

Cape Cod Commission
ANNUAL REPORT

Fiscal Year 2008



CAPE COD COMMISSION MEMBERS • Fiscal Year 2008

Officers:

Chair: Robert S. Jones (until April 2008)
Vice Chair: Elizabeth Taylor
Secretary: John D. Harris

Members Representing...

Barnstable:..... Royden Richardson
Bourne:Michael Blanton
Brewster:Elizabeth Taylor
Chatham:..... Florence Seldin
Dennis:..... Brad Crowell
Eastham:Joyce Brookshire
Falmouth: Jay Zavala
Harwich:..... Leo Cakounes
Mashpee:..... Ernest Virgilio
Orleans:..... Frank H. Hogan
Provincetown:.....Roslyn Garfield
Sandwich:Robert S. Jones (until April 2008), then David Mason
Truro: Susan Kadar
Wellfleet: Alan Platt (through April 2008), then Roger Putnam
Yarmouth:.....Charles Lockhart (through October 2007), then Renie Hamman
County Commissioner:..... William Doherty
Minority Representative: John D. Harris
Native American Representative:Mark Harding
Governor's Appointee:..... Herbert Olsen

CAPE COD COMMISSION

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MISSION AND PURPOSES

MISSION STATEMENT:

“The Cape Cod Commission is the regional land use planning and regulatory agency created in 1990 to serve the citizens and the 15 towns of Barnstable County. Its mission is to manage growth, to protect Cape Cod’s unique environment and character, and to foster a healthy community for present and future generations.”

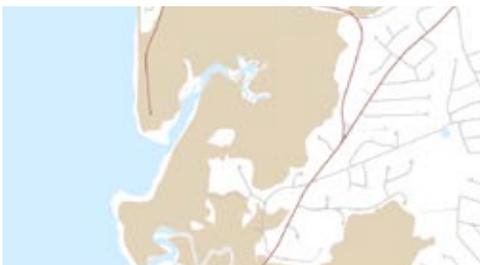
PURPOSES:

The Cape Cod Commission provides regional services and coordinates many projects and activities that affect all of Barnstable County. The Commission also provides technical assistance to each Cape town. Activities involve promotion of affordable housing and economic development; protection of coastal, water, and natural resources; preparation of maps and analysis of geographic data; preservation of historic resources; preparation of transportation plans and analysis of traffic congestion and safety issues; and more.

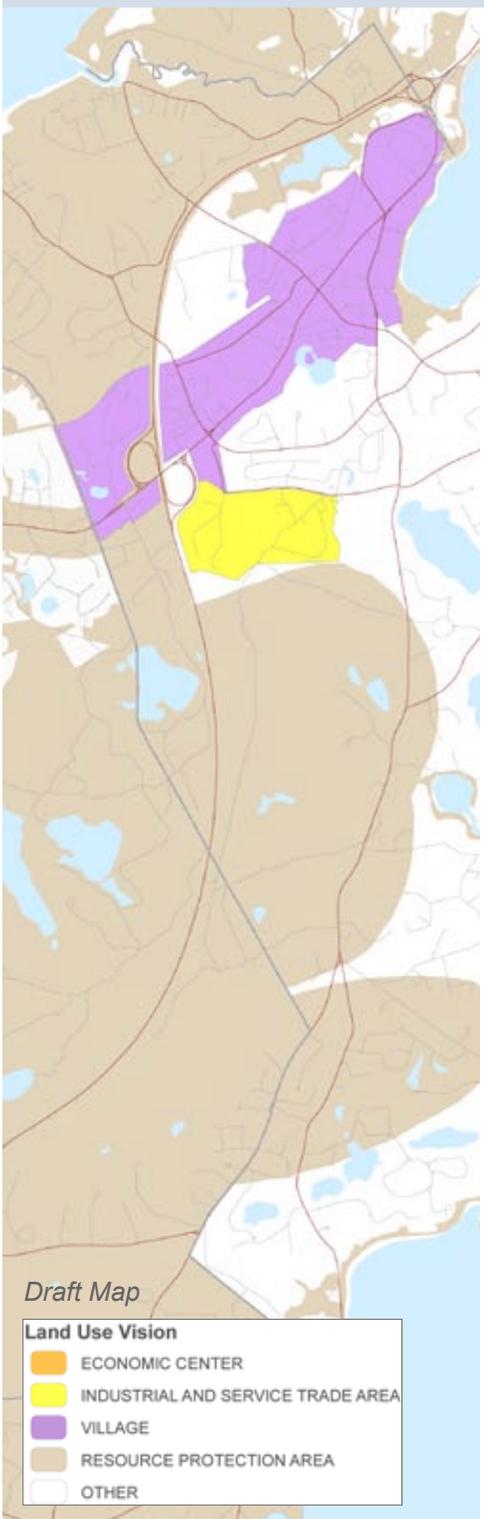
The Cape Cod Commission is charged with reviewing and regulating Developments of Regional Impact, recommending designation of Districts of Critical Planning Concern, and preparing and overseeing the implementation of the Regional Policy Plan, the set of planning policies and objectives that guide development on Cape Cod.



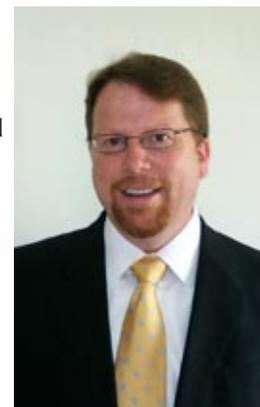




Regional Activities



The Cape Cod Commission’s new executive director, Paul Niedzwiecki, joined the agency in September 2007. Throughout the year he met with selectmen and other town boards and civic organizations across Cape Cod to discuss activities related to the recommendations of the “21st Century Task Force on the Cape Cod Commission,” revisions to the Regional Policy Plan, development of a Regional Land Use Vision Map, and reorganization of the Commission’s staff for Fiscal Year 2009. The restructuring is intended to better reflect the Commission’s primary activities: planning, technical services, and regulation.



Paul Niedzwiecki
Executive Director

Implementation of Task Force Recommendations

The agency continued to pursue implementation of the recommendations of the Task Force throughout the year. Activities focused on working with towns to develop the Regional Land Use Vision Map, changing the Regional Policy Plan, introducing more flexible Development of Regional Impact (DRI) thresholds (part of the Commission’s Enabling Regulations), and establishing a “Limited DRI Review” process (also part of the Enabling Regulations).

Regional Land Use Vision Map

The Commission’s staff worked with municipal staff and officials in Cape towns to develop each town’s portion of the proposed Regional Land Use Vision Map, which, among other uses, will help define the regional regulatory thresholds and development review standards. The Regional Land Use Vision Map is being developed using information about sensitive resources, local planning knowledge, and existing patterns of development to identify discrete areas to focus growth and redevelopment efforts, and to identify resource



protection areas that require additional planning or where significant change may not be appropriate. The goal, through identifying appropriate growth areas, planning and implementing necessary infrastructure improvements, and making appropriate regulatory changes, is to create incentives that direct growth and reinvestment to areas where it can be accommodated, and away from areas that require increased protections for ecological, historical, or other reasons.

Up to five broad land use categories have been identified for the Regional Land Use Vision Map: Economic Centers, Villages, Industrial/Service Trade Areas, Resource Protection Areas, and Other areas. Upon completion of a public forum and endorsement of the town's draft map by the town planning board, the town's draft map will be incorporated into a Regional Land Use Vision Map. Once the map is adopted, DRIs will be eligible for minimum performance standards pertaining to Economic Centers to create some initial incentives for investment in these areas.

DRI Thresholds

The Commission is also proposing a flexible framework for DRI thresholds that will allow towns, at their initiative, to customize regional thresholds to address local planning goals for these mapped areas. Towns seeking changes to DRI thresholds will be required to have a design and infrastructure plan adopted by town meeting to address anticipated growth in Economic Centers and Industrial/Service Trade Areas, and may adopt a local impact fee system to provide infrastructure funding. In addition, the Commission may require lower DRI thresholds for Resource Protection Areas as part of the town's request for higher thresholds in some mapped areas. The Commission will hold a public hearing on any proposed DRI threshold changes. Upon approval by the Commission, the revised DRI thresholds for the town will be activated on the Regional Land Use Vision Map.





Regional Policy Plan

The Cape Cod Commission’s Planning Committee and staff continued to update the Cape Cod Regional Policy Plan, refining and reorganizing the plan and incorporating proposed new initiatives prompted by the 2006–2007 review of the Cape Cod Commission by the 21st Century Task Force.

The proposed 2008 Regional Policy Plan carries forward the most effective standards, practices, and actions from the existing 2002 version. In some cases, technical clarifications make the standards more specific and readable. In addition, major changes are proposed for the plan’s organization, focus, goals, standards, and presentation.

The new Regional Land Use Vision Map (see previous text) is the basis for all regional planning and regulation in the proposed 2008 plan. The plan has also been restructured for a greater emphasis on regional planning; the Regional Regulation section follows the Regional Planning section. The Regional Planning section focuses the Commission’s work plan on actions intended to be both measurable and achievable in the next five years. The Regional Regulation section includes measures that make the Development of Regional Impact (DRI) requirements more predictable through the application of the Regional Land Use Vision Map, new options for cash mitigation, and revised or new “Best Development Practices” that the Cape Cod Commission may use in its DRI benefits/detriments analyses.

The Commission voted to release a draft of the proposed plan for public comment on May 29, 2008.





Other Regional Activities

Highlights of other Cape-wide activities during Fiscal Year 2008 include:

Affordable Housing

- The Commission staff developed a regional affordable housing “best practices” toolkit (guidebook) and held a workshop in June 2008 for more than 80 participants.

Economic Development

- The Commission staff coordinated the state-funded Local Technical Assistance/Expedited Permitting Program on Cape Cod. The state provided funds to regional planning agencies for technical assistance to towns for expedited permitting and related support services, as requested. The Commission’s work helped the towns of Barnstable, Bourne, Eastham, Falmouth, Sandwich, and Truro (see a summary of the work in each town, under “Technical Services to Towns” later in the report).
- The Commission staff initiated the first phase of the Comprehensive Economic Development Strategy Five-year Update for the region. The first phase includes development of a virtual data center, a set of benchmarks for a balanced economy, a series of briefs about economic “myths and facts,” and a narrative summary of the Cape’s current economic and demographic conditions. Future phases will involve planning workshops and forums to identify and adopt economic development goals and priorities for the next five years.

Geographic Information System

- The Commission staff provided extensive 3D geographic and topographic analysis for OpenCape Corporation’s efforts to design a network of radio transmitters to allow high-capacity broadband Internet service across Cape Cod

Planning and Community Development

- The Commission staff worked with Yarmouth’s municipal staff and boards on the town’s proposal for a Growth Incentive Zone (GIZ) along a 5.2-mile corridor on Route 28. The Commission board approved the GIZ designation that set the framework for changes in regional DRI thresholds to allow hotel/motel properties within the zone to be renovated or converted to residential units or mixed-use developments with less regulatory involvement by the Commission. Yarmouth’s zone is only





the second GIZ on Cape Cod; the first, the Downtown Hyannis Growth Incentive Zone has been in place since April 2006 and is having a significant positive effect related to development goals for that area.

Pre-disaster Mitigation of Natural Hazards

- The Commission staff continued to pursue pre-disaster mitigation (PDM) planning and participate on the Barnstable County Regional Emergency Planning Committee. In September 2007, the staff developed a grant application to the Massachusetts Emergency Management Agency (MEMA) for technical assistance to towns. The staff also worked with partners on a grant-funded project entitled “Effectively Managing Coastal Floodplain Development: Use of Case Studies on Cape Cod, Massachusetts, to Develop a National Model Floodplain Bylaw.”

Recreation and Open Space

- The Commission staff coordinated the Cape Cod Pathways program, including organizing a fall Walking Weekend and a spring Cape Walk, to promote the development of an interconnected walking trail system Cape-wide.

Transportation and Energy

- The Commission staff participated in the Renewable Fuels Partnership for the use of renewable fuels for transportation and heating, and, working with the Barnstable County procurement officer, developed a grant proposal to the US Environmental Protection Agency to subsidize biodiesel purchased through county procurement.

Waste Management

- The Commission staff coordinated all Cape towns to review and plan for renewal or alternatives to contracts with the SEMASS waste-to-energy facility for the long-term disposal of municipal solid waste. Activities included organizing outreach to all towns, developing a work outline, forming a regional contract committee, and preparing and presenting a comprehensive analysis in December 2007.

Water Resources

- The Commission staff coordinated water education festivals and educational events related to groundwater in area elementary schools.

Training and Workshops

The Cape Cod Commission sponsored or cosponsored the following training sessions, workshops, conferences, and field trips during the year for Cape municipal officials, staff, schools, and the public:

Affordable Housing

- League of Women Voters Forum on Affordable Housing – 1/19/08
- “Affordable Housing Strategies: Regional Best Practices” Workshop – 6/19/08

GIS and Mapping

- Cape GIS Users Group (meetings and training seminars) – 10/18/07 and 5/20/08

Historic Preservation and Community Character

- “Preserve Mass Barns” Conference – 11/3/07

Land Use, Planning, and Legal/Regulatory Issues

- “Impact Fees: Implications for Cape Cod” Workshop for municipal officials – 9/26/07
- Citizen Planner Training Collaborative Special Program (five workshops) – 11/9/07
- “Smart Growth Zoning” Workshops for Sandwich – 1/16/08, 2/6/08, and 2/20/08
- “Model Coastal Floodplain Bylaw Development” working session for municipal officials – 5/20/08
- “43D Local Option Expedited Permitting Law” Presentation to Bourne and Sandwich boards of selectmen (in collaboration with MassDevelopment and the Massachusetts Office of Business Development) – 6/3/08 and 6/26/08





Open Space, Historic Preservation, and Affordable Housing

- “Community Preservation Act (CPA) Roundtable” meetings, training, and information-sharing sessions for municipal committee members – 12/4/07 and 3/13/08

Transportation and Energy

- “Use of Biodiesel Fuel” Workshop – 9/14/07
- “Cape Cod Transportation Issues” Lecture at Cape Cod Community College – 2/20/08
- “Renewable Fuels Efforts on Cape Cod” Presentation for the Boston-area Clean Cities organization – 3/25/08
- “Biofuels” Presentation to the Barnstable County Public Works Association – 5/8/08

Waste Management

- “Regional Solid Waste Issues” Presentation to the South Shore Recycling Collaborative – 11/14/07

Water Resources

- Water Education Festivals:
 - Truro, Wellfleet, and Eastham 3rd–6th grade students – 9/28/07
 - Orleans Elementary School and Lighthouse Charter School 4th and 6th grade students – 10/19/07
 - Harwich and Chatham 4th and 5th grade students – 11/29/07 and 12/3/07
 - Forestdale School (Sandwich) 5th grade students – 1/25/08
 - Wing School (Sandwich) 4th and 5th grade students – 1/28/08
 - Quashnet School (Mashpee) 5th grade students – 2/1/08
 - Horace Mann School (Barnstable) 6th grade students – 2/29/08 and 3/3/08
 - Centerville (Barnstable) 3rd and 4th grade students – 3/7/08
 - Cotuit (Barnstable) 5th grade students – 3/14/08
- “High Groundwater Methodology” Presentations for a soil evaluators’ course) – 9/13/07 and 9/14/07
- “Orleans Ponds Water Quality” Presentation for the Friends of Baker Pond – 9/15/07
- Stormwater Presentation at MassBays’ Think Blue event – 9/16/07
- “Low-impact Stormwater Design” Presentation for conservation commission members – 2/8/08
- Workshop on Stormwater for Phase II communities – 2/26/08
- “Developing Scenario Runs to Meet TMDLs” Massachusetts Estuaries Project Workshop – 3/18/08
- “Rain Gardens” Lecture for the Hyannis Garden Club – 4/5/08
- Demonstration of the Use of Rain Barrels:
 - River Day in Marstons Mills – 5/4/08
 - Meetinghouse Farm in West Barnstable – 5/16/08



Technical Services to Towns

BARNSTABLE

Affordable Housing

- Awarded \$5,000 in Technical Assistance Program funds to the Town of Barnstable for engineering and legal work on a variety of town-owned parcels.
- Committed an additional \$100,000 in HOME funds to Housing Assistance Corporation's Route 132/YMCA 28-unit affordable rental housing development.
- Provided more than \$28,000 in HOME down-payment funds to three households.
- Provided two Soft Second Loan Program mortgages to first-time homebuyers.

Planning and Community Development

- Supported the town's nomination of the Craigville Beach/Centerville Village District of Critical Planning Concern (DCPC). The Barnstable County Assembly of Delegates designated the district on May 21, 2008.
- Submitted a comment letter to the Massachusetts Environmental Policy Act (MEPA) office for the proposed Sandy Neck Beach Facility Expansion.
- Provided \$267,221 in Development of Regional Impact (DRI) mitigation funds toward the purchase of open space.
- Assisted the town in meeting the conditions of the Growth Incentive Zone agreement.
- Began preparatory work on Barnstable's portion of the proposed Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Next steps will involve discussions and revisions with town staff and officials, followed by a public forum.

Transportation

- Performed vehicle counts, data analysis, and Geographic Information System (GIS) mapping assistance for businesses in downtown Hyannis (within the gateway to the Growth Incentive Zone), as part of the state-funded Local Technical Assistance/Expedited Permitting Program.
- Worked with MassHighway and the Cape Cod Regional Transit Authority to develop solutions to overcrowding at the Route 132 Park and Ride lot.
- Assisted a road safety audit of Route 28 from Old Stage Road to Phinney's Lane.
- Participated in the Barnstable Transit Development Plan.
- Provided support for MassHighway's "Hyannis Access Study," including staffing the task force subcommittees for roadways, transit, and bicycle/pedestrian issues.

- Began work on an update to the 1995 Route 6A Scenic Byways “Corridor Management Plan.” Work by year end included the identification of data and analysis needs and the creation of an online questionnaire to enhance public participation.
- Conducted traffic counts at 22 Barnstable locations (intersections and road segments) in the summer of 2007, as part of the Commission’s annual Cape-wide traffic-counting program.

Water Resources

- Provided assistance for Barnstable Comprehensive Wastewater Management Planning. Also provided technical comments to the Massachusetts Environmental Policy Act (MEPA) Office on the Draft Environmental Impact Report/Notice of Project Change (October 2006) and on the Final Environmental Impact Report (March 2007) for the Barnstable Wastewater Facilities Plan project.
- Participated in the town briefing on the Massachusetts Estuaries Project (MEP) technical report for Three Bays. Assisted with the state Department of Environmental Protection pilot implementation project for the Three Bays estuary, and developed scenario runs with the Massachusetts Estuaries Project (MEP) technical team.
- Supported the Massachusetts Estuaries Project (MEP) pilot implementation program for Popponesset Bay.
- Helped prepare the technical report on the MEP study for Rushy Marsh.
- In spring 2007, the state Department of Environmental Protection (DEP) released the MEP technical report on the Centerville River. In September 2007, Commission staff provided technical comments to DEP on the proposed draft nitrogen-loading limits (known as TMDLs, Total Maximum Daily Loads).
- Developed Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading information for Lewis Bay, Halls Creek, and Snows Creek. In June 2007, the MEP technical report was submitted to the state DEP. In October, Commission staff made a presentation of the pre-public draft to town staff.
- Performed remedial action and developed an immediate response plan for groundwater clean-up at the Barnstable County Fire Training Academy. Submitted a report to the state DEP in August 2007. The clean-up requires ongoing monitoring, operation, and maintenance of groundwater treatment systems. In November 2007, Commission staff replaced a recovery well for the clean-up system.
- Performed a water-quality assessment of Lake Wequaquet. Collected the sixth round of monthly samples in September 2007 and the final round of monthly samples in early November, and then began the data analysis phase. Coordinated the work with the Lake Wequaquet Protective Association and the Town of Barnstable.
- Performed a data and monitoring review of all available pond data for the town, and submitted a final report (“Barnstable Ponds: Current Status, Available Data, and Recommendations for Future Activities”) to the town in June 2008.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from 21 ponds and lakes in Barnstable.
- Assisted the Hyannis Water Division and Barnstable County on a Memorandum of Understanding to install back-up gas-fired generators at two major public water supply wells.

Regulatory Reviews

- Approved DRIs for (1) the Barnstable Wastewater Facilities Plan (09/20/07), the town’s long-term strategy for wastewater treatment and disposal in the eastern part

of town (and more); (2) the Circuit City Redevelopment Project (02/07/08) on Route 132, for the demolition of two buildings (a restaurant and an insurance office) and the construction of a new retail facility; and (3) the Atlantis Development/Stop & Shop (06/12/08) on Route 132, for the demolition of five existing structures (105,000 sq.ft. total) and the construction of a new 69,770-sq.ft. supermarket.

- Approved a DRI Exemption for The Cape Codder Resort (01/10/08) on Route 132, for an expansion of the hotel facility with spa, swimming pool, and more.
- Approved Hardship Exemptions for (1) the Cape Flight Instruction/Nantucket Shuttle Hangar (01/24/08) at the Barnstable Municipal Airport, for an already-built metal airplane hangar for storage and maintenance of the Nantucket Shuttle fleet; and (2) the Rose Motel Redevelopment/Lakeside Commons (03/20/08) on Route 132, for the demolition of the existing Rose Motel and the construction of a new office and drive-thru bank in one building.
- Denied on Procedural Grounds the DRI for the Cape Wind Energy Project (10/18/07) in Nantucket Sound, with rights-of-way in Yarmouth and Barnstable, for a submarine and upland cable system to transit electricity from a proposed offshore wind park.
- In-process reviews include (1) 68 Dale Avenue, a proposed substantial alteration to a structure listed as contributing within the Hyannisport National Register Historic District; and (2) a discretionary referral for a limited review of Blanchard's Liquors, a proposed demolition of the Knights of Columbus Hall on Route 28 and construction of a 9,801-sq.ft. store in its place.

BOURNE

Affordable Housing

- Provided more than \$34,000 in HOME down-payment funds to four households.
- Provided three Soft Second Loan Program mortgages to first-time homebuyers.

Geographic Information System

- Completed a flood zone analysis and GIS project for the Buzzards Bay area.

Planning and Community Development

- Reviewed and certified (November 1, 2007) Bourne's Local Comprehensive Plan.
- Provided technical assistance on the Buzzards Bay revitalization efforts (funded through the state Local Technical Assistance/Expedited Permitting Program). The long-term plan is to stimulate investment in a potential Growth Incentive Zone.
- Provided planning assistance to the Bourne Financial Development Corporation for a "green" tech park.
- Worked with Bourne town staff to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Next steps will involve further discussions and revisions with town staff and officials, followed by a public forum.

Transportation

- Began work on an update to the 1995 Route 6A Scenic Byways “Corridor Management Plan.” Work by year end included the identification of data and analysis needs and the creation of an online questionnaire to enhance public participation.
- Conducted traffic counts at 16 Bourne locations (intersections and road segments) in the summer of 2007, as part of the Commission’s annual Cape-wide traffic-counting program.

Waste Management

- Provided ongoing consultation with the Bourne Integrated Solid Waste Management Facility about regional solid waste disposal options.

Water Resources

- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from four ponds in Bourne.
- Assisted the Bourne Wastewater Committee on potential wastewater-facility siting issues.
- Participated in the Massachusetts Military Reservation-related Impact Area Groundwater Program Review Team and the Plume Clean-up Team.

BREWSTER

Affordable Housing

- Provided more than \$16,000 in HOME down-payment funds to two households.
- Provided one Soft Second Loan Program mortgage to a first-time homebuyer.
- Continued to serve as the Chapter 40B project administrator for the Slough Road affordable housing development.

Geographic Information System

- Provided GIS assistance about open space for the town and the Brewster Land Trust through The Compact of Cape Cod Conservation Trusts.
- Prepared a map of water resources for the Brewster Planning Board.
- Began an update of Brewster zoning data. (Once the zoning data update is complete, the staff will also create an interactive map with natural resources and zoning features.)
- Prepared a map for the town’s Agricultural Commission that inventories lands in Brewster that are reserved for agricultural uses.
- Created several maps related to the proposed Brewster Water Protection District of Critical Planning Concern (DCPC).

Planning and Community Development

- Supported the town’s nomination of the Brewster Water Protection District of Critical Planning Concern (DCPC). The Barnstable County Assembly of Delegates designated the district on July 2, 2008.
- Worked with graduate students from the Boston University Historic Preservation Program to create an inventory of cultural landscapes.

- Worked with Brewster town staff and officials to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. The Brewster Planning Board has endorsed the town's portion of the map.

Transportation

- Began work on an update to the 1995 Route 6A Scenic Byways "Corridor Management Plan." Work by year end included the identification of data and analysis needs and the creation of an online questionnaire to enhance public participation.
- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.
- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Worked with Bridgewater State College to develop a vehicle-tracking system for transit and other applications and tested it with the Brewster Fire Department.
- Conducted traffic counts at 12 Brewster locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Continued to provide assistance with the implementation of Pleasant Bay's Total Maximum Daily Loads (TMDLs) for nitrogen, in coordination with the Pleasant Bay Alliance. In September 2007, the state Department of Environmental Protection (DEP) launched a pilot implementation project for the Pleasant Bay estuary; the Commission staff helped develop scenario runs with the MEP technical team and developed watershed nitrogen loads and a map corresponding to TMDL subwatershed groupings.
- Developed Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading information for Namskaket Marsh. The technical report was submitted to the state DEP in June 2007. A presentation of pre-public draft was made to town staff in October. Current Commission work includes developing subwatershed nitrogen loads by town for Namskaket Marsh in anticipation of discussions about Total Maximum Daily Loads (TMDLs).
- Reviewed volunteer-collected water quality data for selected ponds and prepared a report for the town.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from 25 ponds in Brewster.
- Continued to provide support for the management of Long Pond's water quality, including helping to secure the Conservation Commission's approval of the application of alum and reviewing local regulations to better protect pond water quality. The alum application took place in Fall 2007.
- Provided technical assistance to the town as it prepared the nomination form for the Brewster Water Protection District of Critical Planning Concern (DCPC); assistance with the town's development of DCPC implementing regulations is ongoing.

Regulatory Reviews

- At year end, one Development of Regional Impact review was still in process: the Nickerson Family Property, a proposed 15-acre horse farm at a site within a contributing area to the Orleans public water supply.

CHATHAM

Affordable Housing

- Provided more than \$16,000 in HOME down-payment funds to two households.
- Reviewed and provided technical comments on an inclusionary-housing zoning bylaw.

Planning and Community Development

- Worked with Chatham town staff and the planning board to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Next steps will involve further discussions and revisions with town staff and officials, followed by a public forum.

Transportation

- Provided assistance to the Town of Chatham and MassHighway with safety and access issues on Route 28 in West Chatham.
- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.
- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Conducted traffic counts at 12 Chatham locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.
- Coordinated a special collection of traffic data, at the town's request.

Water Resources

- Reviewed and provided comments on a groundwater modeling study to evaluate the expansion of wastewater disposal capacity at the existing wastewater facility site.
- Helped develop the Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading information for Sulfur Springs/Cockle Cove, Taylors Pond, and Stage Harbor. In September 2007, the technical team created scenario runs in coordination with the University of Massachusetts School of Marine Science and Technology.
- Continued to provide assistance with the implementation of Pleasant Bay's Total Maximum Daily Loads (TMDLs) for nitrogen, in coordination with the Pleasant Bay Alliance. In September 2007, the state Department of Environmental Protection launched a pilot implementation project for the Pleasant Bay estuary; the Commission staff helped develop scenario runs with the MEP technical team and developed watershed nitrogen loads and a map corresponding to TMDL subwatershed groupings.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from 17 ponds in Chatham.

Regulatory Reviews

- Reviewed and provided comments on the Chatham Comprehensive Wastewater Plan and coordinated a joint Massachusetts Environmental Policy Act (MEPA)/Cape Cod Commission hearing at Chatham Town Hall.

- The review of the Calico Cat/Foulkes Residence, a proposed alteration to a contributing structure in a National Register Historic District, is in process at year end.

DENNIS

Affordable Housing

- Provided more than \$10,000 in HOME down-payment funds to two households.
- Provided three Soft Second Loan Program mortgages to first-time homebuyers.

Geographic Information System

- Updated the GIS parcel layer for the Town of Dennis.
- Prepared maps with aerial orthophotos, open space parcel boundaries, water supply wells, utilities, roads, and more for the Cape Cod Cooperative Extension's "Wildland Fire Planning and Mitigation Project."

Planning and Community Development

- Provided technical assistance to the Dennisport Revitalization Committee for a sustainability charrette (visioning workshop) expected for Fall 2008.
- Worked with graduate students from the Boston University Historic Preservation Program to create an inventory of cultural landscapes.
- Worked with Dennis town staff and officials to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Also held a public forum to consider the proposed map.

Transportation

- Began work on an update to the 1995 Route 6A Scenic Byways "Corridor Management Plan." Work by year end included the identification of data and analysis needs and the creation of an online questionnaire to enhance public participation.
- Provided \$20,629 in Development of Regional Impact (DRI) mitigation funds toward a feasibility study of the proposed westerly extension of the Cape Cod Rail Trail.
- Conducted traffic counts at 16 Dennis locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Submitted a comment letter to the Massachusetts Environmental Policy Act (MEPA) office about the Environmental Notification Form for the Dennis Drinking Water Treatment Plant.
- Reviewed volunteer-collected water-quality data for selected ponds and prepared a report for the town.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from 11 ponds in Dennis.

Regulatory Reviews

- Approved a DRI for the KeySpan Sagamore Line Reinforcement Project – Middle Segment, Phase 2 (01/24/08), for the continued construction of a new high-pressure gas-distribution pipeline; this segment is 13,000 feet in length through Yarmouth, Dennis, and Harwich.

EASTHAM

Affordable Housing

- Provided more than \$34,000 in HOME down-payment funds to six households.
- Provided three Soft Second Loan Program mortgages to first-time homebuyers.

Geographic Information System

- Created a map that compared house lot size to residential building lot size (ratios) for towns within the Cape Cod National Seashore.

Planning and Community Development

- Assisted Eastham's Critical Planning Committee on the North Eastham Village Center concept (funded through the state Local Technical Assistance/Expedited Permitting Program). The town is evaluating development options for a large parcel of town-owned land in the Brackett Road area of North Eastham.
- Worked with Eastham town staff and officials to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Also held a public forum to consider the proposed map.

Transportation

- Prepared a safety analysis of Route 6 and Brackett Road area.
- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.
- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Assisted in the development of the design for a Flex transit bus facility at the Salt Pond Visitor's Center.
- Conducted traffic counts at five Eastham locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Participated in water-supply infrastructure meetings and public hearings.
- Developed a conceptual water and wastewater infrastructure scope of work for the North Eastham Village Center proposal.
- Reviewed volunteer-collected water-quality data for selected ponds and prepared a report for the town.

- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from 11 ponds in Eastham.
- Began developing the Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading information for the Nauset Marsh estuary system.

FALMOUTH

Affordable Housing

- Provided more than \$56,000 in HOME down-payment funds to eight Falmouth households.
- Provided two Soft Second Loan Program mortgages to first-time homebuyers.
- Continued to serve as the Chapter 40B project administrator for the Sam Turner Road affordable housing development.

Economic Development

- Helped the town evaluate the feasibility of “district increment financing” for public improvements that are needed to stimulate development along East Main Street (funded through the state Local Technical Assistance/Expedited Permitting Program).

Planning and Community Development

- Amended a previously awarded Local Comprehensive Plan (LCP) implementation grant to Falmouth to authorize \$1,000 for a consultant to moderate several public planning sessions.
- Assisted the Falmouth Community Preservation Committee (CPC) through the Commission’s “CPC Roundtable” meetings. Also helped the committee with several historic preservation issues, including development of an RFP for a preservation consultant.
- Helped develop a plan to incorporate the on-site historic geodesic dome into the proposed Wise Living project in Woods Hole.
- Worked with Falmouth town staff to develop the town’s portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission’s regulatory thresholds and development review standards. Next steps will involve discussions and revisions with town staff and officials, followed by a public forum.

Transportation

- Conducted traffic counts at 24 Falmouth locations (intersections and road segments) in the summer of 2007, as part of the Commission’s annual Cape-wide traffic-counting program.
- Coordinated the collection of traffic and bicycle/pedestrian data, at the town’s request.

Water Resources

- Helped prepare the technical report on the Massachusetts Estuaries Project (MEP) study for West Falmouth Harbor (October 2006). In March 2007, the MEP team prepared multiple scenarios for West Falmouth Harbor at the request of the Coalition for Buzzards Bay.

- Administered and participated in a “Shared Watershed” grant to Falmouth for groundwater modeling of wastewater effluent disposal sites.
- Provided Falmouth with \$49,200 of DRI mitigation for nitrogen offsets, to be used for work by the town on MEP studies for Oyster Pond and West Falmouth Harbor.
- Reviewed and provided technical comments on the South Coast Watersheds Comprehensive Wastewater Management Plan.
- Submitted a technical comment letter on the clean-up of the Ashumet Valley Plume (Massachusetts Military Reservation groundwater contamination).
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from three ponds in Falmouth.

Regulatory Reviews

- Approved a DRI for the Industrial Tower and Wireless project at the Barnstable County Fairgrounds (05/29/08) for the construction of a 150-ft. tall monopole wireless telecommunications tower and equipment cabinets.
- Approved a DRI Exemption for the Teledyne Benthos Inc. Addition (04/17/08) in North Falmouth, for an addition to an existing electronics manufacturing and research facility, with a new storage area.
- Coordinated the joint Massachusetts Environmental Policy Act (MEPA)/Cape Cod Commission hearing for the state Environmental Notification Form filed by the South Coast Watersheds Comprehensive Wastewater Management Plan.
- The review of the Economic Development and Industrial Corporation (EDIC) industrial subdivision plan is in process.

HARWICH

Affordable Housing

- Committed \$125,000 in HOME funds to the Gomes Way project of Habitat for Humanity to create 13 affordable ownership units.
- Committed \$120,000 in HOME funds to the 916-920 Main Street project of the Harwich Ecumenical Council for the Homeless to create nine affordable rental units.
- Provided one Soft Second Loan Program mortgage to a first-time homebuyer.
- Reviewed and provided technical comments on an inclusionary-housing zoning bylaw.

Planning and Community Development

- Worked with graduate students from the Boston University Historic Preservation Program to create an inventory of cultural landscapes.
- Worked with Harwich town staff and officials to develop the town’s portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission’s regulatory thresholds and development review standards. Also held a public forum to consider the proposed map.

Transportation

- Performed an intersection safety analysis at Route 124 and Main Street.
- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.

- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Provided \$70,896 in Development of Regional Impact (DRI) mitigation funds toward the Queen Anne Road/Route 124 intersection project.
- Conducted traffic counts at nine Harwich locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Continued to develop the Massachusetts Estuaries Project (MEP) watershed nitrogen-loading model for Allens, Saquatucket, and Wychmere estuary systems. In March 2008, provided the town with draft watershed delineations. Also provided a follow-up targeted evaluation of water-use records for the MEP land use assessment.
- Continued to provide assistance with the implementation of Pleasant Bay's Total Maximum Daily Loads (TMDLs) for nitrogen, in coordination with the Pleasant Bay Alliance. In September 2007, the state Department of Environmental Protection launched a pilot implementation project for the Pleasant Bay estuary; the Commission staff helped develop scenario runs with the MEP technical team and developed watershed nitrogen loads and a map corresponding to TMDL subwatershed groupings.
- Continued to provide support for the management of Long Pond's water quality, including helping secure the Conservation Commission's approval of the application of alum and reviewing local regulations to better protect pond water quality. The alum application took place in Fall 2007.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from 14 ponds in Harwich.
- Participated in public hearings on the Harwich Comprehensive Wastewater Plan.

Regulatory Reviews

- Approved a DRI for the KeySpan Sagamore Line Reinforcement Project – Middle Segment, Phase 2 (01/24/08), for the continued construction of a new high-pressure gas-distribution pipeline; this segment is 13,000 feet in length through Yarmouth, Dennis, and Harwich.

MASHPEE

Affordable Housing

- Provided more than \$4,000 in HOME down-payment funds to one household.
- Provided one Soft Second Loan Program mortgage to a first-time homebuyer.

Planning and Community Development

- Worked with Mashpee town staff and officials to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Also held a

public forum to consider the proposed map. The Mashpee Planning Board has endorsed the town's portion of the map.

Transportation

- Provided assistance for a road safety audit of Route 130.
- Provided \$135,154 in Development of Regional Impact (DRI) mitigation funds toward the extension of the bike path on Great Neck Road South.
- Conducted traffic counts at 11 Mashpee locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Reviewed the Mashpee Comprehensive Wastewater Management Plan and prepared a comment letter to the Massachusetts Environmental Policy Act (MEPA) office.
- Continue to participate in wastewater planning meetings with the Mashpee Sewer Commission.
- Assisted with the state Department of Environmental Protection pilot implementation project for the Three Bays estuary, and developed scenario runs with the Massachusetts Estuaries Project (MEP) technical team.
- Supported the Massachusetts Estuaries Project (MEP) pilot implementation program for Popponesset Bay.
- Submitted a technical comment letter on the clean-up of the Ashumet Valley Plume (Massachusetts Military Reservation groundwater contamination).
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from six ponds in Mashpee.

Regulatory Reviews

- In-process reviews include (1) 64 Industrial Drive, a proposed construction of a 20,000-sq.ft. commercial building within the Mashpee Industrial Park; (2) the master plan for Mashpee Commons; (3) the Mashpee Watershed Plan; and (4) the Mashpee Woods ANR Plan, a proposed subdivision with two commercial lots and seven industrial lots.

ORLEANS

Affordable Housing

- Provided more than \$5,000 in HOME down-payment funds to one household.
- Provided one Soft Second Loan Program mortgage to a first-time homebuyer.

Planning and Community Development

- Released \$540,000 in Development of Regional Impact (DRI) mitigation funds toward the protection of open space.
- Worked with Orleans town staff and officials to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Also held a public forum to consider the proposed map.

Transportation

- Began work on an update to the 1995 Route 6A Scenic Byways “Corridor Management Plan.” Work by year end included the identification of data and analysis needs and the creation of an online questionnaire to enhance public participation.
- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.
- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Developed alternatives and recommended a site for a local transportation center.
- Conducted traffic counts at 14 Orleans locations (intersections and road segments) in the summer of 2007, as part of the Commission’s annual Cape-wide traffic-counting program.
- Coordinated a special collection of traffic data, at the town’s request.

Water Resources

- Reviewed interim documents and attended public hearings on the Orleans Comprehensive Wastewater Plan.
- Reviewed and prepared comments on a groundwater modeling evaluation to increase the wastewater disposal capacity of the Tri-Town Septage Facility site.
- Continued to develop Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading information for Namskaket Marsh, Little Namskaket Marsh, and Rock Harbor. The technical report was submitted to the state Department of Environmental Protection (DEP) in June 2007; it was released by the state for town staff review in August.
- Developed subwatershed nitrogen loads by town for Namskaket Marsh in anticipation of discussions about Total Maximum Daily Loads (TMDLs).
- Began developing the Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading information for the Nauset Marsh estuary system.
- Continued to provide assistance with the implementation of Pleasant Bay’s Total Maximum Daily Loads (TMDLs) for nitrogen, in coordination with the Pleasant Bay Alliance. In September 2007, the state Department of Environmental Protection launched a pilot implementation project for the Pleasant Bay estuary; the Commission staff helped develop scenario runs with the MEP technical team and developed watershed nitrogen loads and a map corresponding to TMDL subwatershed groupings.
- Reviewed water-quality data for selected ponds and prepared a report for the town (draft report in May 2007, final report in October 2007) to the Orleans Water Quality Task Force. Made a public presentation of the report in November 2007.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from 28 ponds in Orleans.
- Prepared a watershed map for an Orleans Ponds Coalition publication.

Regulatory Reviews

- Approved a Modification to the Agreement for Judgment for the Bell Tower of the Church of the Transfiguration/Community of Jesus (06/12/08), at Rock Harbor, to allow the free-standing bell tower to be 100 ft. tall (add 25 ft.); this action modifies the 1996 Modification for Judgment.

- In-process is the review for the Daniels Construction and Demolition (C&D) Facility Expansion, a major modification to an existing DRI.

PROVINCETOWN

Affordable Housing

- Continued to serve as the Chapter 40B project administrator for the Meadow Road affordable housing development.

Geographic Information System

- Created a map that compared house lot size to residential building lot size (ratios) for towns within the Cape Cod National Seashore.

Economic Development

- Worked on a joint project with the Cape Cod Economic Development Council and Provincetown Economic Development Committee to collect local indicators and complete an economic development action plan.

Planning and Community Development

- Continued work with the Provincetown Planning Board on zoning bylaw updates.
- Assisted the town with the completion of its Local Pre-Disaster Mitigation Plan, which was submitted to the Federal Emergency Management Agency (FEMA) for certification in February 2008.
- Worked with Provincetown town staff and the planning board to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Next steps will involve further discussions and revisions with town staff and officials, followed by a public forum.

Transportation

- Worked with the town and the state Executive Office of Transportation and Public works on the development of the public facilities on MacMillan Pier.
- Continued work to develop conceptual plans for a local transportation center in Provincetown.
- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.
- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Began public outreach for the development of site alternatives for a local transportation center.
- Conducted traffic counts at five Provincetown locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Developed a scope of work and prepared a draft watershed management plan for the Pamet Lens (partially funded through the state Local Technical Assistance/Expedited Permitting Program). Held meetings with the Pamet Lens Oversight Group every month.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from one pond in Provincetown.

Regulatory Reviews

- In-process reviews include (1) 19/35 Race Point Road, a proposal to construct 28 residential units; and (2) the Provincetown Airport Capital Improvements Plan.

SANDWICH

Affordable Housing

- Committed \$150,000 in HOME funds to the Dana's Fields 55-unit affordable rental housing development by Housing Assistance Corporation.
- Provided more than \$55,000 in HOME down-payment funds to eight households.
- Provided 11 Soft Second Loan Program mortgages to first-time homebuyers.

Geographic Information System

- Provided extensive mapping assistance and data to the town's consultant working on the update of the official local zoning map.
- Provided maps and data to help the town's consultant perform a build-out analysis to assist work on the Local Comprehensive Plan.

Planning and Community Development

- Helped the town pursue "smart growth" and enhanced economic development through an active public-participation process for local planning and potential zoning changes (funded through the state Local Technical Assistance/Expedited Permitting Program). The purpose is to help foster suitable development in the Cotuit Road-Quaker Meetinghouse Road-Route 130 area.
- Submitted a comment letter to the Massachusetts Environmental Policy Act (MEPA) office for the proposed Sandy Neck Beach Facility Expansion.
- Worked with Sandwich town staff and the Local Planning Committee to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Next steps will involve further discussions and revisions with town staff and officials, followed by a public forum.

Transportation

- Began work on an update to the 1995 Route 6A Scenic Byways "Corridor Management Plan." Work by year end included the identification of data and analysis needs and the creation of an online questionnaire to enhance public participation.
- Provided \$87,290 in Development of Regional Impact (DRI) mitigation funds toward a sidewalk along a portion of Quaker Meetinghouse Road.

- Conducted traffic counts at 32 Sandwich locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.
- Coordinated a special collection of traffic data, at the town's request.

Water Resources

- Participated in wastewater planning discussions with the town's new wastewater committee and the Board of Selectmen.
- Developed a scope of work for a potential water-quality assessment of ponds.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from three ponds in Sandwich.
- Assisted with the state Department of Environmental Protection pilot implementation project for the Three Bays estuary, and developed scenario runs with the Massachusetts Estuaries Project (MEP) technical team.
- Supported the MEP pilot implementation program for Popponesset Bay.

TRURO

Affordable Housing

- Committed \$50,000 in HOME funds to the two-unit Shore Road affordable rental housing project by Highland Affordable Housing.
- Reviewed and provided technical comments on two Truro Housing Authority Requests for Proposals.
- Awarded \$3,000 in Technical Assistance Program funds to Highland Affordable Housing for development project assistance on a town-donated parcel.

Geographic Information System

- Updated zoning and parcel data.
- Helped produce a comprehensive map of existing hydrologic conditions for the Pamet Lens Oversight Group.
- Created a map that compared house lot size to residential building lot size (ratios) for towns within the Cape Cod National Seashore.

Planning and Community Development

- Worked with Truro town staff and officials to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Also held a public forum to consider the proposed map.

Transportation

- Conducted an intersection evaluation (signs and geometry) of Route 6A at Highland Road and submitted a draft report to the town in December 2007.
- Conducted an evaluation of curbing and parking at the intersection of Truro Center Road and Castle Road and submitted a draft report to the town in December 2007.

- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.
- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Conducted traffic counts at 19 Truro locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Investigated the water table in the Beach Point area and reviewed and commented on a National Park Service groundwater modeling study of the area.
- Developed a scope of work and prepared a watershed management plan for the Pamet Lens (partially funded through the state Local Technical Assistance/Expedited Permitting Program). Held meetings with the Pamet Lens Oversight Group every month.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from two ponds in Truro.

Regulatory Reviews

- Reviewed the Kline Residence proposal for the construction of a new single-family 6,500-square-foot home on a 9.3-acre property located in what is known locally as the "Edward Hopper Landscape." The Commission found that the proposed development could impact historical, cultural, and archaeological resources, and rare or endangered species habitats. The Commission held a public hearing and several public meetings, then considered and voted to accept the applicants' withdrawal of the DRI application because the applicants were legally bound to alter the project in a manner that substantially mitigated its anticipated impacts. This was accomplished by deed and conservation restrictions on the property to address issues of regional concern. The Commission's vote to approve the withdrawal effectively released the project from DRI review, after which it continued through the local permitting process.

WELLFLEET

Affordable Housing

- Awarded \$5,000 in Technical Assistance Program funds to the Town of Wellfleet for title work to assess the best approach to clear titles on town parcels.

Geographic Information System

- Created a map that compared house lot size to residential building lot size (ratios) for towns within the Cape Cod National Seashore.

Planning and Community Development

- Provided planning assistance to Wellfleet's Local Comprehensive Plan Committee. Prepared maps for the Local Comprehensive Plan Update. Sent a comment letter about

the draft update in December 2007. The updated plan was certified by the Cape Cod Commission in June 2008.

- Worked with Wellfleet town staff and officials to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Also held a public forum to consider the proposed map.

Transportation

- Continued to coordinate the Flex Working Group to monitor, update, and maintain the Flex transit service.
- Continued to assist the development of a satellite maintenance center for Cape Cod Regional Transit Authority services and town vehicles. In April 2008, began a study with the Cape Cod National Seashore and the Volpe Center.
- Assisted in the planning for relocation of a Flex transit bus stop to Marconi Road, and in the design of a Flex transit bus facility.
- Conducted traffic counts at five Wellfleet locations (intersections and road segments) in the summer of 2007, as part of the Commission's annual Cape-wide traffic-counting program.

Water Resources

- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from three ponds in Wellfleet.

YARMOUTH

Affordable Housing

- Committed \$130,000 in HOME funds to the Yarmouth Home Ownership Project of Housing Assistance Corporation.
- Provided three Soft Second Loan Program mortgages to first-time homebuyers.

Planning and Community Development

- Approved the Yarmouth Growth Incentive Zone, a 5.2-mile corridor along Route 28, in July 2007. The Barnstable County Assembly of Delegates approved the related DRI threshold changes for hotel/motel properties within the zone in October 2007. The threshold changes allow properties to be renovated or converted to residential units or mixed-use developments with less regulatory involvement by the Cape Cod Commission.
- Provided historical information and an assessment of significance for the 1750 House.
- Provided \$48,066 in Development of Regional Impact (DRI) mitigation funds toward the Route 28 Village Center study.
- Worked with Yarmouth town staff and the planning board to develop the town's portion of the Regional Land Use Vision Map, which, among other uses, will help define the Commission's regulatory thresholds and development review standards. Next steps will involve further discussions and revisions with town staff and officials, followed by a public forum.

Transportation

- Provided support for MassHighway’s “Hyannis Access Study,” including staffing the task force subcommittees for roadways, transit, and bicycle/pedestrian issues.
- Began work on an update to the 1995 Route 6A Scenic Byways “Corridor Management Plan.” Work by year end included the identification of data and analysis needs and the creation of an online questionnaire to enhance public participation.
- Provided \$28,439 in Development of Regional Impact (DRI) mitigation funds toward a feasibility study of the proposed westerly extension of the Cape Cod Rail Trail.
- Conducted traffic counts at 16 Yarmouth locations (intersections and road segments) in the summer of 2007, as part of the Commission’s annual Cape-wide traffic-counting program.
- Coordinated the collection of traffic and bicycle/pedestrian data, at the town’s request.

Water Resources

- Continued to develop the Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading model for the Parkers River estuary system.
- Developed Massachusetts Estuaries Project (MEP) watershed, land use, and nitrogen loading information for Lewis Bay, Halls Creek, and Snows Creek. In June 2007, the MEP technical report was submitted to the state Department of Environmental Protection (DEP). In October, Commission staff made a presentation of the pre-public draft to town staff.
- Continued to coordinate the Cape-wide Pond and Lake Stewardship Project; as part of the annual water-quality monitoring program, samples were collected and analyzed from five ponds in Yarmouth.

Regulatory Reviews

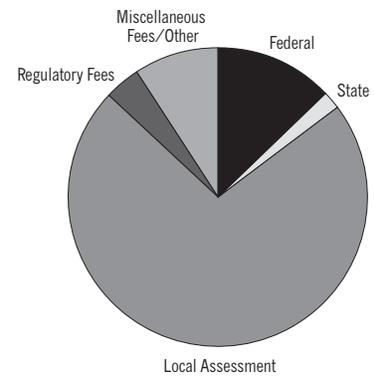
- Approved a DRI for the KeySpan Sagamore Line Reinforcement Project – Middle Segment, Phase 2 (01/24/08), for the continued construction of a new high-pressure gas-distribution pipeline; this segment is 13,000 feet in length through Yarmouth, Dennis, and Harwich.
- Denied on procedural grounds a DRI for the Cape Wind Energy Project (10/18/07) in Nantucket Sound, with rights-of-way in Yarmouth and Barnstable, for a submarine and upland cable system to transmit electricity from a proposed offshore wind park.
- In process is a review of the proposed Parker’s River Marine Park.

Financial Information

Cape Cod Environmental Protection Fund (CCEPF)

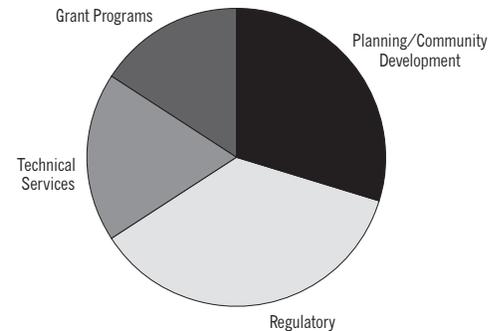
Revenue

Federal	\$474,663.99	13%
State.....	\$77,501.56	2%
Local Assessment.....	\$2,681,096.00	72%
Regulatory Fees*.....	\$135,858.00	4%
Miscellaneous Fees/Other	\$339,592.57	9%
	<hr/>	
	\$3,708,712.12	100%



Expenses

Planning/Community Development.....	\$1,089,226.78	30%
Regulatory	\$1,311,768.99	36%
Technical Services (GIS, Transportation, and Water Resources).....	\$666,737.86	18%
Grant Programs	\$569,331.25	16%
	<hr/>	
	\$3,637,064.88	100%



Fund Balance

Previous Fund Balance	\$1,124,457.86
Revenue Over (Under) Expenses	\$71,647.24
	<hr/>
Ending FY08 Fund Balance	\$1,196,105.10

* Reserved for FY08 Encumbrances	\$136,741.12
* Restricted CCEPF Balance	\$808,993.00
* Unrestricted CCEPF Balance.....	\$250,370.98
	<hr/>
	\$1,196,105.10

* NOTE: Mitigation funds collected for specific purposes as a result of the regulatory review of Developments of Regional Impact (DRIs) are held in a separate account and are not included here. See next page.



Development of Regional Impact (DRI) Mitigation Funds

To be approved, a project undergoing Cape Cod Commission regulatory review may be required to address problems resulting from the development, such as making traffic improvements or providing affordable housing in a new residential development. When it is not practical to correct a problem directly, the developer may be required to contribute a fair share of funds to solve the problem rather than undertake the actual work. Funds collected for these purposes are held in a special revenue account by the Barnstable County Treasurer and are tracked by project. Interest accrues on this account. The Cape Cod Commission works with town officials to determine the best use of these funds. Typically, after local officials have identified a project for which mitigation funds can be utilized, a request is submitted to the Commission and a Memorandum of Agreement is executed with the town.

DRI Mitigation Funds Available to Towns, as of 6/30/08

	Transportation	Open Space	Affordable Housing	Water Resources	Total
Barnstable*	\$ 775,548			\$ 1,002	\$ 776,550
Bourne	211,294		\$ 257,241	571	469,106
Brewster	4,155				4,155
Chatham	6,092				6,092
Falmouth*	752,412			54,268	806,680
Harwich	193,642	164,232		5,482	363,356
Mashpee*	353,722		277,676	457,019	1,088,417
Orleans*	38,173	24,488	107,411	2,482	172,554
Sandwich*	276,147	25,269	12,053	14,724	328,193
Yarmouth*	174,950	26,017			200,967
	\$ 2,786,135	\$ 240,006	\$ 654,380	\$ 535,548	\$ 4,216,070



* Current Memoranda of Agreement commit some of these available funds.

DRI Mitigation Funds Previously Provided to Towns, as of 6/30/08

	Transportation	Open Space	Affordable Housing	Water Resources	Hazardous Materials	Economic Development	Total
Barnstable	\$ 555,995	\$ 388,160			\$ 50,089	\$ 7,500	\$ 1,001,744
Bourne	81,900		\$ 279,907				361,807
Brewster	2,250						2,250
Dennis	23,652						23,652
Falmouth	28,838	93,119		\$ 59,669			181,626
Harwich	73,935	75,962		44,914			194,811
Mashpee	1,093,724						1,093,724
Orleans	32,463	540,000					572,463
Sandwich	87,291		1,252,146				1,339,437
Yarmouth	266,427			16,000			282,427
	\$ 2,246,475	\$ 1,097,241	\$ 1,532,053	\$ 120,583	\$ 50,089	\$ 7,500	\$ 5,053,941

CAPE COD COMMISSION STAFF • Fiscal Year 2008

Margo Fenn (through July 2007), then Paul Niedzwiecki (September 2007 to present), Executive Director, pniedzwiecki@capecodcommission.org
John Lipman, Chief Planner/Deputy Director (through April 2008)

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Greg Smith, Planner II (through April 2008)
Tana Watt, Planner II (through July 2007)

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