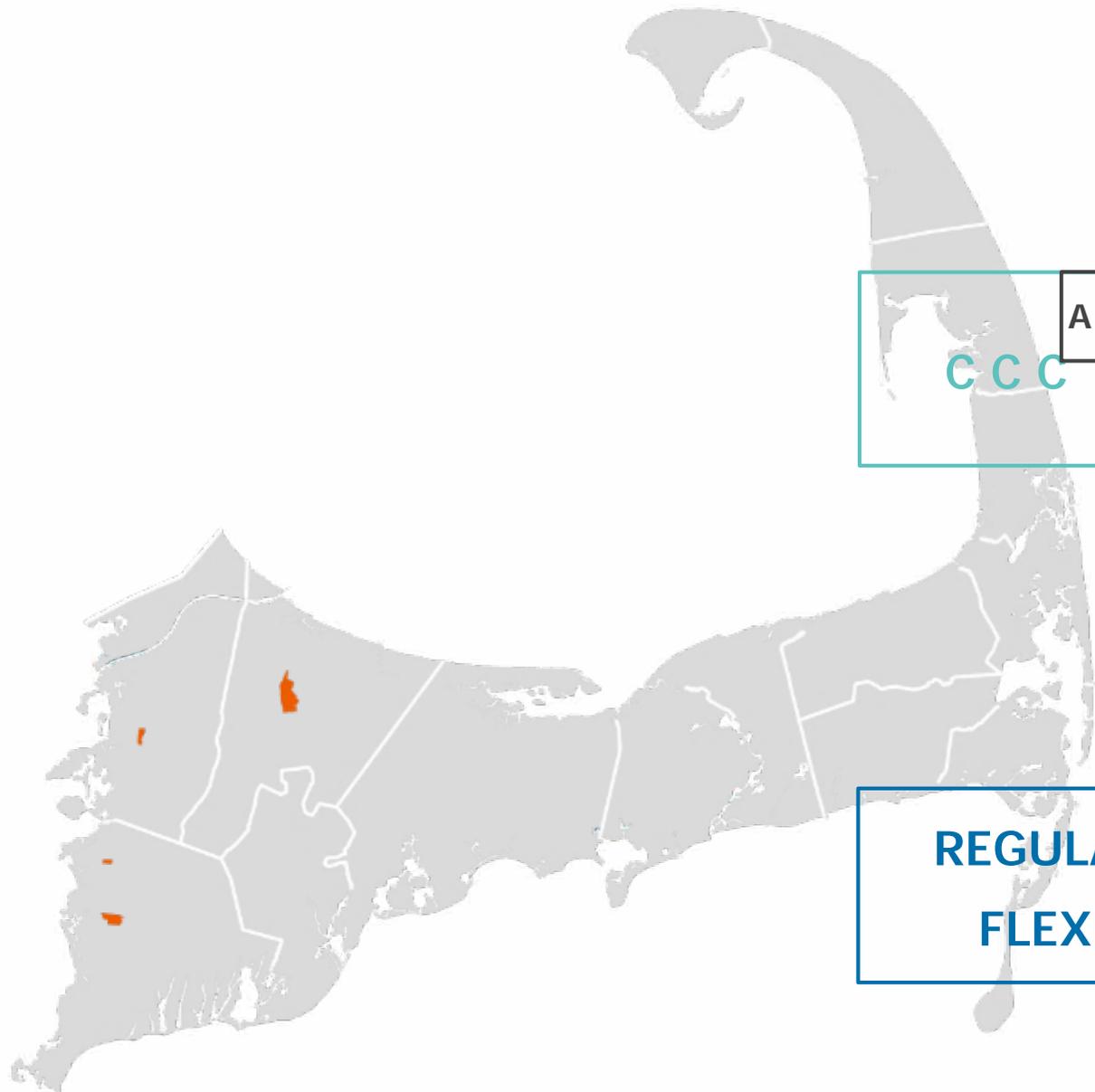
DRI Telecom

DRI Utilities

DRI Historic Structures

DRI Residential Development





**25 YEARS OF  
REGULATORY REVIEW**

**APPROVED  
CCC ACT**

**REGULATORY  
FLEXIBILITY**

Exemptions

Hardship Exemptions

Emergency Exemptions

Development Agreements

Projects of Community Benefit

Growth Incentive Zone

Chapter H

# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

### GENERAL FINDINGS

 General

### GROWTH MANAGEMENT SYSTEMS

 Land Use

 Economic Development

### NATURAL SYSTEMS

 Water Resources

 Coastal Resources

 Marine Resources

 Wetlands

 Wildlife & Plant Habitat

 Open Space & Recreation

### HUMAN/BUILT SYSTEMS

 Transportation

 Waste Management

 Energy

 Affordable Housing

 Heritage Preservation/  
Community Character



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# CASE STUDIES

REGULATORY PROGRAM

CASE STUDY

**Lowe's**  
**DRI**

January 2014

CASE STUDY

**Hydroid**  
**DRI**

December 2011

CASE STUDY

**Cape Cod**  
**Healthcare**  
**Development Agreement**

March 2003

CASE STUDY

**Orleans CWMP**  
**DRI**

October 2011

CASE STUDY

**Falmouth**  
**CWMP/TWMP**  
**DRI**

February 2014

CASE STUDY

**Hyannis Growth**  
**Incentive Zone**  
**GIZ**

April 2006

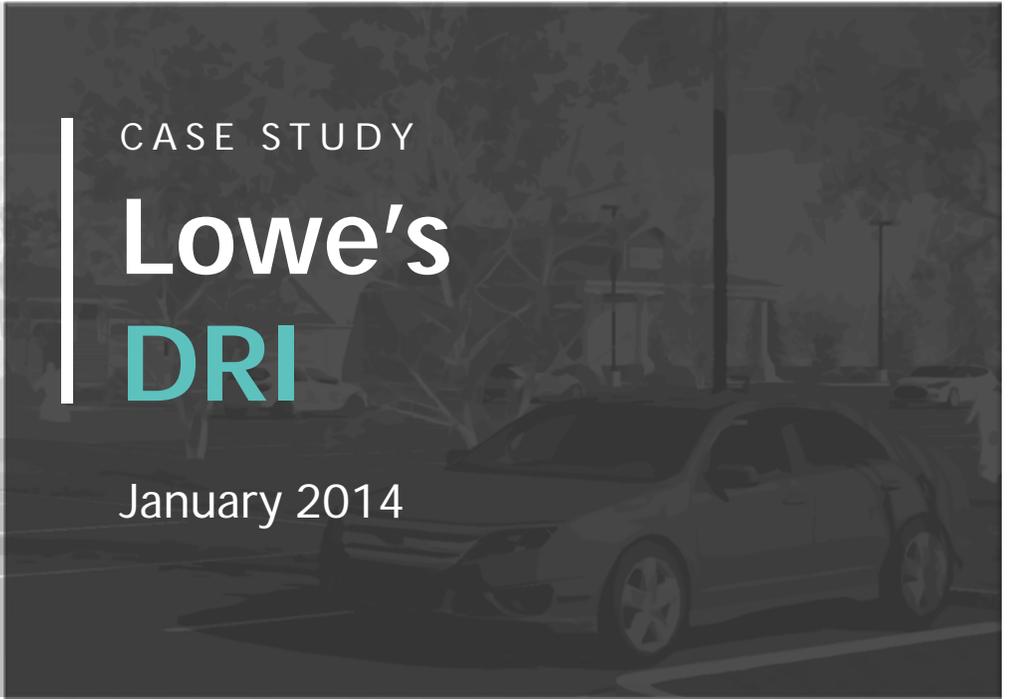


CASE STUDY

Lowe's

DRI

January 2014



# LOWE'S

## Development of Regional Impact (DRI)



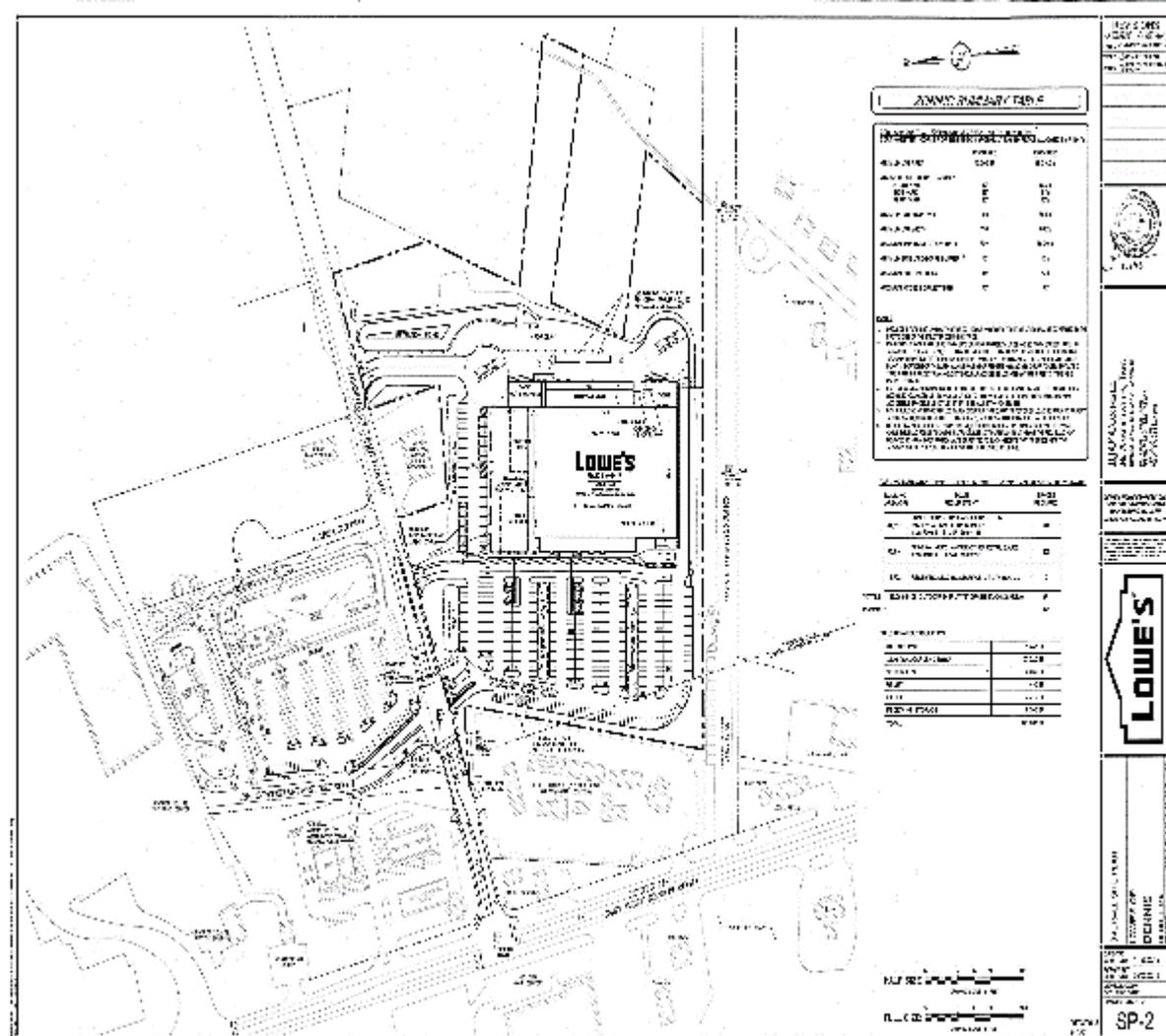
CAPE COD  
COMMISSION

### PROJECT DESCRIPTION

127,683 sf with 371  
parking spaces

Lot Size: 15.2 acres

Location: Theophilus F.  
Smith Road, Dennis



### PROJECT REVISIONS

#### Revised Elevation

- Reduction in size of proposed building area
- Reduction in number of parking spaces
- Added connection to CC Rail Trail
- Landscape buffer enhanced with greater ratio of native species
- Addition of a 2,500 sf liner building for specialty retail use



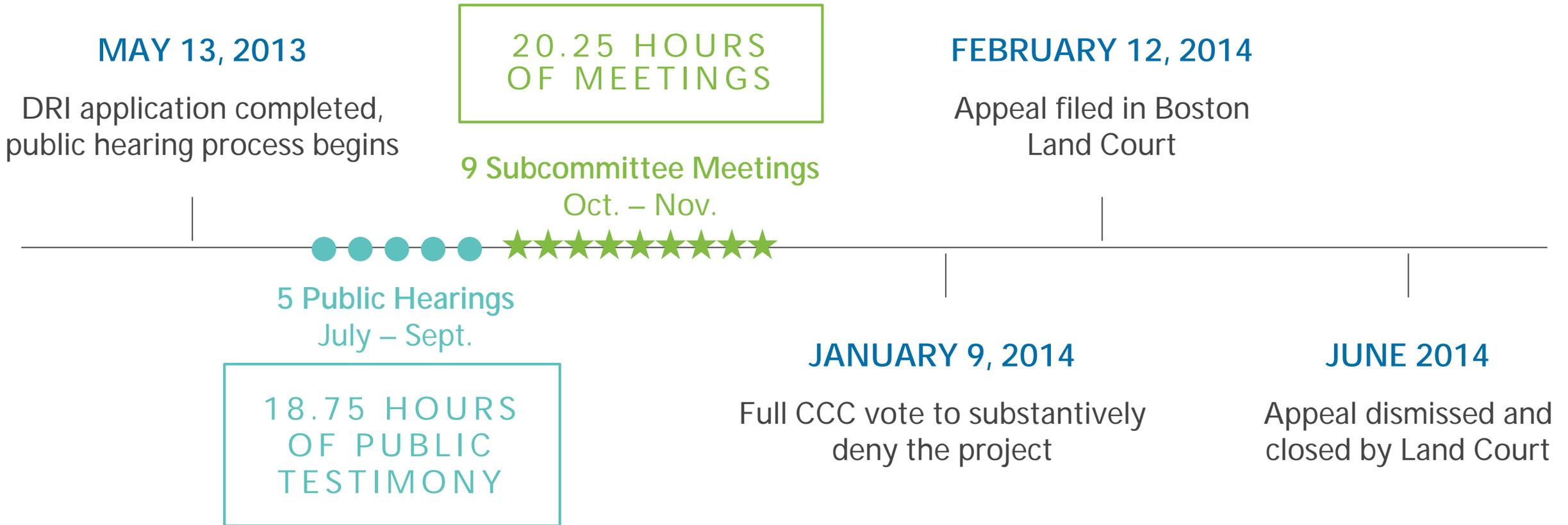
Front Elevation

# LOWE'S

## Development of Regional Impact (DRI)



CAPE COD  
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# LOWE'S

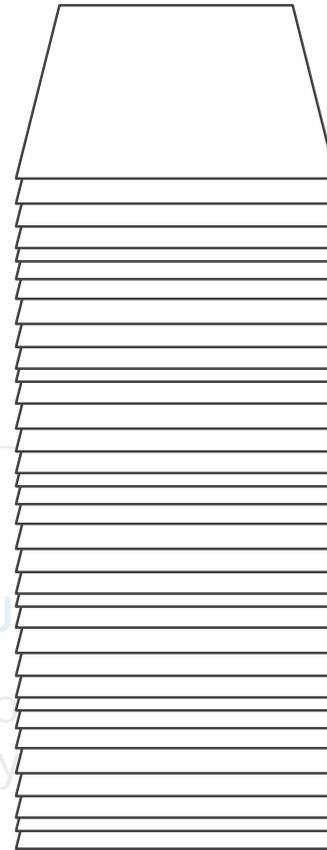
## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

2,515  
DOCUMENTS  
SUBMITTED  
FOR THE  
RECORD

2,500  
2,000  
1,500  
1,000  
500



MAY 13, 2013

DRI application completed,  
public hearing process begins

20-25 HOURS  
OF MEETINGS

Committee Meetings  
Oct. - Nov.



JANUARY

Full CC vote  
deny

MAY 12, 2014

Appeal filed in Boston  
Court

JUNE 2014

Appeal dismissed and  
closed by Land Court

# LOWE'S

## Development of Regional Impact (DRI)



CAPE COD  
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### CHARACTERIZING Press Coverage

Press coverage focused on the opposing views, as well as issues raised in the Commission's technical review, which were often challenged by one side or another.

Little of the coverage focused on specific regulatory requirements of the regional policy plan or of the Commission's review process.



DRI  
DECISION:  
Denied  
Probable  
benefits not  
greater than  
probable  
detriments  
[vote 8 to 6]

**193**  
**Issue Area**  
**Findings**

### GENERAL FINDINGS

12 General

### NATURAL SYSTEMS

35 Water Resources  
4 Coastal Resources  
1 Marine Resources  
1 Wetlands  
10 Wildlife & Plant Habitat  
13 Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

6 Land Use  
7 Economic Development

### HUMAN/BUILT SYSTEMS

50 Transportation  
10 Waste Management  
7 Energy  
22 Affordable Housing  
28 Heritage Preservation/  
Community Character



CASE STUDY

# Hydroid DRI

December 2011

Henry Drive

# HYDROID

## Development of Regional Impact (DRI)



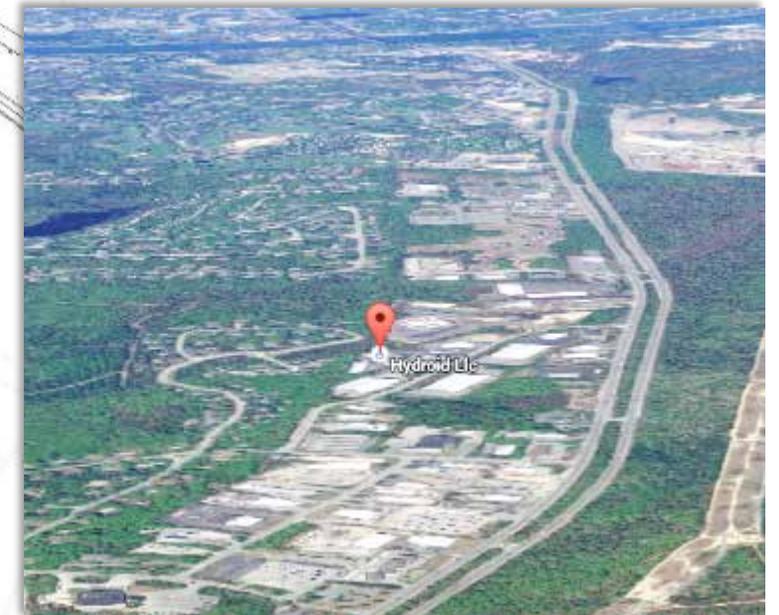
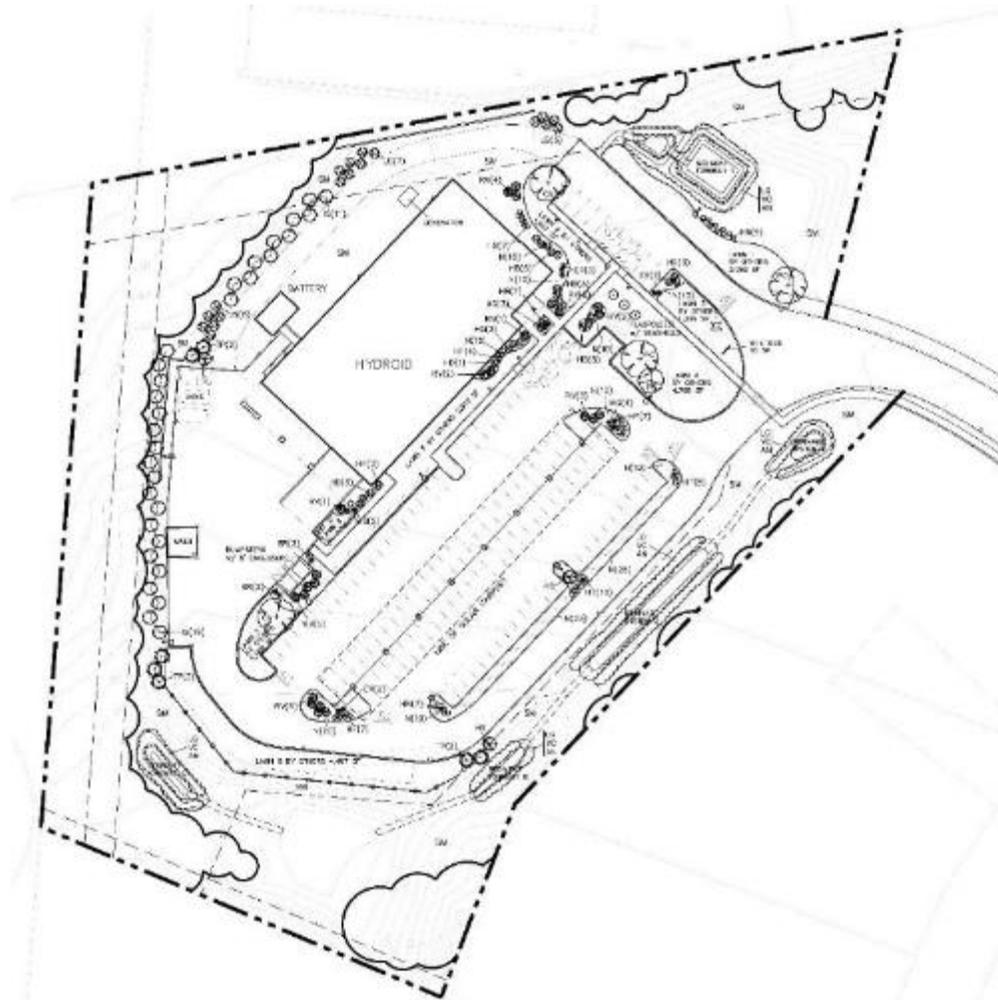
CAPE COD  
COMMISSION

### PROJECT DESCRIPTION

30,000 sf with 120  
parking spaces  
(possible expansion up  
to 40,000 sf and 150  
parking spaces)

Lot Size: 5.24 acres

Location: Henry Drive,  
Bourne



# HYDROID

## Development of Regional Impact (DRI)

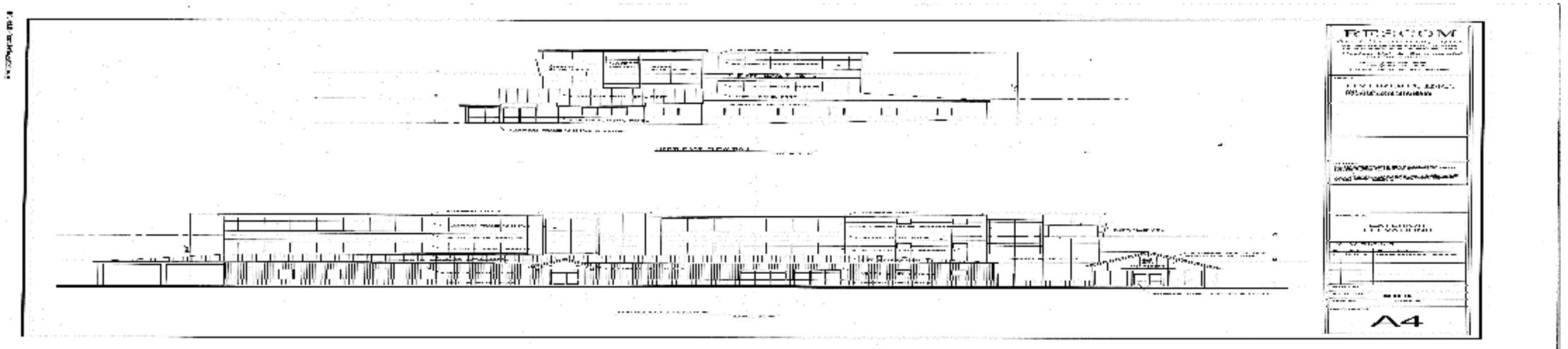


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### PROJECT DETAILS

#### Southeast Elevation

- Located in Heritage Industrial Park
- Provided high wage-paying jobs and would double workforce
- LEED certified green building design
- MassEcon Impact Award winner
- Town support
- Chapter H for new campus building in 2014



# HYDROID

## Development of Regional Impact (DRI)

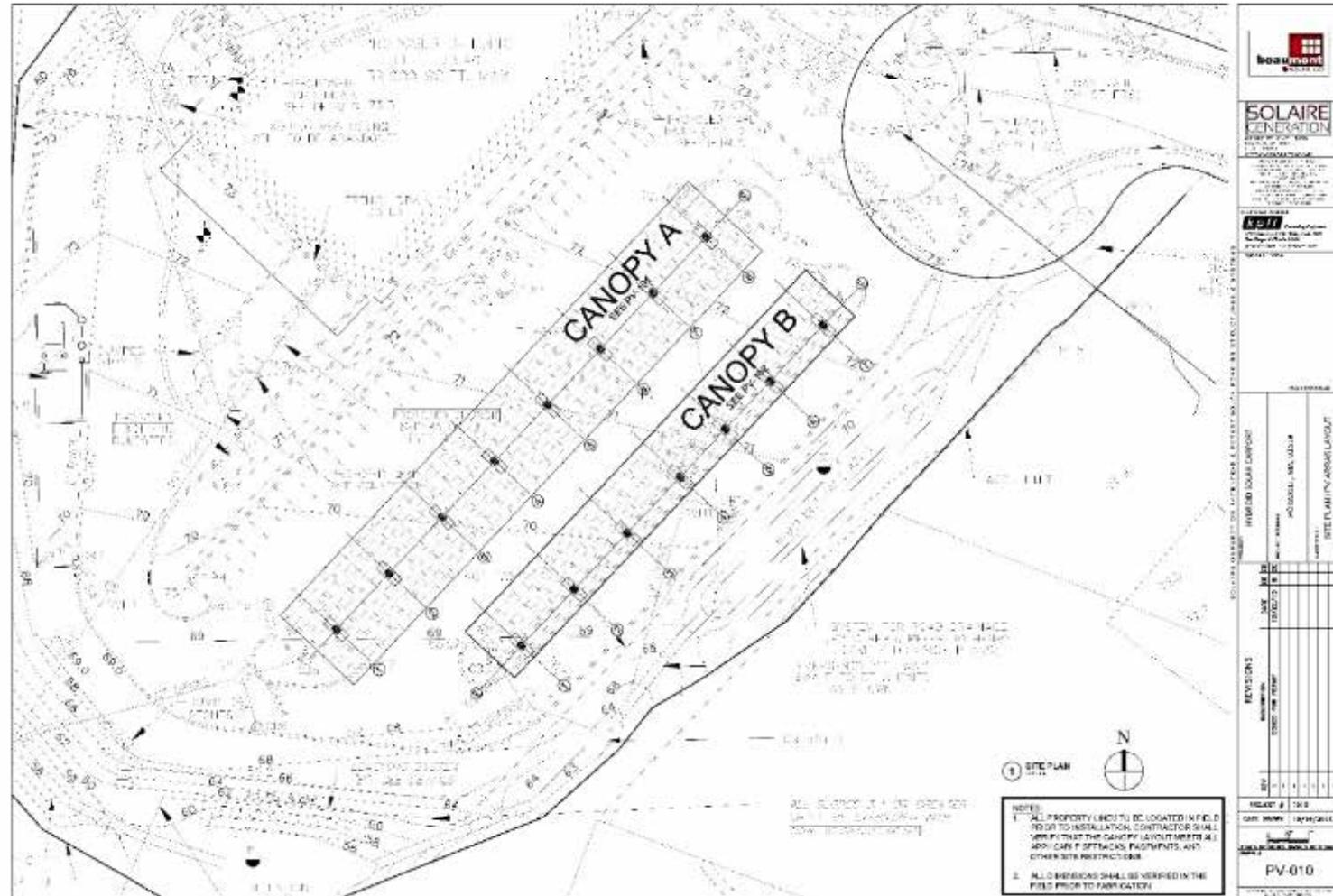


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### PROJECT DETAILS

Solar Carport

Addition  
proposed to meet  
25% renewable  
energy  
requirement, far  
surpasses  
requirement





# HYDROID

## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

**OCTOBER 31, 2011**

DRI Hardship Exemption application submitted, public hearing process begins

**1 Public Hearing**  
**2 Subcommittee Meetings**

**MARCH 15, 2012**

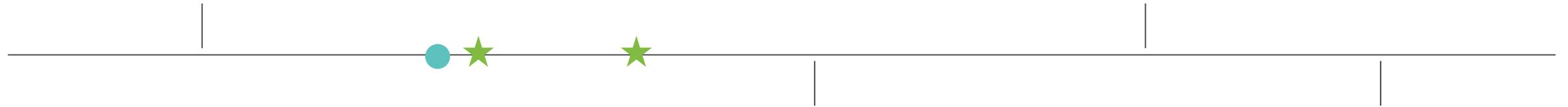
DRI modification allowing for increased building size

**DECEMBER 15, 2011**

Full CCC vote to approve the project, subject to conditions

**AUGUST 8, 2014**

DRI modification allowing for solar carport



# HYDROID

## Development of Regional Impact (DRI)



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### CHARACTERIZING

### Press Coverage

#### Submersible maker expands Pocasset operation

Hydroid, which builds autonomous underwater vehicles, hopes to move into a new facility in about a year. The company, based in Bourne, has announced plans to build a new 40,000-square-foot manufacturing building. Hydroid has announced plans for yet another new building, as the company continues to grow.

“We’re happy that we’re still looking to put up another building,” Hydroid president Duane W. Fotheringham told the Bourne Planning Board on October 9.

Mr. Fotheringham told the board of the Pocasset-based company’s intention to build a 10,000-square-foot office and administration building, with 5,000 square feet of underground storage. The new building would be in the same area on Henry Drive, off Jonathan Bourne Drive, as the new manufacturing building.

Little coverage outside of Bourne when under Commission review. Coverage focused on ensuring the company remained in Bourne and different parties, including the Commission, facilitating that. Little coverage of the Commission’s review standards beyond threshold requirements.

Coverage of subsequent expansions generally positive on the Commission’s actions relative to regulatory relief.

10/13/2015

#### Hydroid Plans Expansion

MICHAEL J. RAUSCH

On the heels of its recent ribbon-cutting ceremony, Hydroid officially inaugurating its new 40,000-square-foot manufacturing building. Hydroid has announced plans for yet another new building, as the company continues to grow.

“We’re happy that we’re still looking to put up another building,” Hydroid president Duane W. Fotheringham told the Bourne Planning Board on October 9.

Mr. Fotheringham told the board of the Pocasset-based company’s intention to build a 10,000-square-foot office and administration building, with 5,000 square feet of underground storage. The new building would be in the same area on Henry Drive, off Jonathan Bourne Drive, as the new manufacturing building.

#### New Hydroid Plant

Hydroid’s new manufacturing building

Henry Drive in Pocasset

Last week, selectmen signed a resolution emphasizing their support for an expansion of Hydroid, a Pocasset-based manufacturer of autonomous underwater vehicles.

The commission will first, however, need to rule on an application for a hardship exemption for the growing company. A hardship exemption, if approved, can result in either limited review at the commission level or a complete exemption from that review.

The company has grown rapidly over the past 10 years and is expected to double in size in the near future. It has been operating in more than one building, and would like to build in such a way as to consolidate operations.

# HYDROID

## Development of Regional Impact (DRI)



CAPE COD  
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DRI  
DECISION:  
Approved  
with  
Conditions

Probable  
benefits  
deemed  
greater than  
probable  
detriments  
[vote unanimous]

**47 Issue Area  
Findings**

### GENERAL FINDINGS

8 General

### NATURAL SYSTEMS

15 Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

4 Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

2 Land Use

4 Economic Development

### HUMAN/BUILT SYSTEMS

9 Transportation

3 Waste Management

1 Energy

2 Affordable Housing

7 Heritage Preservation/  
Community Character

# HYDROID

## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

**DRI  
DECISION:  
Approved  
with  
Conditions**  
  
Probable  
benefits  
deemed  
greater than  
probable  
detriments  
[vote unanimous]

**18 Issue Area  
Conditions**

### GENERAL CONDITIONS

15 General

### NATURAL SYSTEMS

7 Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

2 Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

1 Transportation

3 Waste Management

1 Energy

Affordable Housing

4 Heritage Preservation/  
Community Character



CASE STUDY

# Cape Cod Healthcare

Development Agreement

March 2003

# CAPE COD HEALTHCARE

## Development Agreement



CAPE COD  
COMMISSION

### PROJECT DESCRIPTION

Up to 263,100 sf  
phased up to 12 years

Lot Size: 40 acres

Location: Attuck's Lane,  
Hyannis



# CAPE COD HEALTHCARE

## Development Agreement



CAPE COD  
COMMISSION

### PROJECT DETAILS

- 20 year planning horizon
- CCH development for services such as: ambulatory services – fits local use (Medical Overlay District)
- Conservation restriction on 13 acres of upland around cranberry bogs near CC Hospital
- Two acres of developable land off Kidd's Hill Road as transportation mitigation



View of the Village green area



View of the building support zone

# CAPE COD HEALTHCARE

Development Agreement



CAPE COD  
COMMISSION

## PROJECT DETAILS

[Landscape plan  
from Design  
Manual]



# CAPE COD HEALTHCARE

## Development Agreement



CAPE COD  
COMMISSION

December 18, 2002

Public Hearing

MARCH 20, 2003

Development Agreement

OCTOBER 13, 2011

Development Agreement  
Modification

MARCH 27, 2027

End of agreement

March 6, 2003

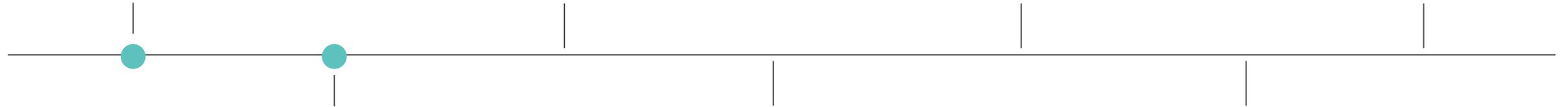
Public Hearing

FEBRUARY 12, 2009

First site plan review mtg.

FEBRUARY 19, 2015

Development Agreement  
Extension



# CAPE COD HEALTHCARE

## Development Agreement



CAPE COD  
COMMISSION

### CHARACTERIZING Press Coverage

News: December 14, 2000 - CCH eyeing 40 acres on Hadaway Road

Satellite site would allow for additional beds at CCH

December 13, 2002

By David Pratt

Coverage was mostly procedural. There was little to no public comment reported because there was little to no public comment given. The project entered the development agreement process with the Commission with community support, as seen in Barnstable creation of an overlay district to accommodate the project's use.

Home Depot, BJ's Wholesale Club were in active review, and proposal to build a new Stop & Shop along Route 132 was under discussion.

Cit  
eyi  
am

Comity prevails as ambulatory care center advances

Written by Edward F. Magney

Cape Cod Healthcare and the Cape Cod Commission apply for a development agreement that would guide the construction of a new ambulatory care center.

A new ambulatory care center is proposed for part of the 40-acre site. The development agreement. For the last eight-plus months, Cape Cod Healthcare and the Cape Cod Commission have led their respective teams in a collaborative effort to reach an agreement.

The development agreement is tentatively scheduled for a public hearing the request will be heard.

Rather, said Dougherty, the new location would allow Cape Cod Healthcare to grow its level of care, as well as to maximize use of the hospital site, including additional floors. One floor is specifically designed to accommodate another floor, Dougherty added.

A similar relocation of services is being considered for Falmouth Hospital. Falmouth is an additional operating room, as well as more beds. One proposal by the board of directors would move Falmouth Hospital's chemotherapy Medical Center.

Dougherty said that while Cape Cod and Falmouth hospitals do not have an overcrowding problem associated with other Massachusetts hospitals, the lack of beds at certain times, which also leads to emergency room overflow.

The same Barnstable County press release quoted Cape Cod Healthcare President Steve Abbot as being supportive of the involvement of the Town of Barnstable in the negotiations.

# CAPE COD HEALTHCARE

## Development Agreement



CAPE COD  
COMMISSION

### TERMS AND CONDITIONS of Development Agreement

[subject to review under  
previous version of the  
RPP]

### 16 Issue Area Findings

#### GENERAL FINDINGS

18 General

#### NATURAL SYSTEMS

2 Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

7 Open Space & Recreation

#### GROWTH MANAGEMENT SYSTEMS

Land Use

2 Economic Development

#### HUMAN/BUILT SYSTEMS

1 Transportation

2 Waste Management

Energy

Affordable Housing

2 Heritage Preservation/  
Community Character

# CAPE COD HEALTHCARE

## Development Agreement



CAPE COD  
COMMISSION

### TERMS AND CONDITIONS of Development Agreement

[subject to review under  
previous version of the  
RPP]

**32 Issue Area  
Conditions**

#### GENERAL FINDINGS

13 General

#### NATURAL SYSTEMS

4 Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

1 Open Space & Recreation

#### GROWTH MANAGEMENT SYSTEMS

Land Use

1 Economic Development

#### HUMAN/BUILT SYSTEMS

6 Transportation

8 Waste Management

Energy

Affordable Housing

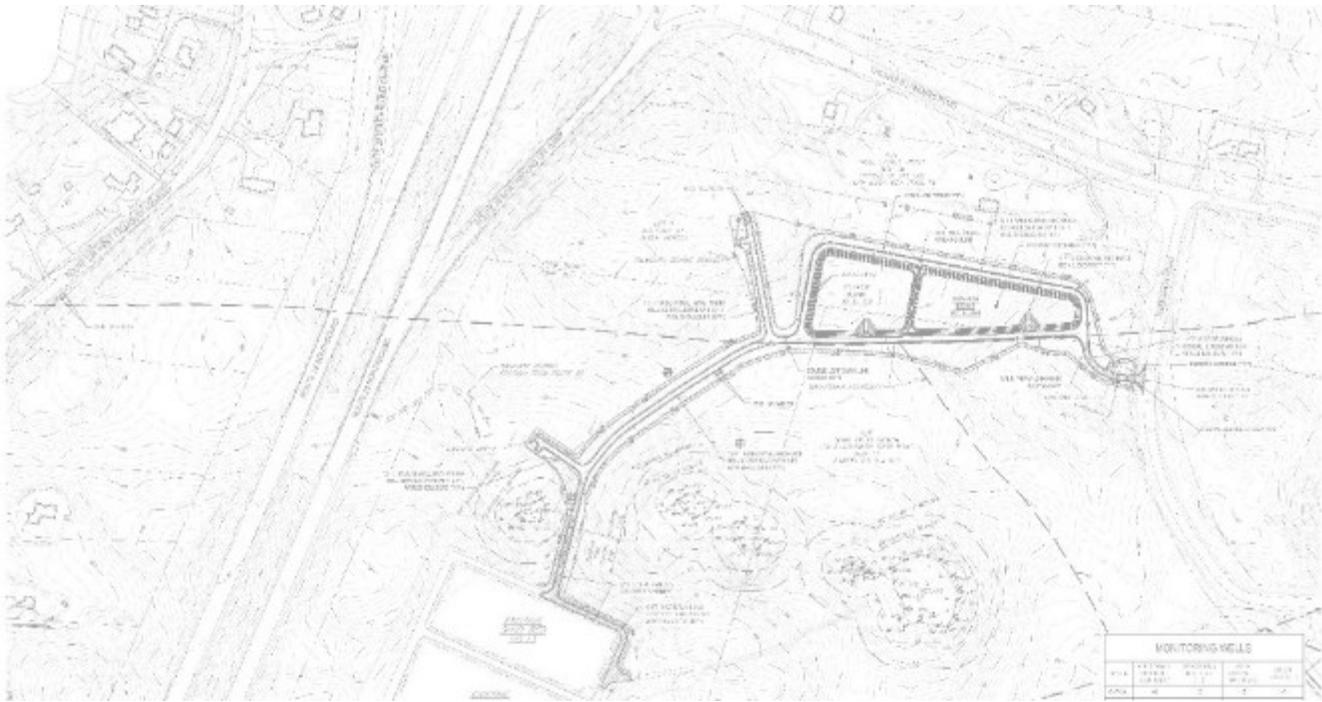
12 Heritage Preservation/  
Community Character



CASE STUDY

# Orleans CWMP DRI

October 2011

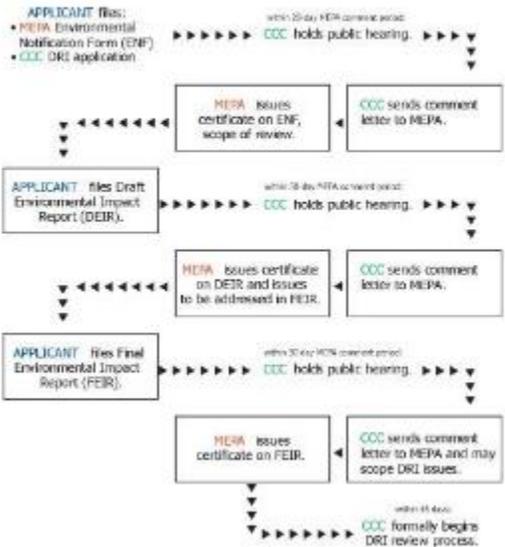


CASE STUDY

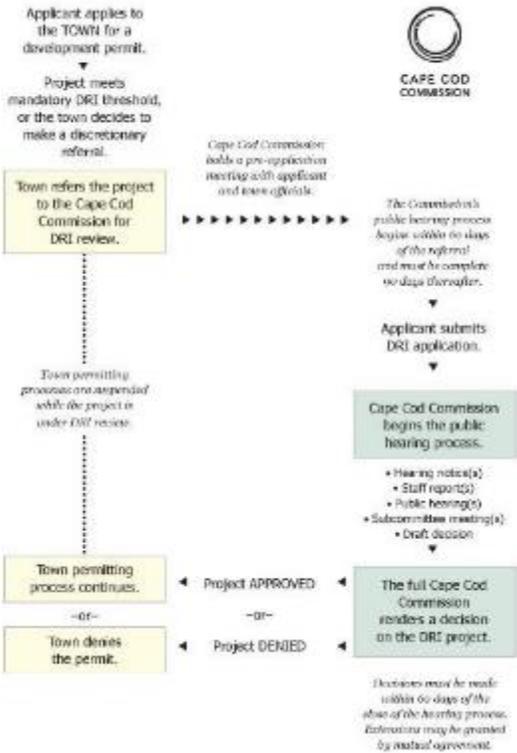
# Falmouth CWMP/TWMP DRI

February 2014

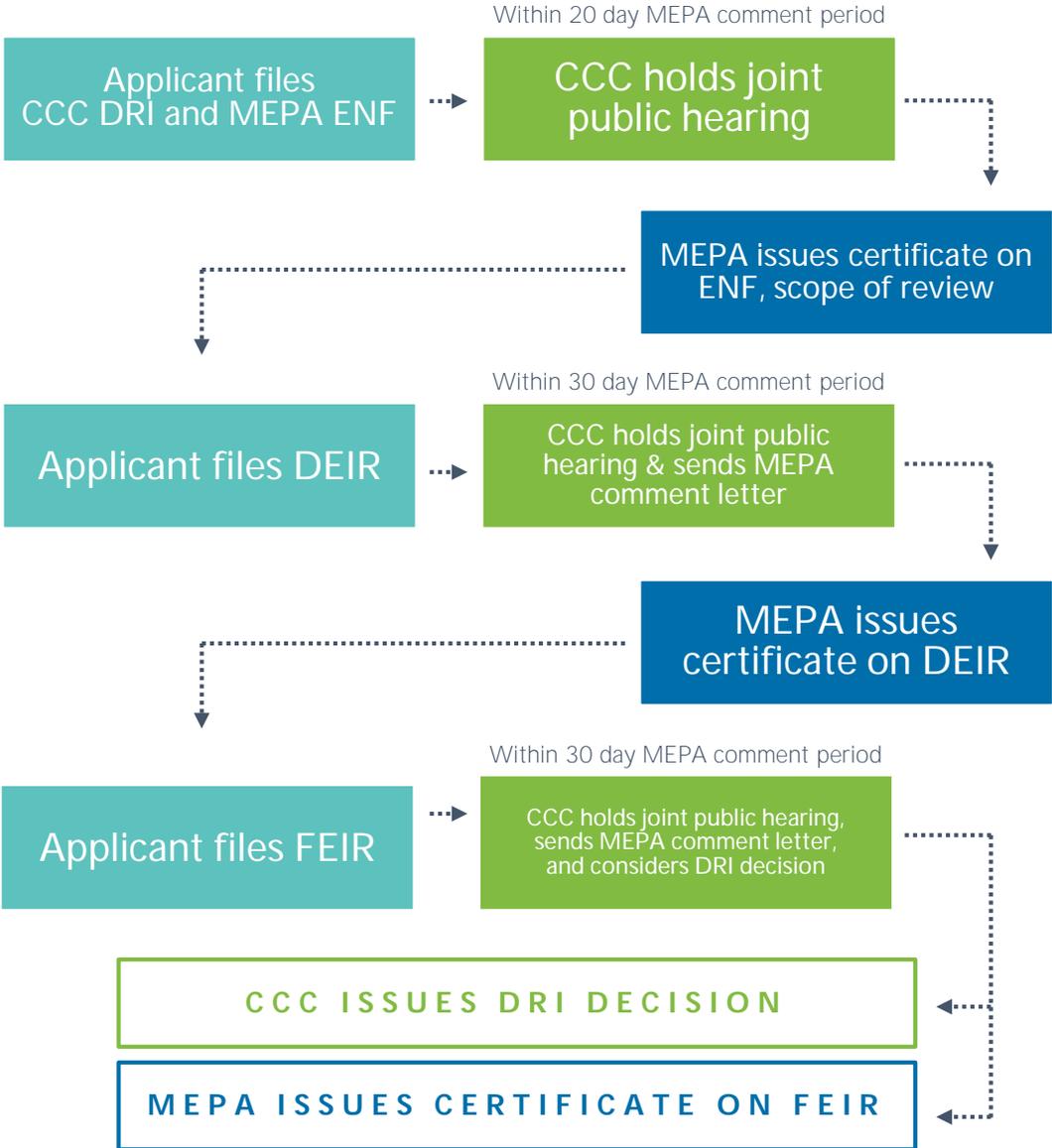
**CWMP Joint MEPA/CCC Review:  
Projects Requiring Environmental Impact Report (EIR)**



# ORLEANS CWMP



# FALMOUTH CWMP





CASE STUDY

# Orleans CWMP

## DRI

October 2011

# ORLEANS CWMP

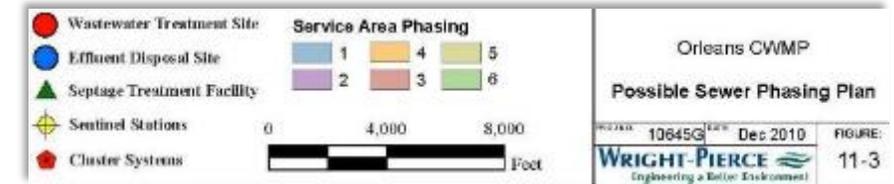
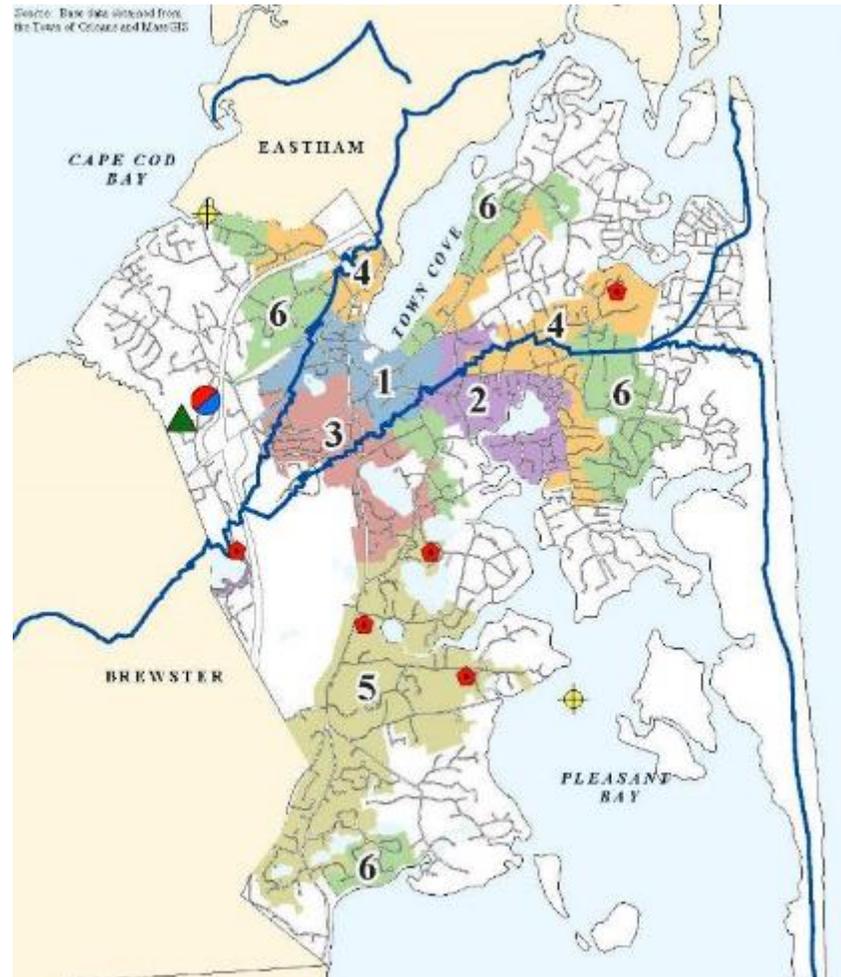
## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

### PROJECT DESCRIPTION

Town-wide  
Comprehensive  
Wastewater  
Management Plan for  
the town of Orleans.



# ORLEANS CWMP

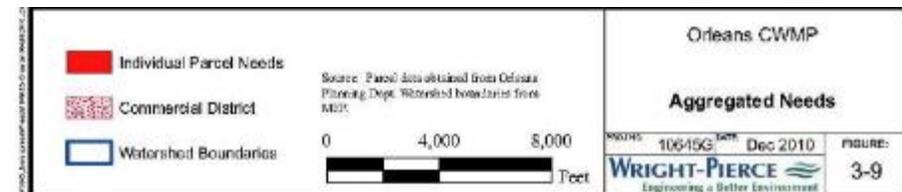
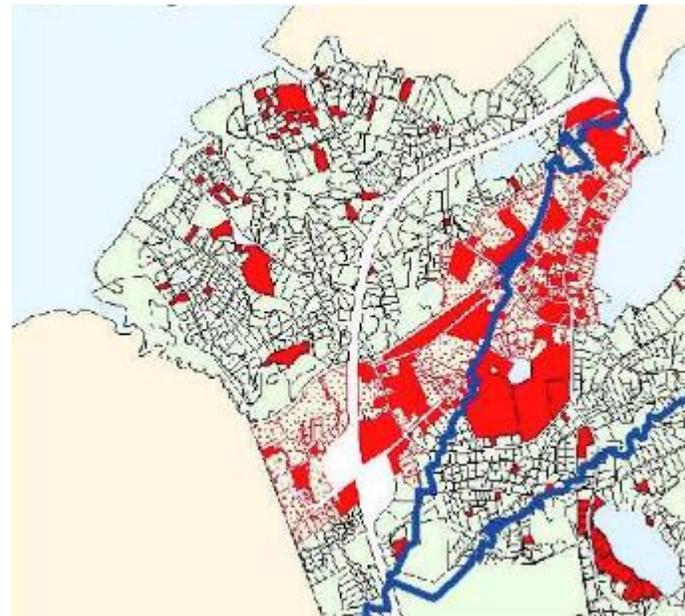
## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

### PROJECT DETAILS

- Six-phase wastewater management plan over 15-20 years
- \$150 million dollars (2008 estimated capital cost)
- Collect and treat wastewater flow from 2,800 properties
- Meet Total Maximum Daily Loads (TMDLs) for Pleasant Bay, North side embayments to Cape Cod Bay, and Nauset Marsh/Town Cove



# ORLEANS CWMP

Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

**MAY 2009**

MEPA Joint Review application submitted, public hearing process begins



**July 10, 2009**

MEPA issues Certificate, allows town to proceed with FEIR

**JANUARY 2011**

MEPA issues certificate of FEIR compliance, CCC DRI public process begins



**Public Hearings**  
[June 09, Jan 11, March 11, Oct 11]

**Subcommittee Meetings**

**OCTOBER 13, 2011**

CCC vote to approve the project with conditions



# ORLEANS CWMP

## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

### CHARACTERIZING

### Press Coverage

#### Critics look to clog Chatham sewers

CHATHAM — Opponents of the town's proposed sewer system expansion plan are looking to clog the town's \$150 million treatment plant and sewer expansion moved a step closer to reality.

#### Orleans: Feds should study state's wastewater policy

ORLEANS — The scientists and engineers who are studying the H1N1 virus could get a call from Cape Cod.

ORLEANS — The scientists and engineers who are studying the management of the H1N1 virus could get a call from Cape Cod.

Orleans selectmen were endorsing the idea of a wastewater treatment plant and sewer expansion moved a step closer to reality.

In a letter dated June 15, 2010, the selectmen stated "we can make substantial progress in reducing the town's \$4 billion to \$8 billion wastewater management plan."

"We're trying to get some answers on whether we can't say we haven't trusted the state's data reports. The reports are driving the towns' wastewater management plans and since those plans are costing individual towns hundreds of millions of dollars, many residents have questioned whether they can be trusted."

So far, the Orleans selectmen have endorsed the idea of a wastewater treatment plant and sewer expansion moved a step closer to reality.

Yarmouth selectmen are asking the National Academy of Sciences to peer review the model that sets nitrogen limits for the Cape's salt water bodies.

Press coverage documents growing division leading up to and throughout the Commission's review. As such, the Commission's CWMP review became one element of reporting on the larger wastewater debate in Orleans.

# ORLEANS CWMP

## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

**DRI DECISION:**  
Approved with  
Conditions

Probable  
benefits  
deemed greater  
than probable  
detriments  
[unanimous vote]

**80 Issue Area  
Findings**

### GENERAL FINDINGS

9 General

### NATURAL SYSTEMS

61 Water Resources

3 Coastal Resources

Marine Resources

3 Wetlands

5 Wildlife & Plant Habitat

1 Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

4 Transportation

Waste Management

Energy

Affordable Housing

3 Heritage Preservation/  
Community Character

# ORLEANS CWMP

## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

**DRI DECISION:**  
Approved with  
Conditions

Probable  
benefits  
deemed greater  
than probable  
detriments  
[unanimous vote]

**43 Issue Area  
Conditions**

### GENERAL CONDITIONS

14 General

### NATURAL SYSTEMS

31 Water Resources

2 Coastal Resources

Marine Resources

2 Wetlands

4 Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

1 Transportation

Waste Management

Energy

Affordable Housing

3 Heritage Preservation/  
Community Character



CASE STUDY

# Falmouth CWMP/TWMP DRI

February 2014

# FALMOUTH CWMP/TWMP

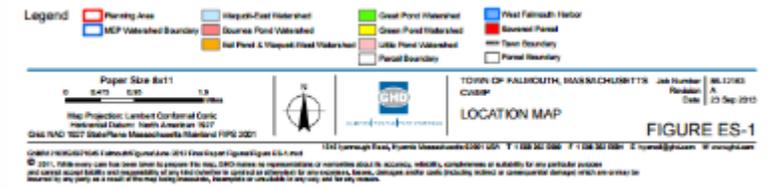
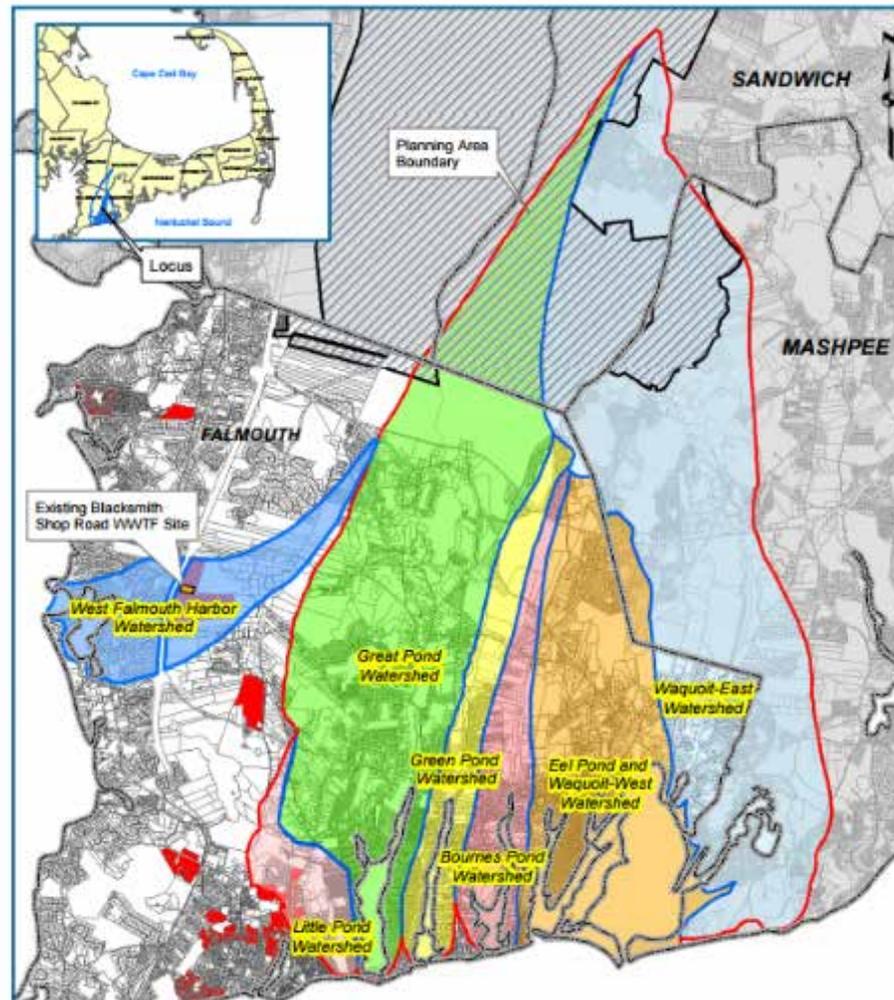
Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

## PROJECT DESCRIPTION

Falmouth  
Comprehensive  
Wastewater  
Management Plan  
(CWMP)/Targeted  
Watershed  
Management Plan  
(TWMP) Addresses the  
South Coast  
Watersheds



# FALMOUTH CWMP/TWMP

## Development of Regional Impact (DRI)

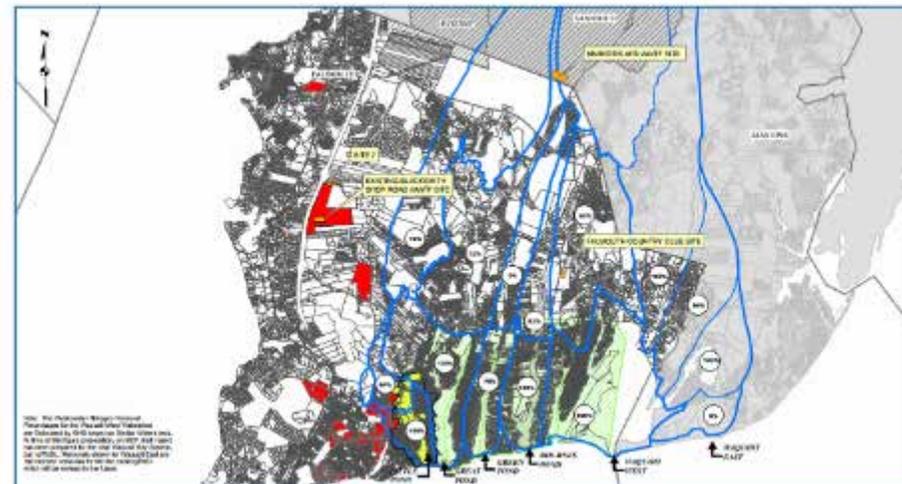


CAPE COD  
COMMISSION

### PROJECT DETAILS

- Comprehensive plan for wastewater management for the South Coast Watersheds
- Provide recommendations for the West Falmouth Watershed
- Identifies demonstration projects for non-traditional options
- Includes targeted sewerage project (Little Pond)
- 20-year plan with a 40-year perspective to meet TMDLs

(Estimated future  
wastewater removal  
percentages to meet  
TMDLs)



# FALMOUTH CWMP/TWMP

Development of Regional Impact (DRI)



CAPE COD  
COMMISSION



# FALMOUTH CWMP/TWMP

Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

CHARACTERIZING  
Press Coverage

## Selectmen Meeting Notes

### Sewer Betterments Approved For Little Pond

Coverage of the Commission's review was limited to the Falmouth Enterprise, which has reported on the Falmouth CWMP since its inception. Coverage was positive, but focused on the town's position as an innovator and future town meeting actions necessary to fund the program. Little review of the Commission process.

### An Evening of Irish Music

It would be difficult to overstate the significance of the Falmouth...  
As...  
cha...  
a bi...  
no o...  
nitro...  
he s...  
mun...  
He...  
expl...  
been...  
or t...  
radi...  
wide...  
gral...

the Jar Kitchen for March 16 to Irish music, and two special liquor licenses for Woods Public Library on March 14

### Sewering

### Question

### Answered

How will Falmouth residents pay for the proposed sewer service system around Little Pond, a projected \$41 million project?

The Water Quality Management Committee, tasked with advis-

By CHRISTOPHER KAZARIAN  
Falmouth's wastewater efforts

Committee. "Of course it provide a road map for every other com

# FALMOUTH CWMP/TWMP

## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

DRI  
DECISION:  
Approved  
Probable  
benefits  
deemed  
greater than  
probable  
detriments

**45 Issue Area  
Findings**

### GENERAL FINDINGS

9 General

### NATURAL SYSTEMS

9 Water Resources

4 Coastal Resources

Marine Resources

1 Wetlands

6 Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

3 Land Use

3 Economic Development

### HUMAN/BUILT SYSTEMS

6 Transportation

3 Waste Management

1 Energy

Affordable Housing

11 Heritage Preservation/  
Community Character

# FALMOUTH CWMP/TWMP

## Development of Regional Impact (DRI)



CAPE COD  
COMMISSION

DRI  
DECISION:  
Approved  
Probable  
benefits  
deemed  
greater than  
probable  
detriments

18 Issue Area  
Conditions

### GENERAL CONDITIONS

12 General

### NATURAL SYSTEMS

2 Water Resources

1 Coastal Resources

Marine Resources

Wetlands

2 Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

1 Land Use

1 Economic Development

### HUMAN/BUILT SYSTEMS

1 Transportation

1 Waste Management

Energy

Affordable Housing

9 Heritage Preservation/  
Community Character

CASE STUDY

**Lowe's**  
**DRI**

January 2014

CASE STUDY

**Hydroid**  
**DRI**

December 2011

CASE STUDY

**Cape Cod**  
**Healthcare**  
**Development Agreement**

March 2003

CASE STUDY

**Orleans CWMP**  
**DRI**

October 2011

CASE STUDY

**Falmouth**  
**CWMP/TWMP**  
**DRI**

February 2014

CASE STUDY

**Hyannis Growth**  
**Incentive Zone**  
**GIZ**

April 2006



CASE STUDY

# Hyannis Growth Incentive Zone

GIZ

2006

# HYANNIS

## Growth Incentive Zone (GIZ)



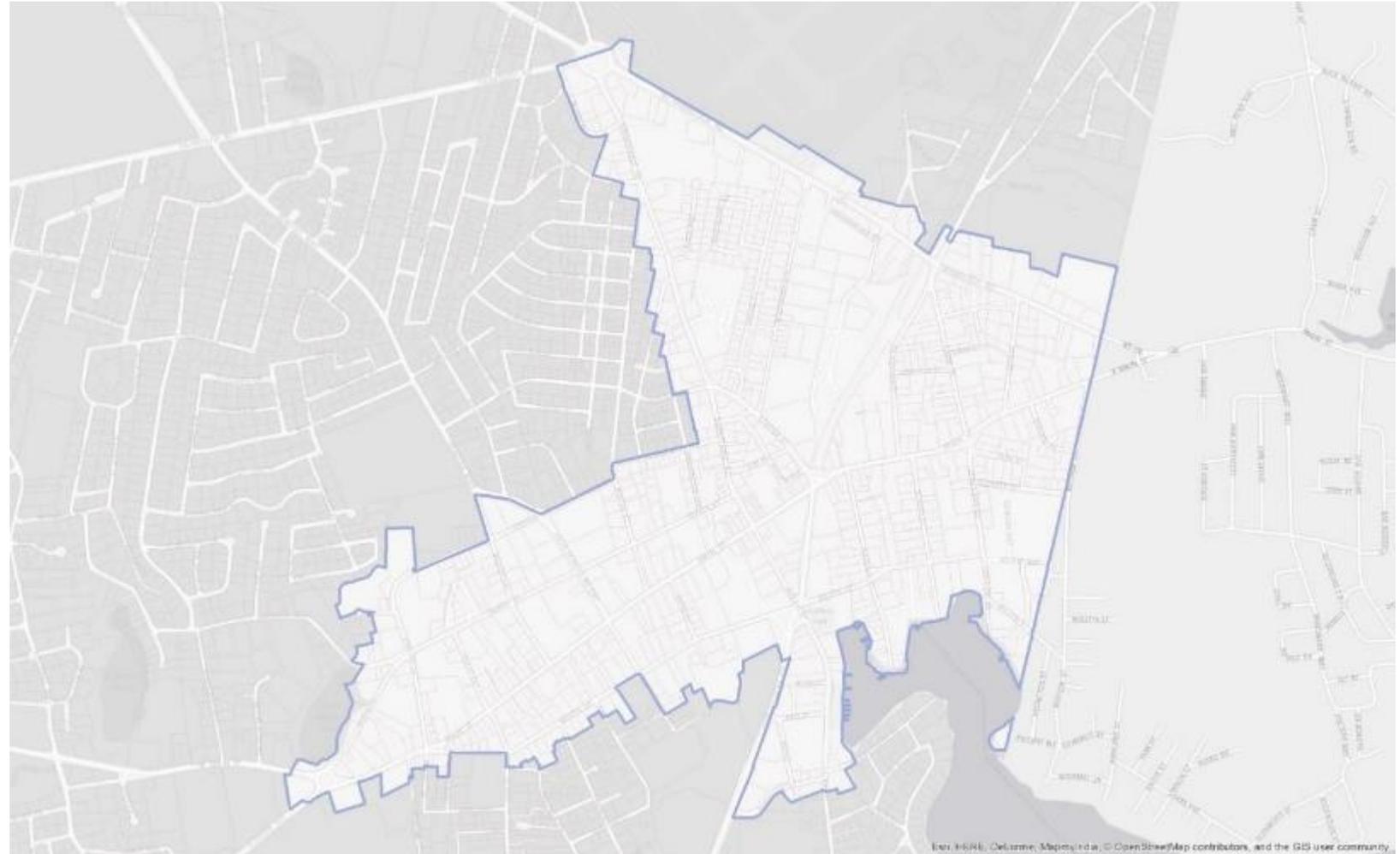
CAPE COD  
COMMISSION

### PROJECT DESCRIPTION

10 year agreement

Residential  
Development:  
600 units

Non-residential  
Development:  
585,180sf floor area



# HYANNIS

## Growth Incentive Zone (GIZ)



CAPE COD  
COMMISSION

### PROJECT DETAILS

#### Details

- Supports village-scale density
- Zoning changes allow for mixed use construction
- To stimulate economic activity in the area, cultural programs and events were initiated, i.e. the Bismore Park Artist Shanties
- \$44 million invested in Downtown Hyannis since the inception of the GIZ through April 2011
- Reviewed for consistency under previous version of the RPP



# HYANNIS

## Growth Incentive Zone (GIZ)



CAPE COD  
COMMISSION

### PROPERTY VALUE INCREASE

320 Stevens St.

### BEFORE

FY07 Assessed Value:

- \$824,800

### AFTER

New Total (2011):

- \$4,329,000

425 %  
INCREASE



# HYANNIS

Growth Incentive Zone (GIZ)



CAPE COD  
COMMISSION

PROPERTY  
VALUE  
INCREASE

500 Main St.

~~BEFORE~~

~~2010~~ Value:  
~~\$4,488,900~~

126 %  
INCREASE



# HYANNIS

## Growth Incentive Zone (GIZ)



CAPE COD  
COMMISSION

**January 19, 2006**

Town submittal of GIZ  
application deemed  
complete

**Planning Committee Meeting**  
**Public Hearing**  
[March 1, 2006]



**April 6, 2006**

Full CCC vote to approve  
the Hyannis GIZ

**March 14, 2006**

CCC Subcommittee votes to  
recommend approval

**December 2016**

GIZ set to expire

# HYANNIS

## Growth Incentive Zone (GIZ)



CAPE COD  
COMMISSION

### CHARACTERIZING

Press Coverage

#### 'Growth zone' approved for Hyannis

Coverage starting in 2004 when Barnstable started discussing the possibility was positive for both the town and Commission. The novelty of towns pulling back some control for development review in such areas was often played against the perception that the Commission process was a non-starter for developers.

#### Land planners see potential

BARNSTABLE

Mar  
17  
2006

But the  
downto  
attemp

If it wor

Currentl  
Propose  
process

Written by Patriot Staff

"This will be not what you might expect from such a strong supporter of the regional land-use agency, but Weil was making a p

If the Commission appro to a threshold that will be set by the county Assembly of Delegates, the new arrangement should attract developer

Commission

"There will be an incentive to develop here," Weil told the Barnstable Economic Development Commission Tues

What's more, the town will control assessment of impact fees and will ensure that the funds received are applic

Weil said there are four conditions under which the Commission would be back in the picture: any project lea

# HYANNIS

## Growth Incentive Zone (GIZ)



CAPE COD  
COMMISSION

### AGREEMENT FINDINGS

**36 Issue  
Area  
Findings**

#### GENERAL FINDINGS

1 General

#### NATURAL SYSTEMS

9 Water Resources  
4 Coastal Resources  
Marine Resources  
Wetlands  
Wildlife & Plant Habitat  
3 Open Space & Recreation

#### GROWTH MANAGEMENT SYSTEMS

Land Use  
3 Economic Development

#### HUMAN/BUILT SYSTEMS

11 Transportation  
Waste Management  
Energy  
2 Affordable Housing  
4 Heritage Preservation/  
Community Character

# HYANNIS

Growth Incentive Zone (GIZ)



CAPE COD  
COMMISSION

AGREEMENT  
CONDITIONS

## GENERAL CONDITIONS

9 General

## NATURAL SYSTEMS

1 Water Resources

3 Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

5 Open Space & Recreation

## GROWTH MANAGEMENT SYSTEMS

Land Use

1 Economic Development

## HUMAN/BUILT SYSTEMS

7 Transportation

Waste Management

Energy

Affordable Housing

2 Heritage Preservation/  
Community Character

28 Issue  
Area  
Conditions



CAPE COD  
COMMISSION

# REGIONAL POLICY PLAN UPDATE

Subregional Stakeholder Meeting  
Meeting 5 – October 2015



# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Compact Growth and Resource Protection, Capital Facilities and Infrastructure & Rural Lands.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

Transportation

Waste Management

Energy

Affordable Housing

Heritage Preservation/  
Community Character



# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Low-Impact and Compatible Development, A Balanced Economy, Regional Income Growth, and Infrastructure Capacity.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

### HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/Community Character

# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Aquifer Protection, Drinking Water Quality, Embayments and Estuaries, Ponds and Lakes, Wastewater Treatment Facilities, and Stormwater Quality.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

Transportation

Waste Management

Energy

Affordable Housing

Heritage Preservation/  
Community Character

# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Maritime Industry, Character, and Public Access, Coastal Hazard Mitigation, and Coastal Water Quality and Habitat.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

Transportation

Waste Management

Energy

Affordable Housing

Heritage Preservation/  
Community Character

# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on preserving and managing marine resources while allowing for limited development activities compatible with resource preservation interests.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

Water Resources

Coastal Resources

**Marine Resources**

Wetlands

Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

Transportation

Waste Management

Energy

Affordable Housing

Heritage Preservation/  
Community Character



# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on preserving and restoring the quality and quantity of inland and coastal wetlands and their buffers.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands**
- Wildlife & Plant Habitat
- Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

### HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/  
Community Character



# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Prevent Loss, Minimize Adverse Impact, and Maintain Diversity.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat**
- Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

### HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/  
Community Character



# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Open Space and Natural Resources, and Passive/Active Recreation.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

### HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/Community Character



# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Safety, Trip Reduction/Transportation Balance and Efficiency, and Level of Service/Congestion Management.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

### HUMAN/BUILT SYSTEMS

- Transportation**
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/Community Character

# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Hazardous Materials and Waste, and Solid Waste.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

Transportation

Waste Management

Energy

Affordable Housing

Heritage Preservation/  
Community Character

# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Emissions and Energy Use.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

Transportation

Waste Management

**Energy**

Affordable Housing

Heritage Preservation/  
Community Character

# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Promotion and Creation of Affordable Housing, Fair Housing/ Equal Opportunity, and Community Participation.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

Water Resources

Coastal Resources

Marine Resources

Wetlands

Wildlife & Plant Habitat

Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

Land Use

Economic Development

### HUMAN/BUILT SYSTEMS

Transportation

Waste Management

Energy

**Affordable Housing**

Heritage Preservation/  
Community Character



# DEVELOPMENT OF REGIONAL IMPACT

## ISSUE AREA REVIEW

Review focuses largely on Historic, Cultural, and Archaeological Resources, and Community Character/ Site and Building Design.

### GENERAL FINDINGS

General

### NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space & Recreation

### GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

### HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/Community Character