

Cape Cod Commission

Fiscal Year 2006

(July 1, 2005 through June 30, 2006)

Alan Platt, Chair

Brad Crowell, Vice Chair

Elizabeth Taylor, Secretary

Appointed Representatives:

Barnstable	David Ansel (through April 2006), then Royden Richardson
Bourne	Carol Tinkham
Brewster	Elizabeth Taylor
Chatham	Catherine Frazer
Dennis	Brad Crowell
Eastham	Ian Aitchison (through December 2005), then Madeleine Anderson (through April 2006), then Ian Aitchison
Falmouth	Jay Zavala
Harwich	Lawrence Cole (through July 2005), then Leo Cakounes
Mashpee	Ernest Virgilio
Orleans	Frank Hogan
Provincetown	Roslyn Garfield
Sandwich	Robert S. Jones
Truro	Susan Kadar
Wellfleet	Alan Platt
Yarmouth	William Marasco
County Commissioner	William Doherty
Minority Representative	John D. Harris
Native American Representative	Mark Harding
Governor's Appointee	Herbert Olsen



L to R: Herbert Olsen, John Harris, Mark Harding, Jay Zavala

CAPE COD COMMISSION
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FRONT COVER: The newly constructed roundabout at the intersection of Queen Anne Road and Route 39 in Harwich, one example of the Development of Regional Impact (DRI) mitigation required from the WJG Realty/Harwich Commons Stop & Shop Expansion project that was reviewed by the Cape Cod Commission in 2005.

BACK COVER: The trail to Rafe's Pond, part of almost 72 acres of open space protected in Brewster and Harwich as required mitigation for the Cape Cod National Golf Course DRI that was reviewed by the Commission in 1996.

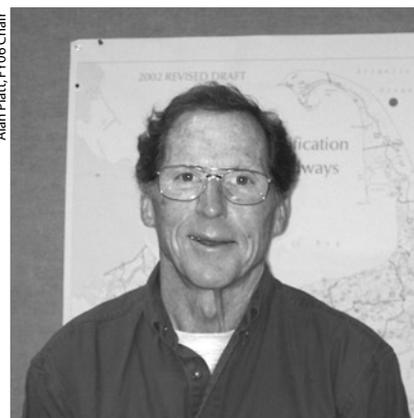
A Message from the Chair

The Cape Cod Commission chairman's role provides an opportunity for diverse involvement in a wider range of activities than when a board member. Rather than reflecting on the activities of the past year, I would like to focus my comments on a few of the challenges for the Commission for the coming year and, indeed, the foreseeable future.

- Affordable housing for Cape Cod's work force has been a problem for some time now and is only worsening. This has resulted in the loss of needed and talented skilled workers. Many individuals and families are no longer able to "make it" here on the Cape. Novel thinking and, most important, focused action is required. The many local and regional entities involved with housing issues should be thinking of ways to increase their effectiveness, pooling resources and emphasizing coordinated and focused programs rather than competing for limited financial resources. The Cape Cod Commission could play an important role in providing a sort of "clearinghouse" to help coordinate and channel these efforts.

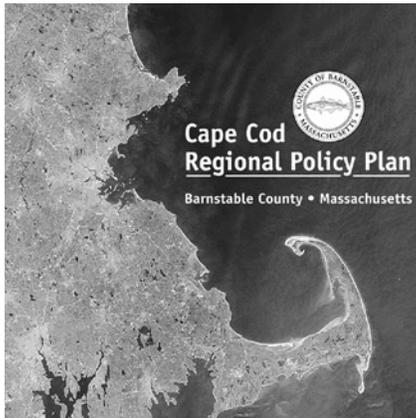
- In past years, water issues have rightly been front and center in the Commission's priorities, and efforts should continue. In a similar fashion the Commission should now consider addressing traffic issues more aggressively. Congestion-clogged roads are increasing and inevitably will result in increased safety issues. Too little emphasis has been placed on fixing traffic problems, and financial mitigation has so far proved to be an ineffective antidote. As was the case with water issues, increased education and awareness by the public will be essential for success in this area.

Alan Platt, FY06 Chair



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- The Cape Cod Regional Policy Plan (RPP) belongs to all of Cape Cod. That should be obvious by its title, but, in fact, broad participation in its revisions remains limited; public hearings are all too often not well attended. Consequently many carry the belief that the plan reflects only the thinking of the Cape Cod Commission. It should not. The plan should be the result of extensive discussions with public officials, interest groups, and the public at large. The Barnstable County Assembly of Delegates must make a final determination that the plan does in fact reflect the wishes of the citizens of Cape Cod.



- Building public awareness and embracing an ongoing evaluation of the Commission's policy decisions are fundamental to effective growth management for the region. The agency must respond well to the recommendations of the 21st Century Task Force on the Cape Cod Commission. Changes should be reflected in the current updating of the RPP.

- Development projects result in both benefits and detriments. Because these are highly subjective, the Commission should clarify and refine criteria for their determination to minimize ambiguity and provide increased consistency.

These are my views after having served as Commission chair for a year and as a town representative for the past six. I add my gratitude to my fellow Commission members and the staff for their commitment to work that contributes highly to the quality of our lives here on Cape Cod.

ALAN PLATT

CCC Chairman, Fiscal Year 2006

CCC Representative of the Town of Wellfleet, 2000–present

A Message from the Executive Director

During Fiscal Year 2006, the Cape Cod Commission launched some important new initiatives as well as continuing work on some key issues facing the Cape. Among the most exciting developments was the designation of downtown Hyannis as the Cape's first Growth Incentive Zone (GIZ). Through careful planning and coordination with the Town of Barnstable Growth Management Department, the long-held vision for a revitalized downtown has started to become a reality. The town provided zoning changes and an infrastructure plan to support mixed-use development downtown. The GIZ designation eliminates the need for Commission review of individual developments in this area.

Another exciting initiative was the launch of the Flex Bus service on the Lower Cape. This innovative approach to transit was accomplished through a partnership between the Commission, the Cape Cod Regional Transit Authority, the Cape Cod National Seashore, and the towns. After creative planning and design, the service began in early summer 2006 and was a great success in its first season, with ridership exceeding expectations.

Another important milestone for 2006 was the creation of the Cape Cod Water Protection Collaborative to help towns and Barnstable County plan and finance needed wastewater infrastructure. The Commission supported the creation of this new county agency and continues to provide staff support for its efforts to address funding for wastewater management. On a related note, the Commission continues its work as a partner in the Massachusetts Estuaries Project

Margo Fenn, Executive Director



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in order to determine the nutrient limits of each of our coastal embayments. This information will be critical for wastewater planning.

In preparation for the five-year update of the Regional Policy Plan (RPP), the Commission conducted a survey of Cape residents to ascertain their views on a whole range of issues. Traffic congestion, housing affordability, and water quality continue to top the list of concerns for Cape residents, and the Commission will incorporate the findings of the survey into the updated RPP standards.

Finally, in spring 2006, the County Commissioners appointed the Task Force for the 21st Century to evaluate the Commission's operations and make recommendations to improve its effectiveness and relationships with towns. The Task Force has met throughout the summer and conducted a thorough review of the Commission's planning, regulatory, and technical assistance functions. We look forward to implementing their recommendations in the coming year.

MARGO FENN

Executive Director, Cape Cod Commission



Cape Cod Commission Office, Barnstable

Program Highlights

As Barnstable County's planning and land use regulatory agency, the Cape Cod Commission provides regional services and serves as a coordinator of many projects and activities that affect all of Barnstable County. Activities involve promotion of affordable housing, demographic and economic data analyses, economic development programs, geographic mapping and data analyses, historic preservation, marine and coastal resource protection, preservation of open space and natural resources, transportation planning and analyses, solid and hazardous waste management, and water quality and water supply protection.

The Cape Cod Commission is charged with reviewing and regulating Developments of Regional Impact (DRIs) for all 15 communities of Barnstable County. The Commission is also charged with recommending designation of Districts of Critical Planning Concern (DCPCs), which allow communities to protect resources of significant regional value through special regulatory and planning processes. In addition, the Commission is charged with preparing and overseeing the implementation of the Regional Policy Plan, the set of planning policies and objectives that guide development on Cape Cod.

Representation on the Cape Cod Commission provides each Cape town with opportunities to participate in setting regional policy and to advocate for the town's interests in land use planning. Commission membership involves each town in important regulatory and funding matters at regional, state, and federal levels. Many committees and councils with which the Cape Cod Commission is involved contribute to the quality of life throughout Barnstable County. Some of these groups include the Barnstable County HOME Consortium Advisory



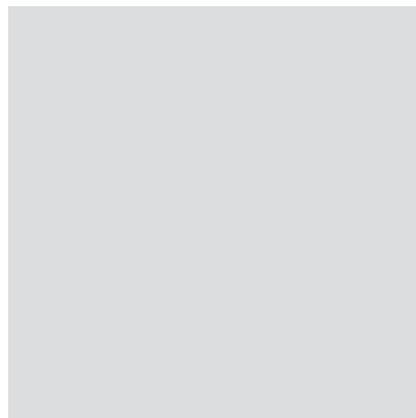
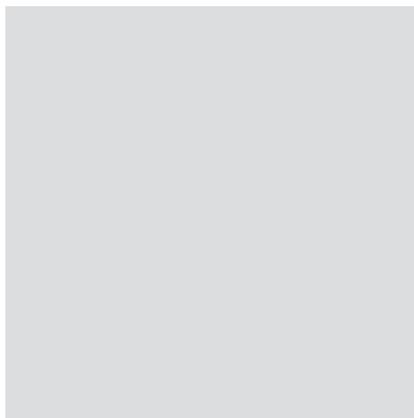
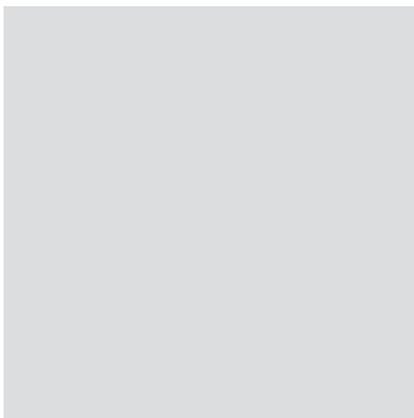
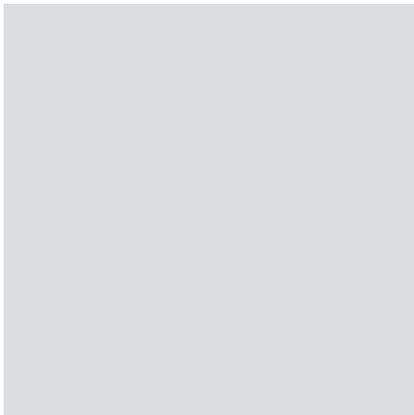
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Council, the Barnstable County Wastewater Implementation Committee, the Cape Cod Groundwater Guardian Team, the Cape Cod Joint Transportation Committee, the Cape Cod Metropolitan Planning Organization, and the Massachusetts Solid Waste and Hazardous Waste Advisory Committees.

The following pages describe the Cape Cod Commission's programmatic activities for Fiscal Year 2006.



Little Pond, Falmouth



Planning and Regulatory Programs

The Cape Cod Commission continued to revise its regulations, development guidelines, and internal procedures. Fiscal Year 2006 marked the beginning of the fourth update to the **Cape Cod Regional Policy Plan**. To support the effort and to gather public opinion on growth and land use regulation in a scientifically valid way, the Commission conducted a **survey of Cape Cod residents** this year. Planners also met with many organizations and stakeholder groups, including developers, attorneys, chambers of commerce, selectmen, and town managers, to gather ideas for the revised plan. Outreach efforts are continuing, and the plan is due for adoption by Barnstable County within a year.

The Commission's regulations and operations are also the subject of an external review by a 19-member committee, the **21st Century Task Force on the Cape Cod Commission**, which the Barnstable County Commissioners appointed in early May 2006. The task force began meeting in late May, with a goal of producing recommendations within six months.

The Cape Cod Commission approved the region's first **Growth Incentive Zone (GIZ)** in April 2006. The Downtown Hyannis Growth Incentive Zone is intended to encourage revitalization and economic development in an area that encompasses about 448 acres and more than 5.5 million square feet of existing building area. Town officials estimate that 392 acres of developable land are within the GIZ. The designation will reduce the Cape Cod Commission's direct involvement in the review of future development proposals within the GIZ, where the town has demonstrated that it has adequate infrastructure and local review standards to serve that development. The Commission is also reviewing a GIZ application for the Town of Dennis to encourage economic revitalization in Dennisport. The town is trying to encourage redevelopment and a pedestrian environment through increases in density and mixed uses.

Barnstable County awarded **Local Comprehensive Plan Implementation Grants** between 2002 and 2005. Fourteen of the 15 Cape towns applied and received the grants and have been implementing them with the ongoing planning, technical, and administrative support

Downtown Hyannis



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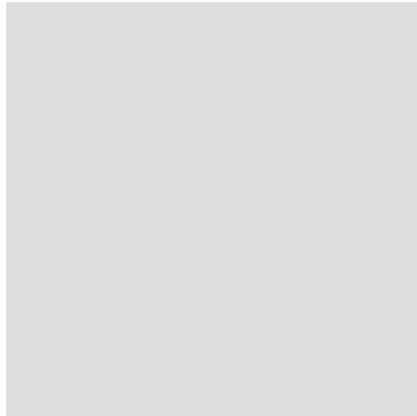
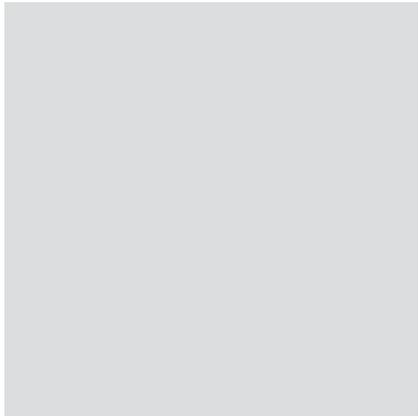
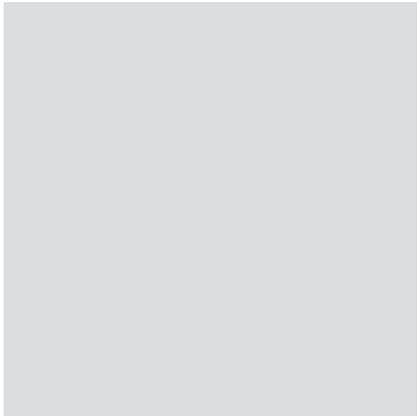
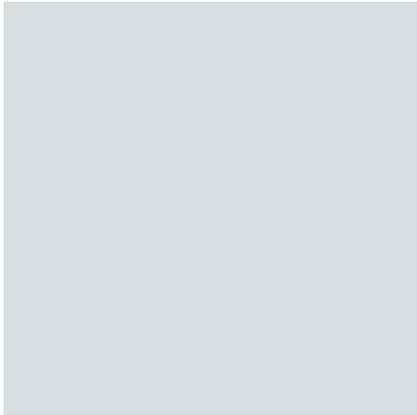
of the Cape Cod Commission. The towns of Barnstable, Bourne, Chatham, Eastham, Falmouth, Wellfleet, and Yarmouth made progress with these grants during Fiscal Year 2006; their efforts are described in the “Services to Towns” section of this report. Additional Barnstable County funds leveraged a state grant to allow the Commission and others to conduct a photo-simulation project that will help planners and the public visualize future village-style growth scenarios in several locations. The project has developed potential village designs and photo-simulations depicting increased development density and street scenes in the towns of Bourne (Buzzards Bay), Barnstable (Hyannis), and Yarmouth (along Route 28).

The Cape Cod Commission this year recommended the designation of a seventh District of Critical Planning Concern (DCPC) on Cape Cod: the **Pond Village DCPC** in Barnstable, which the Barnstable County Assembly of Delegates approved in mid January 2006. The Town of Barnstable proposed the district to allow local planning and regulatory changes to protect the water quality of a freshwater pond and a portion of Barnstable Harbor and the historic and scenic character of a 115-acre area north of Route 6A near Barnstable village. Town officials, planners, and land owners in the district have one year to develop special implementing regulations for the area. A Commission planner has attended twice-monthly meetings since the designation to provide technical assistance and to help foster and coordinate the town’s and landowners’ efforts. (The six previously designated DCPCs on Cape Cod are the Black Beach/Great Sippewissett Marsh DCPC in West Falmouth; the Bournedale DCPC in Bourne; the Three Ponds DCPC in Sandwich; the Six Ponds DCPC in Harwich; the town-wide Barnstable DCPC; and the Quivet Neck/Crowe’s Pasture DCPC in East Dennis.)

The Cape Cod Commission concluded work on the **Joint Land Use Study** of growth and development pressures and their effects on military operations in the towns that surround the Massachusetts Military Reservation (MMR) on the Upper Cape (Bourne, Falmouth, Mashpee, and Sandwich). The study, funded by the US Department of Defense, began in January 2004. The Commission served as a consultant, working with representatives of the military and the planning departments of the towns. The final report,



Pond Village DCPC, Barnstable



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prepared in October 2005, included recommendations that focused on conflicts with existing residential development, affordable housing projects, potential residential development, and wireless communications and other tall structures.

In spring 2006, the Cape Cod Commission received supplemental funding from Barnstable County to continue the work begun in 2002 under the "Project Impact Cape Cod" hazard mitigation planning initiative. With these funds, the Commission will work to implement the actions developed in the **Barnstable County Natural Hazards Pre-Disaster Mitigation Plan**, which was adopted by the county and approved by the Federal Emergency Management Agency in 2004. Through Fiscal Year 2007, activities will include mitigation planning, outreach and education, and coordination with the Barnstable County Regional Emergency Planning Committee.

In October 2005, the Commission cosponsored a workshop on the **Community Preservation Act** (CPA) with the statewide Community Preservation Coalition and others. That workshop introduced attendees to the tools and strategies for implementing the CPA. In January 2006, the Commission also initiated a monthly "roundtable" to support the work of local committees. The roundtable met monthly through May and will continue in September. Meetings have focused on preservation tools and outreach for local committees. The Cape Cod Commission has begun to build a database of projects that were approved by towns under the CPA.

The Cape Cod Commission also worked with CPA committees in many Cape towns to identify appropriate **historic preservation projects** and provided training and technical assistance with writing preservation restrictions for historic properties receiving CPA funding. Also this year, the Commission's historic preservation specialist provided public education about historic preservation through slide presentations on Cape Cod architecture and history to the Cape & Islands Historical Association and the Chatham Historical Society. In addition, the specialist served as moderator for a discussion of historic preservation issues at a Cape-wide meeting of historical commissions held in Chatham in March.

Cape Cod Pathways, coordinated by the Cape Cod Commission, had two major events: Walking Weekend in October, for which more than 600 Cape residents and visitors participated in guided walks, and Cape Walk



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during the first week of June, for which 20 “through walkers” were joined by 100 intermittent walkers to cross the Cape from Falmouth to Provincetown in nine days. The Commission also coordinated a roundtable for Pathways leaders and arranged walks during Cape Cod Maritime Days in May.

The Cape Cod Commission continued to provide staff support to the Sustainability Indicators Committee to promote sustainability in Barnstable County and Cape Cod towns. Work involved assistance with the development of the **2006 Sustainability Indicators Report**, which when released will provide an update on social, economic, and environmental data as indicators of trends and concerns to be addressed on Cape Cod.

In Fiscal Year 2006, the Cape Cod Commission completed the regulatory review of **20 Development of Regional Impact (DRI) proposals and one modification to a Development Agreement**. The projects included supermarkets, subdivisions, a bank operations center, a wireless telecommunications facility, and more. See the table on the next several pages for a brief description of each Commission decision; the complete decision documents are available on the Web site: www.capecodcommission.org/regulatory/decisions.htm

Noteworthy among the DRI proposals that the Commission reviewed this year were four projects in the hardship exemption category of **Project of Community Benefit**, a classification adopted just two years ago to allow the Commission to grant some regulatory relief to projects deemed especially valuable to the region. The Projects of Community Benefit approved this year included a comprehensive facilities plan for the Riverview School in East Sandwich, a marine animal rehabilitation and public education center known as the National Marine Life Center in Buzzards Bay, an expansion of a nursing home formerly known as the Cape End Manor in Provincetown into a continuing-care nursing and assisted-living facility, and an expansion of the YMCA Cape Cod facility in West Barnstable.



Riverview School, Sandwich

Development of Regional Impact (DRI) Decisions in Fiscal Year 2006, in chronological order

Project:	Chatham Revetments Phase II (Supplemental) Morris Island, Chatham
CCC Decision:	Supplemental DRI - APPROVED - 7/21/05
Description:	Review/revision of 1998 DRI conditions for coastal-bank revetments on four properties
Example Mitigation:	<ul style="list-style-type: none"> Continued requirement to allow public access across the areas seaward of revetments
Project:	Shaw's Supermarket West Road and Route 6A, Orleans
CCC Decision:	DRI - APPROVED - 7/21/05
Description:	Redevelopment of existing supermarket/plaza on 12.15 acres - demolition (51,737 sq.ft) and reconstruction (69,119 sq.ft.)
Example Mitigation:	<ul style="list-style-type: none"> \$100,000 to Orleans for affordable housing \$533,472 cash (in lieu of 2.3 acres) for open space protection \$35,900 cash plus 0.17 acres of land toward intersection improvements Funding a police detail Three off-site water-quality monitoring wells
Project:	Olde Harbor Estates Dewey Avenue, Sandwich
CCC Decision:	Hardship exemption - APPROVED - 8/4/05
Description:	Subdivision of 84.3 acres into 7 residential lots and several open-space lots, with demolition of existing house
Example Mitigation:	<ul style="list-style-type: none"> 10.25 acres plus 3 acres of wetlands for open space protection Plant management plan Three lots with development restrictions to prevent future traffic \$577 toward nitrogen-management strategies
Project:	Town of Sandwich and P.A. Landers Inc. Kiah's Way and Service Road, Sandwich
CCC Decision:	DRI - APPROVED - 8/4/05
Description:	Re-subdivision of 203.25 acres of land to implement a land exchange; 40.9 acres to be transferred to Landers, 81.7 acres to the town
Example Mitigation:	(none)
Project:	Supply New England Independence Park Hyannis (Barnstable)
CCC Decision:	DRI exemption - DENIED - 9/29/05
Description:	Construction of new warehouse/showroom building (26,132 sq.ft.), outdoor storage space (9,100 sq.ft.), and pavement (42,440 sq.ft.) on 3 acres
Example Mitigation:	(none)

Shaw's Supermarket, Orleans



**Program Highlights
Fiscal Year 2006**

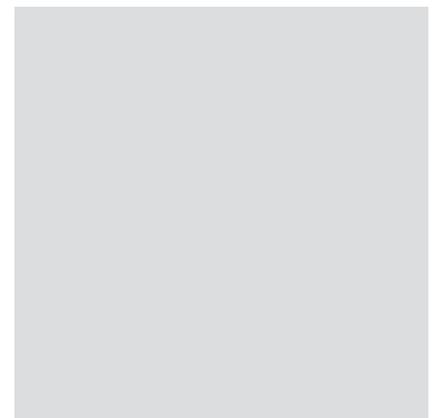
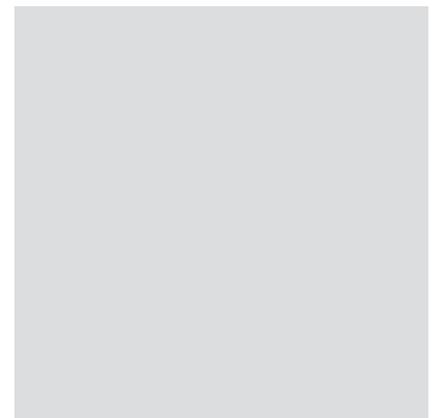


National Marine Life Center, Buzzards Bay

Project:	Bay View Farm Estates Route 6A, Sandwich
CCC Decision:	DRI - APPROVED - 10/20/05
Description:	Subdivision of 27.5 acres into 9 residential lots and an open-space lot
Example Mitigation:	<ul style="list-style-type: none"> • 16 acres of open space protected by conservation restriction or agricultural preservation restriction • \$12,000 for transportation improvements in town
Project:	Riverview School Comprehensive Facilities Plan Route 6A, Sandwich
CCC Decision:	Hardship exemption ("Project of Community Benefit") - APPROVED - 11/3/05
Description:	Master plan for 15-acre campus - three buildings to be demolished, three to be renovated, three to be constructed
Example Mitigation:	<ul style="list-style-type: none"> • Planting large trees and native shrubs • Invasive species management plan • \$1,775 for critical nitrogen loading study of Scorton Creek
Project:	National Marine Life Center 120 Main Street, Buzzards Bay (Bourne)
CCC Decision:	Hardship exemption ("Project of Community Benefit") - APPROVED - 11/17/05
Description:	Redevelopment, renovation, and upgrade of a 16,486-sq.ft. marine animal rehabilitation facility and education center on 4.7 acres
Example Mitigation:	<ul style="list-style-type: none"> • Revegetation of disturbed wetland buffer • Trip-reduction program • Relief granted from some stormwater management, outside lighting design, and landscaping/maintenance requirements
Project:	Augat Project 106 Falmouth Road (Route 28), Mashpee
CCC Decision:	DRI - APPROVED - 12/1/05
Description:	Construction of two 2-story buildings (108,300 sq.ft. total) on 5.19 acres for self storage, contractor storage, and light industrial uses
Example Mitigation:	<ul style="list-style-type: none"> • 4.1 acres open space protected off site by conservation restriction • \$116,000 for transportation alternatives and removal of one driveway • On-site wastewater flow limited to 340 gallons per day and treated in denitrifying septic system • \$42,890 to offset nitrogen loading • Exterior lighting and hazardous materials conditions
Project:	Demko Residence 2653 Main Street (Route 6A), Barnstable
CCC Decision:	Hardship exemption (in a District of Critical Planning Concern) - APPROVED - 12/1/05
Description:	Expansion of existing 600-sq.ft. house to 1,200 sq.ft. on 0.51 acres in the proposed Pond Village DCPC area
Example Mitigation:	(none)

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Project:	COMM Fire District Water Department and ICE Wireless Facility 1138 Main Street, Osterville (Barnstable)
CCC Decision:	DRI - APPROVED - 12/15/05
Description:	Construction of a 150-ft. tall monopole tower and 6,300-sq.ft. equipment shelters for wireless communications
Example Mitigation:	• Limited on-site storage of hazardous materials
Project:	Austin and Froula Residence 56 Shepherds Way, Barnstable
CCC Decision:	Hardship exemption (in a District of Critical Planning Concern) - APPROVED - 1/12/06
Description:	Construction of a 2,576-sq.ft. residence on 2.63 acres in the proposed Pond Village DCPC area
Example Mitigation:	• Septic system leaching trench to be set back at least 215 feet from Hinckley's Pond
Project:	Cape End Care Campus 100 Alden Street, Provincetown
CCC Decision:	Hardship exemption ("Project of Community Benefit") - APPROVED - 1/12/06
Description:	Demolition of town-owned 17,721-sq.ft. nursing home plus construction of a new 138,434-sq.ft. continuing care nursing facility on 2.7 acres
Example Mitigation:	• 9 affordable assisted living units, all 41 nursing beds Medicaid-eligible • Relief from trip-reduction, traffic LOS study, and congestion requirements • Connected to town sewer system; stormwater management on site • Relief granted from some other affordable housing and transportation requirements
Project:	Cape Cod Cooperative Bank Operations Center Benjamin Franklin Way, Independence Park, Hyannis (Barnstable)
CCC Decision:	DRI - APPROVED - 2/9/06
Description:	Construction of 36,250-sq.ft. two-story operations center/office space
Example Mitigation:	• 2.87 acres of protected open space plus \$250,000 cash • 90,000-sq.ft. parcel protected open space for transportation mitigation • Stormwater management on site (dry wells and vegetated swale)
Project:	Mannheim Realty LLC 17 Hawthorne Avenue, Hyannisport (Barnstable)
CCC Decision:	DRI - DENIED - 2/9/06
Description:	Demolition of a residence that is a "contributing property" in the Hyannisport National Register Historic District
Example Mitigation:	(none)
Project:	Falmouth Technology Park Thomas Landers Road, Falmouth
CCC Decision:	Modification to Development Agreement - APPROVED - 2/21/06
Description:	Modification to the development agreement for the industrial park
Example Mitigation:	(none)



**Program Highlights
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YMCA, West Barnstable

Project:	Sandwich Commercial Project (formerly Shaw's Supermarket) Off Cotuit Road, Sandwich
CCC Decision:	DRI - APPROVED - 3/23/06
Description:	Construction of large retail building, five smaller retail/office buildings, and one office/bank building (169,615 sq.ft. total) on 23.95 acres
Example Mitigation:	<ul style="list-style-type: none"> • Seven-year lease option on land for affordable housing • Land or cash equivalent of 12.64 acres for open space • Connector road (\$931,000 est. value), plus one acre to offset traffic • Upgrade and connection to school wastewater plant
Project:	Curtin Residence 120 Scudder's Lane, Barnstable
CCC Decision:	Hardship exemption (in a District of Critical Planning Concern) - APPROVED - 4/6/06
Description:	Construction of a new two-story, 3,261-sq.ft. single-family residence with a 360-sq.ft. attached garage and a 529-sq.ft. detached garage on 1.91 acres in the Pond Village DCPC
Example Mitigation:	(none)
Project:	YMCA Cape Cod Route 132, West Barnstable (Barnstable)
CCC Decision:	Hardship exemption ("Project of Community Benefit") - APPROVED - 4/20/06
Description:	Expansion and redevelopment of existing 23,131-sq.ft. facility to 18,563 sq.ft. on 9.11 acres
Example Mitigation:	<ul style="list-style-type: none"> • Implementation of employee trip-reduction plan • Stormwater management to be low-impact design on site • Relief granted for requirements for open space protection, natural resource inventory, and formal traffic study
Project:	Silvia Aviation I and Silvia Aviation II Barnstable Municipal Airport, Barnstable
CCC Decision:	Hardship exemption - APPROVED - 5/18/06
Description:	Two metal airport hangar buildings (each approximately 9,740 sq.ft., for a total of 19,480 sq.ft.) on 64,000-sq.ft. leased space
Example Mitigation:	<ul style="list-style-type: none"> • Relief from requirements for open space protection, trip reduction and mitigation, traffic study, and stormwater management
Project:	Supply New England Independence Park Hyannis (Barnstable)
CCC Decision:	Hardship exemption - APPROVED - 6/29/06
Description:	Construction of new warehouse/showroom building (26,132 sq.ft.), outdoor storage space (3,800 sq.ft.), and pavement on 3 acres
Example Mitigation:	<ul style="list-style-type: none"> • Relief from some of the requirements for the wetland buffer, open space, wastewater management, and traffic studies. • 2.5 acres of open space to be protected in two locations off site • \$20,000 monetary contribution for alternatives to automobile travel and/or expansion of Barnstable road capacity

Affordable Housing Program

The Cape Cod Commission continued to coordinate affordable housing programs through the **Barnstable County HOME Consortium**. The Consortium's allocation of HOME funds for this fiscal year was \$773,880 (making a total of more than \$8.7 million since 1994). These funds were used to support the creation of affordable rental housing for very low- and low-income families and individuals, expand homeownership opportunities for low-income homebuyers, provide home repair assistance to low-income homeowners, and support housing initiatives undertaken by designated nonprofit community housing development organizations.

The Consortium's **Housing Development Program** saw the completion of 10 projects this year that created a total of 127 affordable units. In addition, the Consortium made commitments of \$120,000 to two projects that will create six additional units. The **Down Payment/Closing Cost Assistance Program** made 43 loans totaling \$179,197, and the **Homeowner Repair Program** made 14 loans totaling \$128,037.

The Commission's **Soft Second Loan Program** secured an additional \$50,000 in state funding and assisted 10 homeowners with loans.

The Commission also continued to coordinate the Affordable Housing **Technical Assistance Program**, which several times a year (as funds allow) makes \$3,000 to \$5,000 awards to towns, local housing authorities, and nonprofit organizations as seed money for affordable housing planning and development. The Commission made 13 awards totaling \$57,450 to five towns, six housing authorities, and two nonprofit organizations, each described in the "Services to Towns" section of this report.

This year, the Cape Cod Commission also conducted a nexus study of the **relationship between commercial development and affordable housing needs** on Cape Cod. The study demonstrated a significant current and future need for affordable housing and a clear relationship with commercial development's impact on those needs. The Commission will consider the data and analysis as it reviews regulatory and planning matters during the next year.

Lake Street Affordable Housing, Chatham



Program Highlights
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In October 2005, the Commission cosponsored with the statewide Citizen Planner Training Collaborative a **workshop on Chapter 40B Comprehensive Permits**. The well-attended workshop brought in state officials and local and regional experts to help town boards involved with reviewing 40B affordable housing development proposals on the Cape.

The Commission's affordable housing specialist also updated **An Inventory of Comprehensive Permits** (Chapter 40B developments) in Barnstable County this year. As of September 1, 2005, the study showed:

- More than 35 percent of the Cape's affordable housing units have been produced through the Comprehensive Permit process.
- Fifty-nine percent of the units in the Cape's 40B developments are affordable.
- Of the units produced under 40B permits, 67 percent have been rental and 33 percent have been ownership.
- The median 40B project size is 20 units; the average size is 27 units.
- About 65 percent of the Comprehensive Permit developments built or under construction as of September 1, 2005, have occurred in Barnstable, Dennis, Falmouth, and Sandwich.

The complete inventory is available in the "Information Resources" section of the Commission's Affordable Housing Program Web site:
www.capecodcommission.org/housing/



9 Manomok Circle, Sandwich, mitigation from the Norse Pines DRI

Economic Development Program

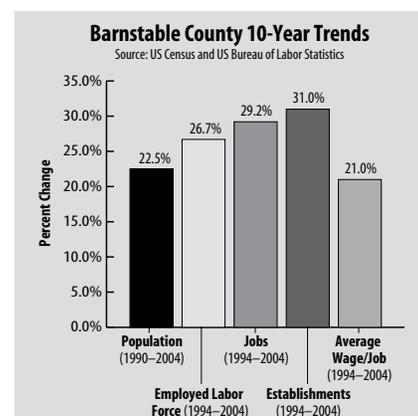
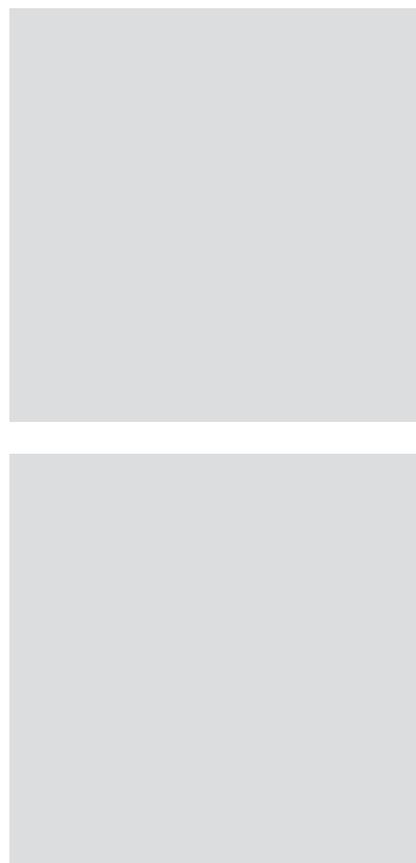
The Cape Cod Commission's economic development officer engages in a wide variety of planning, regulatory, and technical assistance activities each year and works closely with Barnstable County's Cape Cod Economic Development Council, the Arts Foundation of Cape Cod, the Cape Cod Technology Council, the Lower Cape Cod Community Development Corporation, and the Cape Cod Chamber of Commerce.

Planning activities in Fiscal Year 2006 included work on the ongoing update of the Cape Cod Regional Policy Plan, compilation of the Comprehensive Economic Development Strategy (CEDS) for Barnstable County (submitted annually to the US Economic Development Administration), and planning for the future of the Massachusetts Military Reservation. The Commission is also working with the Cape Cod Economic Development Council at the request of the Town of Provincetown to perform research, develop a scope of work, and oversee the work of consultants to collect and analyze data to enhance local economic development planning and implementation in that town.

The Commission completed preliminary research this year on **transferable development rights** (TDR) programs in the United States, and helped develop a scope of work with the Town of Barnstable for a consultant to complete an economic feasibility analysis of such a program based on the current real estate market here.

The Commission continues to provide **economic and demographic data** to the public, the press, and town officials. Special data analysis and dissemination efforts this year included a guest commentary in the Cape Cod Times newspaper; a slide show on economic and demographic trends comparing Barnstable County to Plymouth County, the state, and the nation; development of ways to measure, for the ongoing update to the 2006 Sustainability Indicators Report, the impact and contribution of the Cape's creative economy and economic diversity; and a presentation on economic development to the Mashpee Rotary Club.

The Commission continues to support **tourism activities that highlight the Cape's heritage and natural environment**. This year, value-added tourism programs in which the Commission was involved included Cape



Program Highlights
Fiscal Year 2006

Cod Maritime Days (the Commission prepared the brochure of events); the Cultural Coast/National Heritage Corridor project, funded by the Massachusetts Cultural Council; and the Arts Foundation of Cape Cod's Passport to the Arts program, now in its third year.

In recent years, the Governor's Regional Competitiveness Council identified several **key and emerging industries** that will diversify the Cape's economy. These include marine sciences and technology, information and related technology, arts and culture, and education and knowledge-based businesses. The Cape Cod Commission's participation in the following efforts seeks to strengthen those emerging industries:

- **Technology:** The Commission's economic development officer serves on the steering committee of the newly established Regional Technology Development Center, which has received three-year state funding to work with the Marine Biological Laboratory, the Woods Hole Oceanographic Institution, and the University of Massachusetts-Boston. The Commission also provides staff support to the Cape Cod Technology Council for a pilot project, funded by the John Adams Innovation Institute, to bring high-speed wireless Internet access to residents, businesses, and visitors in Orleans.

- **Arts and Culture:** The Commission supported a successful proposal by the Cape Cod Chamber of Commerce to the Massachusetts Cultural Council to publish the "Artisans Heritage Trail" guide to introduce visitors to working artisans across the region. The Commission also provides technical assistance to the Arts Foundation of Cape Cod's "Making Art/Making A Living" program and to the "New Market for Artists" program, a joint project of the Lower Cape Cod Community Development Corporation and the Arts Foundation.

- **Business/Education:** The Commission supports the Lower Cape Cod Community Development Corporation's "Business Builders" program, which offers training sessions for new and growing small businesses on the Mid and Outer Cape.



Marine Biological Laboratory, Woods Hole

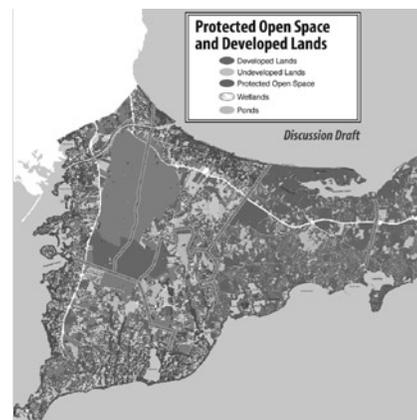
Geographic Information System Program

As mentioned in the “Planning and Regulatory Programs” section of this report, the Cape Cod Commission began the update of the Regional Policy Plan this year, and the thematic Geographic Information System (GIS) layers shown on the **four Regional Policy Plan maps** contribute significantly to the plan’s value. Many of these layers and their subsequent maps changed in the past five years to reflect development since 1999.

As development has changed, so has protected open space. Updates of the **digital open space layers** for Cape towns are a priority of the Commission’s GIS department. The data and maps will contribute to the ongoing development of a regional open space plan, and the statistics derived from the layers were included in the ongoing update of the Sustainability Indicators Report.

Ten years ago, the Commission’s GIS department obtained a **digitized set of assessor’s maps** for all 15 towns. Frequent changes, however, such as ownership transfers, valuation increases, subdivisions, and lot reconfigurations, rapidly make the maps out of date. The Commission’s GIS department works with maps and data provided by town GIS staff, when available, and conducts the work in-house when towns do not have their own capability to do so. The most recent updates have been for Wellfleet and Harwich.

The maintenance and acquisition of digital data for Barnstable County not only helps with the Cape Cod Commission’s own programs, but also allows the Commission to provide **technical assistance**, at no additional charge, to Cape towns. (GIS assistance is described in the “Services to Towns” section of this report.) Without Commission assistance, towns would likely pay high fees to private consulting firms to create the needed data and produce the resulting maps.



Program Highlights
Fiscal Year 2006

Marine Resources Program

The Cape Cod Commission has begun to refocus its Marine Resources Program. The Commission's coordination of Cape activities for the Mass Bays Program, a component of the US Environmental Protection Agency's National Estuary Program, ended this year. In Fiscal Year 2007, the Commission's Marine Resources Program will focus on reviewing developments affecting coastal and marine resources and providing planning and outreach about coastal hazards, climate change, and the future use and management of the ocean and coastal zone.

The Commission's marine resources specialist will continue to serve as **staff representative** on the federal Stellwagen Bank National Marine Sanctuary Advisory Council, the board of the Cape Cod Commercial Hook Fishermen's Association, the board of the Massachusetts Bays Estuary Association, and the steering committee for the annual Cape Cod Maritime Days festival. In Fiscal Year 2006, the Commission's specialist also served on a subcommittee of the Massachusetts Hazards Commission reviewing current coastal flood hazard planning and regulation. In addition, he was appointed to the steering committee for the Natural Resource Modeling Association's upcoming international conference to be held in Centerville in 2007.

This year, the Commission's marine resources specialist worked with the Cape Cod Sustainability Indicators Committee to revise the **Sustainability Indicators Report**, which was originally published in 1999. For the first time, coastal and marine elements and three proposed ways to measure human impacts on the coastal environment were identified and proposed to be included in the final report.

The Commission's marine resources specialist also initiated discussions with the Massachusetts Executive Office of Environmental Affairs and the New England Governors' Council about potential US Environmental Protection Agency **regulations related to marine diesel engines and air**



Commercial fishing boats, Sandwich

quality. The Cape Cod Commercial Hook Fishermen's Association applied, with Cape Cod Commission help, for a grant for a pilot study to evaluate biodiesel fuel for commercial fishing operations. If successful, the grant will fund biodiesel fuel use in two commercial fishing boats, a "shadow" or safety boat to accompany boats fishing with the alternative fuel, and significant outreach to the public and other parts of the industry.

If the Massachusetts legislature passes a proposed **ocean resource management plan**, the state will be at the national forefront to better manage human use of the coastal and marine environment. The proposed plan is likely to start seaward of mean low water and extend to the three nautical-mile limit of state jurisdiction. As a result, Cape towns should examine their own regulations and policies for that proposed zone. The Commission's marine resources specialist will offer suggestions to the Cape's legislative delegation to improve the bill and to raise issues that may help communities on the Cape deal with development pressures in coastal regions.

New **coastal stewardship efforts** for Cape Cod Bay and Nantucket Sound, the restoration of anadromous fish runs, and attention to tidal restrictions and stormwater discharges that affect shellfish beds will also be pursued with other agencies, such as the Natural Resource Conservation Service, the Barnstable County Coastal Resources Committee, and the Association to Preserve Cape Cod, in the coming year.

Nantucket Sound



Program Highlights
Fiscal Year 2006

Transportation Program

The Cape Cod Commission continued to support improvements to public transportation and had a lead role in securing funding and the start-up of a new transit bus service for the Lower and Outer Cape this year. **"The Flex" service** launched in early June 2006 as an operation of the Cape Cod Regional Transit Authority. The service combines traditional fixed-route service with deviations to allow buses to pick up passengers up to 3/4 mile from the defined route. The service connects Harwich, Brewster, Orleans, Eastham, Wellfleet, Truro, and Provincetown, and charges passengers only \$1 per ride and an additional \$1 for route deviations. It will operate seven days a week through Labor Day.

The Cape Cod Commission continued to support the work of the Cape Cod Metropolitan Planning Organization (MPO), which is responsible for guiding transportation planning on Cape Cod and for allocating federal transportation planning funds. The MPO initiated the four-year update to the Cape Cod Regional Transportation Plan this year, holding meetings and workshops around the Cape. The **Cape Cod Regional Transportation Plan**, including an update to the Cape's travel demand forecasting model, is scheduled for completion in March 2007.

The Commission also supported the MPO with development of the annual **Unified Planning Work Program** for Transportation Planning and the annual update of the **Transportation Improvement Program**.

As a result of those efforts, about \$65 million of local and regional transportation projects were eligible for funding for Federal Fiscal Years 2006–2010. Projects advertised for construction between July 1, 2005, and June 30, 2006, included Route 132 boulevard construction in Barnstable (\$9.7 million) and Woods Hole Bridge reconstruction in Falmouth (\$4.15 million).



A Flex bus at Skaket Corners, Orleans

Working with MassHighway, town officials, and the Cape Cod Joint Transportation Committee, the Commission continued to assist with the **advancement and implementation of the following projects:**

- Cape Cod Rail Trail extension in Barnstable, Yarmouth, and Dennis
- Route 132 boulevard and associated landscaping in Barnstable
- Swan River Road reconstruction in Dennis
- Route 28/Asher's Path/Orchard Road traffic signal in Mashpee
- Skaket Corners (Route 6A/West Road/ Eldredge Park Way) intersection improvements in Orleans
- Route 28/Finlay Road realignment in Orleans
- Town Hall Square/Route 130/Water Street and Main Street intersection improvements in Sandwich
- Route 28 intersection improvements at Route 149, South County Road, and Lumbert Mill Road in Barnstable

The Cape Cod Commission coordinated a regional **traffic congestion and safety study of a portion of Route 28** through Chatham, Harwich, Dennis, and Yarmouth this year. A report, in draft form now, provides analyses of traffic flow volumes and conditions, analyses of crash data (broken down by severity, manner, time of day-week-month, weather, and more), and preparation of a 'Synchro/SIM Traffic' model of traffic operations showing signal operations, queuing, delays, and more. The report also provides some specific recommendations to the towns included in the study.

The Commission also conducted the **annual traffic-counting program**, counting traffic at a total of 192 locations across Cape Cod, including 162 road segments and 30 intersections between July 1, 2005, and June 30, 2006. The data help planners and engineers identify needed transportation improvements, analyze traffic caused by new developments, and estimate future travel trends.

Route 28/Asher's Path/Orchard Road, Mashpee



Waste Management Program

With a staff representative to the Massachusetts Solid Waste Advisory Committee, the Cape Cod Commission continues to help keep Cape towns and Barnstable County involved in state policy development. Recently the Commission provided input into the update of the state's **Solid Waste Master Plan**. The plan outlines ongoing solid waste and recycling planning that sets the stage for new and revised state policy.

The Commission remains a nonvoting member of the **Council of SEMASS Communities**, a group that deals with contract issues, changes in law, and other federal and state regulations at the SEMASS waste-to-energy facility in Rochester, Massachusetts. (Cape towns use the facility to dispose of their municipal solid waste.)

The Commission is currently encouraging a review of and planning for new **long-term solid waste disposal options** for Cape communities, with attention focused on new contract opportunities with SEMASS and an evaluation of the Bourne Integrated Solid Waste Management Facility as an additional option and perhaps the only viable alternative for waste disposal. This long-term, complicated planning effort aims to identify the benefits of renegotiating existing town contracts with SEMASS before their 30-year expiration date (2015) and to explore feasible alternatives.

Another Commission planning effort, an offshoot of the above issue, is to examine possible **opportunities to reuse combustor ash** that is produced as a by-product from the incineration of trash. Currently, the tip fee that Cape towns must pay to dispose of their waste at SEMASS includes the cost of disposal of this ash. The ash could be treated as a commodity that is marketed and sold for reuse, for example, for road construction and as an aggregate in concrete block construction (something done in other states now). Cape towns might then benefit from reduced fees, and the effort may help the state meet its goals to limit the development of new landfill capacity and to increase the rate of recycling.



Water Resources Program

The Cape Cod Commission remains dedicated to helping find innovative, cost-effective wastewater management solutions for Cape Cod. This year, the Commission continued to support the work of Barnstable County's Wastewater Implementation Committee (WIC), which now serves as the technical advisory committee to the new **Cape Cod Water Protection Collaborative**. The collaborative was established by county ordinance in December 2005, had its first meeting in April 2006, and is meeting monthly to help the 15 Cape towns coordinate wastewater management efforts and attract federal, state, and private funding for wastewater projects.

The WIC, the Cape Cod Chamber of Commerce, the Association to Preserve Cape Cod, and Barnstable County through the Commission formed an education committee to launch a **public information campaign about wastewater**, the Cape Keepers project. With initial funding of \$116,000, the group prepared and completed a public opinion survey, developed educational materials and a Web site (www.capekeepers.org), organized a speakers' training workshop, coordinated a poster contest for school children, and developed public service announcements on the radio.

The Cape Cod Commission continued to coordinate the \$300,000 county-funded Cape-wide US Geological Survey (USGS) **groundwater modeling project** to evaluate existing and potential future wastewater disposal sites and to quantify potential impacts of town-selected wastewater flow on wells, estuaries, and ponds. These USGS-created regional wastewater modeling techniques specifically benefited wastewater facilities planning efforts in the towns of Barnstable, Chatham, Dennis, Falmouth, Harwich, Mashpee, Orleans, and Yarmouth this year.

The Cape Cod Commission's water quality protection work encompasses coastal and freshwater bodies as well as groundwater. This year, the Commission received a \$35,000 grant from the US Environmental Protection Agency to examine regulatory permitting possibilities for **nitrogen control in coastal watersheds** that cross town boundaries. In addition, the Commission continued to support the county-funded **Massachusetts Estuaries Project** (MEP), which is making watershed

West Falmouth Harbor



Program Highlights
Fiscal Year 2006

based nitrogen-loading assessments of many Cape embayments. The Commission serves as the technical lead in the land use aspects of the study. Nine nitrogen-loading models were completed and seven reports were submitted to the Massachusetts Department of Environmental Protection. The School of Marine Science and Technology at the University of Massachusetts-Dartmouth, the scientific lead and MEP partner, submitted reports on nitrogen-management thresholds for the following Cape Cod estuaries:

- Eel Pond/Back River in Bourne
- Little Pond, West Falmouth Harbor, and Oyster Pond in Falmouth
- Three Bays in Barnstable, Sandwich, and Mashpee
- Rushy Marsh in Barnstable
- Centerville River in Barnstable
- Pleasant Bay in Orleans, Harwich, Brewster, and Chatham

The technical reports provide the scientific basis for establishing regulatory limits for nitrogen loading for town wastewater planning in the watersheds.

The Cape Cod Commission continued to manage the **Pond and Lake Stewardship (PALS)** project that involves citizens and towns in pond and lake water quality monitoring efforts. The project, in its fifth year, has drawn more than 430 water samples from more than 150 ponds and lakes across the Cape (see the "Services to Towns" section of this report). Laboratory analysis of the water samples is performed by the School of Marine Science and Technology at the University of Massachusetts at Dartmouth. With an additional \$75,000 in county funds, the project this year helped monitoring groups in Brewster, Orleans, Eastham, and Dennis interpret data from more than three years of water sampling activities. The Harwich Water Quality Management Task Force provided \$6,200 for a similar effort for that community.

The Cape Cod Commission continued to foster the work of the Cape Cod Groundwater Guardian Team. The team sponsored 10 water education



Snake Pond, Sandwich

festivals in schools this year. In addition, new efforts by the team focused on **stormwater management**, with the initiation of "Project STORM" (for Stormwater Outreach for Regional Municipalities), a collaborative effort among Cape Cod towns to help control and mitigate impacts from stormwater pollution. The project is currently focused on helping towns that must comply with the US Environmental Protection Agency's Phase II stormwater regulations. In April, the Commission also organized and cosponsored a well-attended workshop on "low-impact stormwater design." More than 100 town planners, engineers, members of local conservation commissions and boards of health, developers, landscape designers, and watershed-protection groups participated.

The Commission remains involved in **water pollution clean-up activities**, most notably for groundwater contamination related to past activities at the Massachusetts Military Reservation and at the Barnstable County Fire Training Academy. The former included participation in the Impact Area Groundwater Study and the Plume Clean-up Team. The latter included analyzing options and securing funding and permits for a new remedial response to clean residual contamination in the soils.

The Cape Cod Commission also continued to **monitor groundwater levels** in the US Geological Survey network of 60 wells. Each well is measured each month, and the resulting data are published online for septic system design and engineering uses and other planning activities that rely on water-table elevation data.

"Rain garden" for stormwater management at Barnstable Airport



Services to Towns

Each of the 15 towns in Barnstable County receives a wide variety of technical assistance from the Cape Cod Commission. The services span the regional issues highlighted previously in this report but with a local emphasis, tailored to the specific needs of each community. They are listed by town (alphabetically) on the following pages.



BARNSTABLE

Affordable Housing Program

- Monitored completion of the following HOME Consortium-assisted developments: a 30-unit ownership development, 18 of which are affordable, in Marstons Mills; a seven-unit homeownership development with four affordable units on Gallagher Lane; and the remaining six affordable ownership units at the 16-unit Danvers Way project.
- Provided 15 HOME Consortium down payment, six HOME Consortium homeowner rehab, and six Soft Second Program loans to Barnstable households.
- Awarded a \$3,500 Technical Assistance Program grant to the regional nonprofit Housing Assistance Corporation, for appraisal and architectural services on 11 lots in Hyannis.
- Awarded a \$5,000 Technical Assistance Program grant to the Barnstable Housing Authority for engineering analysis on authority-owned parcels that it wants to develop.
- Provided technical comments to the Zoning Board of Appeals on three Chapter 40B applications: Cotuit Equitable Housing LLC (September 2005), Bay Point Townhouses (October 2005), and Settlers Landing (December 2005).

Economic Development Program

- Worked with the Barnstable Economic Development Committee and the Growth Management Department on implementing the Downtown Hyannis Growth Incentive Zone conditions.
- Provided US Census data and summer population estimates.

Geographic Information System Program

- Provided Pictometry images to the Barnstable Police Department on three occasions for their use in a criminal investigation and subsequent trial.
- Provided maps showing the boundary and resources of the Pond Village District of Critical Planning Concern.
- Modified digital data for protected open space, zoning, and growth incentive zones.

Marine Resources Program

- Provided technical comments on the state Environmental Notification Form for the Stewart's Creek Restoration Project.

Natural Resources/Land Protection Program

- Wrote a letter of support for a US Fish and Wildlife Service Coastal Wetlands Conservation Grant for six parcels in the Sandy Neck/Barnstable Harbor area.

Planning and Regulatory Programs

- Assisted town staff in analyzing planning, zoning, and transportation issues, and provided funding for a study of potential traffic congestion from increased development density in downtown Hyannis, to help the town prepare a successful Growth Incentive Zone application. Also assisted the town with a scope of work for a consultant to complete an economic feasibility analysis for transferable development rights based on the current real estate market on the Cape.

- Provided technical assistance to develop photo-simulations of increased density, mixed-use development, and village design in downtown Hyannis.
- Supported the county's designation of the Pond Village District of Critical Planning Concern and continued to provide technical assistance to help foster the town's effort to develop implementing regulations for the district.
- Approved Development of Regional Impact (DRI) applications for the COMM Fire District Water Department/ICE Wireless Facility and the Cape Cod Cooperative Bank Operations Center projects, and denied the DRI application for the Mannheim Realty (17 Hawthorne Avenue, Hyannisport) project; denied the DRI Exemption application for the Supply New England project; and approved Hardship Exemption applications for the Demko Residence, the Austin and Froula Residence, the Curtin Residence, the YMCA Cape Cod Expansion, the Silvia Aviation I and Silvia Aviation II, and the Supply New England projects.
- Continued to review other DRI proposals, including the proposed Atlantis Development Supermarket, Barnstable Municipal Airport Improvement/Terminal, Barnstable Wastewater Facilities Plan, and Hezekiah Coleman House projects.

Transportation Program

- Performed 26 road traffic counts and two intersection traffic counts, including sections of Routes 6A, 28 and 132, Attucks Lane, Fuller Road, Hyannis Road, Lincoln Road, Mary Dunn Road, Oak Street, Oak Street, Ocean Street, Old Post Road, Old Stage Road, Phinney's Lane, Pine Street, and Service Road.
- Investigated Route 132 Park & Ride Lot usage and parking expansion issues.
- Continued the advancement of the Route 132 Boulevard project, including landscaping plans.
- Provided assistance with the state's Hyannis Access Study, including scoping, providing transportation data, and participating on the task force.
- Provided assistance with the advancement of intersection improvements on Route 28 at Route 149, South County Road, and Lumbert Mill Road.

Water Resources Program

- Continued to assist the town with its wastewater facility planning efforts using a USGS ground-water model. The model particularly helped the town with state regulatory requirements for an evaluation of impacts of an alternative wastewater discharge location for effluent from the Hyannis Wastewater Treatment Facility.
- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Three Bays, Rushy Marsh, and Centerville River estuaries.
- Participated in the state Department of Environmental Protection's Massachusetts Estuaries Project pilot project for Popponesset Bay.
- Completed a draft report on a water-quality assessment of Mystic Lake, Middle Pond, and Hamblin Pond for the Indian Ponds Association. The report includes development of phosphorus and water budgets and a detailed interpretation of data from water samples collected last year.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (56 samples and analyses) of Barnstable ponds and lakes, including Bearses, Bog, Hamblin, Joshuas, Lewis, Little Parker, Long, Lovells, Micahs, Middle, Mill, Neck, Parker, Round, Rushy Marsh East, Rushy Marsh South, and Stoney ponds and Crystal, Mystic, and Wequaquet lakes.
- Monitored groundwater levels in 10 US Geological Survey (USGS) observation wells each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

BOURNE



Affordable Housing Program

- Provided two HOME Consortium down payment loans and one Soft Second Program loan to Bourne households.
- Provided technical comments to the Zoning Board of Appeals on one Chapter 40B application: Canal Bluffs (November 2005).

Geographic Information System Program

- Modified digital data for protected open space and growth incentive zones.
- Assisted the Bourne Financial Development Committee (see Planning section below).

Marine Resources Program

- Provided technical comments on the state Environmental Notification Form for the Phinney's Harbor Dredging Project.

Services to Towns
Fiscal Year 2006

Planning and Regulatory Programs

- Worked with a coalition of town planning staff and local civic interests, including the Bourne Financial Development Corporation, to develop a planning process and funding proposals to revitalize Buzzards Bay.
- Continued to support the town's Local Comprehensive Plan (LCP), and provided funding through an LCP Implementation Grant to help the town complete the plan, which was adopted by Town Meeting vote in 2005.
- Provided technical assistance to develop photo-simulations of increased density, mixed-use development, and village design in downtown Buzzards Bay.
- Completed the Commission's consulting and coordination role for the Massachusetts Military Reservation "Joint Land Use Study."
- Approved the Development of Regional Impact (DRI) Hardship Exemption application for the National Marine Life Center project.
- Continued to review other DRI proposals, including the proposed CanalSide Commons project and the now-withdrawn Groundwater Analytical project.

Transportation Program

- Performed eight road traffic counts, including sections of Route 6 (Scenic Highway and Bypass), Route 25 (ramp only), and Route 28, County Road, and Shore Road.
- Initiated a traffic safety/alternatives study at the Otis Rotary.

Water Resources Program

- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Eel Pond/Back River estuary.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (seven samples and analyses) of Bourne ponds, including Flax, Lily, Red Brook, and Shop ponds.
- Continued to participate on the Massachusetts Military Reservation (MMR) Impact Area Review Team for the clean-up of groundwater contaminants.

BREWSTER



Affordable Housing Program

- Awarded \$80,000 in HOME Consortium funds to Habitat for Humanity for a four-unit ownership development on Slough Road.
- Provided one HOME Consortium down payment loan to a Brewster household.

Economic Development Program

- Provided summer population estimates to the Board of Selectmen for liquor-licensing purposes.

Geographic Information System Program

- Provided technical support for the Pictometry software installation.
- Produced five maps on special request, including a map of open space purchases.

Planning and Regulatory Programs

- Provided technical assistance for local regulation of self-storage units.

Transportation Program

- Performed eight road traffic counts, including sections of Routes 6A and 137, Millstone Road, Satucket Road, and Stony Brook Road.
- Performed a level-of-service review at the intersection of Route 137 and Millstone Road for the Brewster Planning Board.
- Provided technical comments to the Brewster Planning Board for the scoping of traffic impact studies for proposed expanded services at a fish market and a restaurant's bakery.

Water Resources Program

- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Pleasant Bay estuary.
- Participated in Pleasant Bay Resource Management Alliance working group discussions about water quality.
- Continuing the work of the Pond and Lake Stewardship project, provided technical assistance to citizens and the town in interpreting water quality data from more than three years of sampling.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (64 samples and analyses) of

Brewster ponds, including Black, Blueberry, Cahoon, Canoe, Cliff, Cobbs, Eel, Elbow, Flax, Greenland, Griffiths, Higgins, Little Cliff, Long, Lower Mill, Mill, Myricks, Owl, Pine, Schoolhouse, Sheep, Slough, Smalls, Sols, Upper Mill, and Walkers ponds.

- Helped coordinate the ongoing local response to the restoration of the water quality of Long Pond.
- Monitored groundwater levels in three US Geological Survey (USGS) observation wells each month.

CHATHAM



Affordable Housing Program

- Monitored construction of the HOME Consortium- and Barnstable County Rental Housing Program-funded 47-unit Lake Street affordable family rental development.
- Provided one HOME Consortium down payment loan to a Chatham household.

Economic Development Program

- Provided population estimates and projections for state Department of Environmental Protection water-needs forecasting.
- Provided population projections to the town planning department.

Geographic Information System Program

- Installed Pictometry software and images in the town's information technology director's office, the planning department, and the assessing department.
- Provided GIS staff with digital data.

Marine Resources Program

- Wrote a letter of support for a grant application by the Cape Cod Commercial Hook Fishermen's Association for a pilot study to evaluate the use of biodiesel fuel in commercial fishing operations.

Planning and Regulatory Programs

- Provided Local Comprehensive Plan Implementation Grant funds and staff resources to help complete a project to design and implement improvements in the West Chatham commercial area.
- Approved a supplement to the 1998 Development of Regional Impact (DRI) decision for the Chatham Revetments Phase II project.
- Continued to review other DRI proposals, including the proposed Chatham Wastewater Plan and the Habib Historic Residence project.

Transportation Program

- Performed five road traffic counts, including sections of Crowell Road, Main Street, Old Queen Anne Road, and Stepping Stones Road.
- Assisted town officials in developing conceptual transportation improvements at selected locations along Route 28.

Water Resources Program

- Continued to assist the town with its wastewater facility planning efforts using a USGS groundwater model.
- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Pleasant Bay estuary.
- Participated in Pleasant Bay Resource Management Alliance working group discussions about water quality.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (49 samples and analyses) of Chatham ponds and lakes, including Barclays, Black East, Black Middle, Black West, Blue, Emery, Goose, Marys, Meadow View, Mill, Minister, Pickerel, Ryders, Schoolhouse, Stillwater, Trout, and White ponds, and Lovers Lake.
- Monitored groundwater levels in one US Geological Survey (USGS) observation well each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

DENNIS



Affordable Housing Program

- Monitored completion of the construction of the HOME Consortium-funded seven affordable rental unit project on Telegraph Road in Dennisport.
- Provided one HOME Consortium down payment loan to a Dennis household.

Services to Towns
Fiscal Year 2006

Economic Development Program

- Provided demographic data to the town Community Preservation Committee.
- Provided population age projections to the town planner.

Geographic Information System Program

- Installed Pictometry software and images in the town's information technology director's office and provided technical support.
- Provided a series of seven maps requested by the Department of Natural Resources and three other maps, including a growth incentive zone map and a map of Bass River.

Marine Resources Program

- Wrote a letter of support for a federal fisheries restoration grant application.

Natural Resources/Land Protection Program

- Wrote a letter of support for a state Self Help Grant request for the Welch Property and a letter of support for a state Urban Self Help Grant request for the Howland property.

Planning and Regulatory Programs

- Assisted in the development of a Growth Incentive Zone application for Dennisport.
- Continued to review the Development of Regional Impact (DRI) application for the proposed Dunkin Donuts/Retail Development project.

Transportation Program

- Performed 13 road traffic counts and 11 intersection traffic counts, including sections of Routes 6A and 28, Airline Road, Bob Crowell Road, Bridge Street, Depot Street, Division Street, Hall Street, Main Street, Mill Street, Old Bass River Road, Scargo Hill Road, School Street, Setucket Road, South Street, and Upper County Road.
- Established an agreement for use of \$19,000 of Development of Regional Impact (DRI) mitigation funds for the design of the proposed extension of the Cape Cod Rail Trail.
- Assisted in efforts to advance the reconstruction of Swan River Road.

Water Resources Program

- Continued to assist the town with its wastewater facility planning efforts using a USGS ground-water model.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (50 samples and analyses) of Dennis ponds and lakes, including Baker, Cedar, Coles, Eagle, Flax, Fresh, Hiram, N. Simmons, Run, and White ponds, and Scargo Lake.
- Continuing the work of the Pond and Lake Stewardship project, provided technical assistance to citizens and the town in interpreting water quality data from more than three years of sampling.
- Monitored groundwater levels in five US Geological Survey (USGS) observation wells each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

EASTHAM



Affordable Housing Program

- Provided three HOME Consortium down payment loans to Eastham households.
- Awarded a \$5,000 Technical Assistance Program grant to the Town of Eastham for zoning proposals for a proposed North Eastham Village District.

Geographic Information System Program

- Digitized the bathymetry (depth profiles) of ponds for the town's natural resources officer, and provided a map of open space.

Planning and Regulatory Programs

- Provided Local Comprehensive Plan Implementation Grant funds and helped town planning staff design a request for proposals to create a village-center overlay district for North Eastham.

Transportation Program

- Performed six road traffic counts, including sections of Route 6, Brackett Road, Governor Prence Road, Old Orchard Road, and Massasoit Road.

Waste Management Program

- Advised the town administrator about contract issues related to the SEMASS waste-to-energy facility; discussions are ongoing.

Water Resources Program

- Worked with the county's Wastewater Implementation Committee to secure funds (\$55,000) for the Outer Cape Water Management Project in Eastham and Wellfleet.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (23 samples and analyses) of Eastham ponds, including Depot, Great, Herring, Jemima, Minister, Molls, Muddy, Schoolhouse, and Widow Harding ponds.
- Continuing the work of the Pond and Lake Stewardship project, provided technical assistance to citizens and the town in interpreting water quality data from more than three years of sampling.
- Prepared a series of bathymetric maps (depth profiles) of freshwater ponds using measurements taken by citizens.
- Provided technical assistance on water supply issues as the town begins new studies and works to manage high-density residential developments that impact private wells.
- Monitored groundwater levels in two US Geological Survey (USGS) observation wells each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

FALMOUTH



Affordable Housing Program

- Monitored completion of construction of the following HOME Consortium-funded developments: the 58-unit rental development, 44 of which are affordable, at 704 Main Street; and the 24-unit rental development, 16 of which are affordable, at Edgerton Drive.
- Monitored construction of the East Ridge Road project involving six affordable ownership units.
- Provided two HOME Consortium down payment, two HOME Consortium homeowner rehab, and one Soft Second Program loans to Falmouth households.
- Provided technical comments and advice to the Falmouth Zoning Board of Appeals on three Chapter 40B applications: Oxbow Realty Trust (August 2005), Spring Bars Road/Little Pond Landing (August 2005), and 53 Carriage Shop Road/Irene's Meadow (October 2005).

Economic Development Program

- Participated on the (continuing) steering committee for the "Regional Technology Development Center," a new project of the Falmouth Economic Development Corporation to establish an incubator for new ventures in renewable energy, environmental technologies, marine sciences, and technology.
- Provided data to a town consultant for a water supply and demand study.
- Provided population projections to a town consultant for the West Falmouth Library study.

Geographic Information System Program

- Provided GIS data and created maps of a growth incentive zone, historic preservation, the industrial park, and the Black Beach/Great Sippewissett Marsh District of Critical Planning Concern.

Planning and Regulatory Programs

- Provided Local Comprehensive Plan Implementation Grant funds to help the town develop historic district zoning and dimensional standards for Falmouth's historic district and to adopt a local scenic and historic roads bylaw.
- Completed the Commission's consulting and coordination role for the Massachusetts Military Reservation "Joint Land Use Study."
- Provided technical assistance to the Falmouth Community Preservation Committee through the Commission's roundtable and information sessions.
- Continued to provide technical assistance to the Falmouth Historical Commission and Historic District Commission, primarily about proposed historic-structure demolition projects.
- Approved a modification to the Falmouth Technology Park development agreement.
- Continued to review Development of Regional Impact (DRI) proposals, including the Falmouth DPW Communications Tower project and the now-withdrawn Fairway Pointe Condominium Trust project.

Transportation Program

- Continued efforts to extend the Shining Sea Bike Path.
- Provided transit planning assistance to the Falmouth Transportation Action Group and technical support for the local transit route proposed by Falmouth human service advocates and for the proposed TF Green Airport service.
- Performed a traffic-counting study at the Falmouth Waste Management Facility at the request of the town's Solid Waste Committee. The two-week count took place in mid September 2005 to

Services to Towns
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monitor the traffic generated by those using the recycling facility compared to that of those using the transfer facility. The Commission has been asked to repeat the study in July 2006.

- Performed 19 road traffic counts, including sections of Routes 28 and 151, Brick Kiln Road, Church Street, County Road, Cross Street, Gifford Street, Palmer Avenue, Red Brook Road, Sandwich Road, Shoreview Drive, Woods Hole Road, and Worcester Court.

Water Resources Program

- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Little Pond, West Falmouth Harbor, and Oyster Pond estuaries.
- Continued to assist the town with its wastewater facility planning efforts using a USGS ground-water model. The work included evaluating more than 15 scenarios of various sites, discharge rates, and water-supply pumping rates.
- Working with town staff, the Commission's water resources program manager provided expert testimony for Falmouth in the legal case about the New Silver Beach Wastewater Facility.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (12 samples and analyses) of Falmouth ponds and lakes, including Crocker, Dam, Fresh, Miles, and Trout ponds, and Cedar Lake.
- Monitored groundwater levels in four US Geological Survey (USGS) observation wells each month.
- Continued to participate on the Massachusetts Military Reservation (MMR) Impact Area Review Team for the clean-up of groundwater contaminants.



HARWICH

Affordable Housing Program

- Monitored construction of the following HOME Consortium- and Barnstable County Rental Housing Program-funded projects: a seven-unit affordable rental housing development on Route 28 in Harwichport; and a 13-unit rental housing development, 10 of which are affordable, on Sisson Road.
- Provided two HOME Consortium down payment and two HOME Consortium homeowner rehab loans to Harwich households.
- Awarded a \$5,000 Technical Assistance Program grant to the Town of Harwich for engineering and survey work for redevelopment of a town property.
- Awarded a \$4,950 Technical Assistance Program grant to the Lower Cape Cod Community Development Corporation for architectural services on an affordable housing development being done in collaboration with the Portuguese Men's Club.
- Provided technical comments to the Harwich Planning Board on its inclusionary zoning bylaw.

Geographic Information System Program

- Installed Pictometry software and images in the town's information technology director's office and the planning, police, and fire departments.
- Provided an open space map, began digitizing updated assessor's maps, provided buildout data, provided GIS data to the town's private consultant, and created a growth incentive zone map.
- Performed an analysis of water use and an analysis of the Flax Pond watershed.

Marine Resources Program

- Provided technical comments on the state Environmental Notification Form for the Round Cove Dredging and Beach Restoration Project.

Planning and Regulatory Programs

- Assisted with and provided funding for an ongoing visioning process to create a more village-like design and improved traffic circulation in the commercial area of East Harwich.

Transportation Program

- Performed 20 road traffic counts and five intersection traffic counts, including sections of Routes 28, 39, 124, and 137, Chatham Road, Depot Road, Depot Street, Great Western Road, Lower County Road, Main Street, and Queen Anne Road.
- Began to evaluate the traffic safety and operations at Route 137 and Route 39.
- Performed a level-of-service evaluation of the Depot Street/Main Street intersection.
- Performed a traffic-origin study at the Main Street extension in North Harwich.
- Provided technical assistance to the Harwich Traffic Safety Committee about the intersection of Main Street and Queen Anne Road in North Harwich and about traffic control at Route 124 and Route 39 in Harwich Center.
- Established an agreement for use of \$50,000 of Development of Regional Impact (DRI) mitigation funds for sidewalk planning, design, or construction.

Water Resources Program

- Worked with the county's Wastewater Implementation Committee to secure funds (\$30,000) for the town's Wastewater Management Options for Freshwater Ponds project.
- Continued to assist the town with its wastewater facility planning efforts using a USGS ground-water model.
- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Pleasant Bay estuary.
- Participated in Pleasant Bay Resource Management Alliance working group discussions about water quality.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (27 samples and analyses) of Harwich ponds, including Andrews, Aunt Edies, Bucks, Flax East, Flax West, Hawksnest, Hinckleys, John Joseph, Robbins, Sand, Skinequit, Walkers, and White ponds.
- Continuing the work of the Pond and Lake Stewardship project, provided technical assistance to the Harwich Water Quality Management Task Force in interpreting water quality data from more than three years of sampling.
- Helped coordinate the ongoing local response to the restoration of the water quality of Long Pond.
- Updated a water-quality assessment of Flax Pond with data collected during the last two years.
- Monitored groundwater levels in two US Geological Survey (USGS) observation wells each month.

MASHPEE



Affordable Housing Program

- Provided four HOME Consortium down payment loans to Mashpee households.
- Awarded a \$5,000 Technical Assistance Program grant to the Town of Mashpee for a feasibility analysis for a potential affordable housing development on a town-owned parcel.

Geographic Information System Program

- Provided Pictometry technical support for the town's assessor.
- Provided a Growth Incentive Zone map.

Planning and Regulatory Programs

- Completed the Commission's consulting and coordination role for the Massachusetts Military Reservation "Joint Land Use Study."
- Approved the Development of Regional Impact (DRI) application for the Augat Self-storage Bays project.
- Continued to review other DRI proposals, including the proposed Holland Mills Well and Pumping Station, Mashpee Commons, and Mashpee Watershed Plan projects and the now-withdrawn Mashpee Place and Mashpee Woods projects.

Transportation Program

- Performed nine road traffic counts, including sections of Routes 28 and 130, Great Neck Road North, Great Neck Road South, Great Oak Road, Jobs Fishing Road, and Quinaquissett Avenue.
- Through Development of Regional Impact (DRI) mitigation work, oversaw the installation of a traffic signal at Route 28 and Orchard Road.
- Distributed \$460,000 of DRI mitigation funds for the acquisition of open space to reduce future traffic generation.

Water Resources Program

- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Three Bays estuary.
- Participated in the state Department of Environmental Protection's Massachusetts Estuaries Project pilot project for Popponeset Bay.
- Continued to participate on the Massachusetts Military Reservation (MMR) Impact Area Review Team for the clean-up of groundwater contaminants.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (20 samples and analyses) of Mashpee ponds, including Ashumet, Johns, Mashpee-Wakeby Lower, Moody, Santuit, and Wakeby ponds.
- Monitored groundwater levels in three US Geological Survey (USGS) observation wells each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

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ORLEANS

Affordable Housing Program

- Provided one HOME Consortium down payment loan to an Orleans household.

Geographic Information System Program

- Digitized the bathymetry (depth profile) of several ponds and provided copies of the GIS files for town use.
- Provided a wind turbine site map.

Natural Resources/Land Protection Program

- Wrote a letter of support for a state Self Help Grant request for the Peck property.

Planning and Regulatory Programs

- Approved the Development of Regional Impact (DRI) application for the Shaw's Supermarket project.

Transportation Program

- Performed four road traffic counts and five intersection traffic counts, including sections of Routes 6A and 28, Eldredge Park Way, Lots Hollow Road, Main Street, Old Colony Way, Rock Harbor Road, Tonset Road, and West Road.
- Initiated a traffic safety/alternatives study at the intersection of Route 6A and Route 28.
- Developed a scope of work, helped organize a steering committee, and wrote a Request for Proposals to select a consultant for the design of a local transportation center.
- Assisted in the implementation of intersection improvements at Route 6A, West Road, and Eldredge Park Way.
- Assisted in the advancement of the Route 28/Finlay Road intersection realignment.

Water Resources Program

- Continued to assist the town with its wastewater facility planning efforts using a USGS ground-water model.
- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Pleasant Bay estuary.
- Participated in Pleasant Bay Resource Management Alliance working group discussions about water quality.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (70 samples and analyses) of Orleans ponds, including Bakers, Bolands, Cedar, Chigger, Critchets, Deep, Gould, Ice House, Kettle, Meadow Bog, Reubens, Sarahs, Shoal, Twinning, Uncle Harveys, Uncle Israels, Uncle Seths, and Wash ponds, and Crystal and Pilgrim lakes.
- Continuing the work of the Pond and Lake Stewardship project, provided technical assistance to citizens and the town in interpreting water quality data from more than three years of sampling.
- Prepared a series of bathymetric maps (depth profiles) of freshwater ponds using measurements taken by citizens.
- Monitored groundwater levels in three US Geological Survey (USGS) observation wells each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

PROVINCETOWN



Affordable Housing Program

- Monitored ongoing construction of the HOME Consortium-funded 36-unit ownership development on Meadow Road.
- Provided one HOME Consortium down payment loan to a Provincetown household.
- Awarded a \$5,000 Technical Assistance Program grant to the Provincetown Housing Authority for an engineering assessment of a potential land acquisition for affordable housing on Shank Painter Road.

Economic Development Program

- Provided detailed data about owner/renter housing characteristics to the Provincetown Housing Authority.
- Provided data about the local room occupancy excise tax revenue to the town manager.
- Provided economic development and planning data to the Council on Economic Development.

Geographic Information System Program

- Provided transportation-related data on CD.

Marine Resources Program

- Provided technical comments on the state Environmental Notification Form for the Provincetown Airport Project.

Planning and Regulatory Programs

- Approved the Development of Regional Impact (DRI) Hardship Exemption application for the Cape End Care Campus.

Transportation Program

- Performed four road traffic counts and one intersection traffic count, including sections of Route 6A, Bradford Street, Conwell Street, Howland Street, Province Land Road, and Race Point Road.
- Provided technical assistance and developed recommendations for safety and operational improvements at the intersection of Bradford and Howland streets.

Water Resources Program

- Participated in discussions on wastewater management and water supply planning.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality “snapshots” (two samples and analyses) of Clapps pond.
- Monitored groundwater levels in one US Geological Survey (USGS) observation well each month.

SANDWICH



Affordable Housing Program

- Awarded \$73,500 in HOME Consortium funds for the acquisition and resale of four affordable ownership units in Sandwich.
- Monitored funding progress of a 16-unit HOME Consortium-funded ownership development that will include 11 affordable units off Osprey lane.
- Provided four HOME Consortium down payment and one Soft Second Program loans to Sandwich households.
- Awarded \$5,000 Technical Assistance Program grant to the Sandwich Housing Authority for engineering work on an authority-owned parcel to be developed for affordable housing.
- Monitored implementation of the Sandwich housing purchase program by the Housing Assistance Corporation that was made possible by the \$1.25 million mitigation payment from the Norse Pines Development of Regional Impact.

Economic Development Program

- Provided summer population estimates for the State Alcoholic Beverage Control Commission.

Geographic Information System Program

- Provided an updated open space map for the town’s Open Space Recreation Plan, and provided several copies of an updated zoning map.

Planning and Regulatory Programs

- Completed the Commission’s consulting and coordination role for the Massachusetts Military Reservation “Joint Land Use Study.”
- Consulted with town planning staff in the selection of a proposal for development of a town-owned parcel of land into a mixed-use center.
- Approved Development of Regional Impact (DRI) applications for the Town of Sandwich/P.A. Landers Inc., Bay View Farm Estates, and Sandwich Commercial (formerly Shaw’s Supermarket) projects, and approved the Hardship Exemption applications for the Olde Harbor Estates and Riverview School Comprehensive Facilities Plan projects.
- Continued to review other DRI proposals, including the proposed Sandwich Beach Nourishment and Dredging project.

Transportation Program

- Performed 12 road traffic counts and two intersection traffic counts, including sections of Route 130, Cotuit Road, Farmersville Road, Great Hill Road, Harlow Road, Main Street, Newtown Road, Old County Road, Quaker Meetinghouse Road, and Tupper Road.
- Provided technical assistance in the advancement of the Town Hall Square project.
- Established an agreement for the use of \$71,000 of Development of Regional Impact mitigation funds for pedestrian enhancements at Main and Jarves streets.

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Water Resources Program

- Contributed the land-use and nitrogen-loading analyses in the technical reports for the Massachusetts Estuaries Project that were released by the School of Marine Science and Technology at the University of Massachusetts-Dartmouth for the Three Bays estuary.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality “snapshots” (18 samples and analyses) of Sandwich ponds, including Lawrence, Peters, Pimlico, Snake, Spectacle, and Triangle ponds.
- Continued to participate on the Massachusetts Military Reservation (MMR) Impact Area Review Team for the clean-up of groundwater contaminants.
- Monitored groundwater levels in six US Geological Survey (USGS) observation wells each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

TRURO



Affordable Housing Program

- Awarded a \$4,000 Technical Assistance Program grant to the Truro Housing Authority for a housing needs analysis and a housing action plan.
- Awarded a \$2,000 Technical Assistance Program grant to the Truro Housing Authority for development consulting to review responses to a Request for Proposals.

Economic Development Program

- Provided data to a consultant for the Truro Housing Authority.

Geographic Information System Program

- Created two custom maps on request.

Transportation Program

- Performed seven road traffic counts, including sections of Route 6 and 6A, Caste Road, Head of the Meadow Road, and Hughes Road.
- Performed a review of a traffic study for the Sawyer Grove Subdivision for the Truro Planning Board.

Waste Management Program

- Advised the town administrator about contract issues related to the SEMASS waste-to-energy facility; discussions are ongoing.

Water Resources Program

- Participated in discussions on water supply planning and development.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality “snapshots” (six samples and analyses) of Great and Slough ponds in Truro.
- Monitored groundwater levels in six US Geological Survey (USGS) observation wells each month.

WELLFLEET



Affordable Housing Program

- Awarded a \$3,000 Technical Assistance Program grant to the Wellfleet Housing Authority for an updated housing needs analysis.
- Awarded a \$5,000 Technical Assistance Program grant to the Town of Wellfleet for a continued assessment of town property for affordable housing.

Geographic Information System Program

- Provided several custom maps, including two harbor management maps, a zoning district variation, an open space map, and information for the town’s open space plan to town officials.

Natural Resources/Land Protection Program

- Wrote a letter of support for a state Self Help Grant request for Whale Bone Point.

Planning and Regulatory Programs

- Provided Local Comprehensive Plan Implementation Grant funds to the town to conduct a town-wide survey of residents to update its LCP.
- Continued to review the Development of Regional Impact (DRI) proposal for the now-withdrawn Wellfleet Wastewater Treatment Facility project.

Transportation Program

- Performed six road traffic counts, including sections of Route 6, Briar Lane, Cahoon Hollow Road, Long Pond Road, and Ocean View Drive.

Water Resources Program

- Worked with the county's Wastewater Implementation Committee to secure funds (\$55,000) for the Outer Cape Water Management Project in Eastham and Wellfleet.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (12 samples and analyses) of Duck, Gull, and Long ponds in Wellfleet.
- Monitored groundwater levels in four US Geological Survey (USGS) observation wells each month.

YARMOUTH



Affordable Housing Program

- Awarded \$40,000 in HOME Consortium funds to the Housing Assistance Corporation to develop two group home units on Brush Hill Road.
- Provided five HOME Consortium down payment, four HOME Consortium homeowner rehab, and one Soft Second Program loans to Yarmouth households.
- Awarded a \$5,000 Technical Assistance Program grant to the Town of Yarmouth for its housing action plan.
- Provided technical comments to the Yarmouth Housing Authority on a Request for Proposals for a six-unit affordable development on Brush Hill Road.

Geographic Information System Program

- Linked the town assessor's database to digital parcels.
- Provided Pictometry images for a growth center study.

Planning and Regulatory Programs

- Provided technical assistance and funding to develop photo-simulations and designs of potential mixed-use village centers along Route 28, where affordable housing could be located.
- Continued to review Development of Regional Impact (DRI) proposals for the Cape Wind and KeySpan Sagamore Line Reinforcement projects.

Transportation Program

- Performed 15 road traffic counts and four intersection traffic counts, including sections of Routes 6A and 28, Captain Small Road, Forest Road, Great Western Road, Long Pond Drive, North Dennis Road, Pine Grove Road, Setucket Road, Station Avenue, Strawberry Lane, Town Brook Road, and Willow Street.
- Established an agreement for the use of \$114,400 of Development of Regional Impact mitigation funds for a feasibility study of a proposed extension of the Cape Cod Rail Trail.
- Established an agreement for the use of \$3,750 of Development of Regional Impact mitigation funds for a traffic evaluation of the Station Avenue/Forsythe Avenue intersection.
- Provided technical assistance about the transportation impacts of a proposed Walgreen's Pharmacy at Route 28/Forest Road.

Waste Management Program

- Advised the town administrator about contract issues related to the SEMASS waste-to-energy facility; discussions are ongoing.

Water Resources Program

- Continued to assist the town with its wastewater facility planning efforts using a USGS ground-water model.
- As a joint project with the School of Marine Science and Technology at the University of Massachusetts-Dartmouth, coordinated water quality "snapshots" (14 samples and analyses) of Yarmouth ponds, including Dennis, Flax, Greenough, Horse, Little Sandy, Long, and Tom Matthews ponds.
- Monitored groundwater levels in six US Geological Survey (USGS) observation wells each month.
- With the Cape Cod Groundwater Guardian Team and AmeriCorps Cape Cod, coordinated water education festivals in schools.

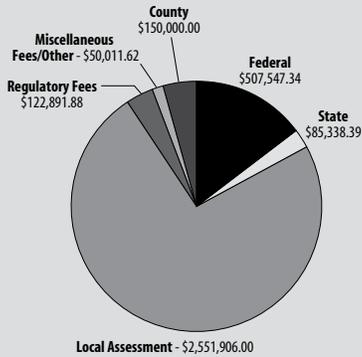
Financial Information

Cape Cod Environmental Protection Fund

For the period July 1, 2005 through June 30, 2006

Cash Basis

FY06 REVENUE



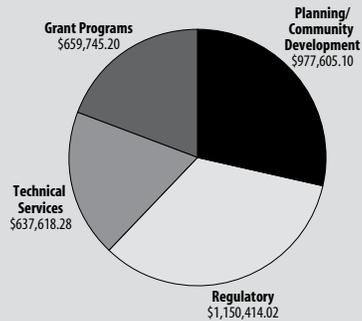
REVENUE

Federal.....	\$507,547.34
State	\$85,338.39
Local Assessment	\$2,551,906.00
Regulatory Fees.....	\$122,891.88
Miscellaneous Fees/Other.....	\$50,011.62
County	\$150,000.00
	\$3,467,695.23

EXPENSES

Planning/Community Development (Affordable Housing, Economic Development, Natural Resources/Land Protection)	\$977,605.10
Regulatory.....	\$1,150,414.02
Technical Services (GIS, Transportation, Water and Marine Resources)	\$637,618.28
Grant Programs	\$659,745.20
	\$3,425,382.60

FY06 EXPENSES



FUND BALANCE

Previous Fund Balance	\$1,019,255.19
Revenue Over (Under) Expenses	\$42,312.63
Ending FY06 Fund Balance	\$1,061,567.82
* Restricted for FY06 Encumbrances.....	\$220,834.63
* Restricted for FY07 Appropriations	\$141,933.00
* Restricted for Legal Expenses	\$400,000.00
* Restricted for Grants	\$70,000.00
* Restricted for Unfunded Workers Compensation Liability	\$13,000.00
* Unrestricted CCEPF Balance.....	\$215,800.19
	\$1,061,567.82

Cape Cod Commission Staff

Fiscal Year 2006



Margo Fenn



John Lipman

Margo Fenn, Executive Director
John Lipman, Chief Planner/Deputy Director

Administration

Gail Coyne, Assistant to the Executive Director for Administration and Finance
Keri Cahoon, Executive Assistant
Joan McCarty, Department Assistant III
Carolle White (to 5/3/06), Department Assistant III
Jessica Wielgus, Staff Attorney
Gail Hanley, Commission Clerk
Nancy Hossfeld, Communications Coordinator

Affordable Housing Program

Paul Ruchinskas, Affordable Housing Specialist
Arden Cadrin, Department Assistant III (part time)

Economic Development Program

Leslie Richardson, Economic Development Officer
Marilyn Fifield, Research Analyst (part time)

Geographic Information System Program

Gary Prahm, Systems Manager (part time)
Jennifer Kachajian (to 7/29/05), then Anne Reynolds, GIS Analyst
Ben Smith, GIS Analyst

Marine Resources Program

Steve Tucker, Marine Resources Specialist

Natural Resources/Land Protection Program

Heather McElroy, Natural Resources/Land Protection Specialist

Planning and Regulatory Programs

Dorr Fox, Chief Regulatory Officer
Sharon Rooney, Senior Regulatory Planner
Andrea Adams, Planner II
Phil Dascombe, Planner II
Martha Hevenor, Planner II
Stacey Justus, Planner II
Sarah Korjeff, Planner II (part time)
Greg Smith, Planner II
Martha Twombly, Planner II (to 1/6/06)
Tana Watt, Planner II

Transportation Program

Bob Mumford, Program Manager
David Aron, Transportation Analyst
Tim Boesch, Transportation Engineer
Glenn Cannon, Transportation Engineer PE
Priscilla Leclerc, Senior Transportation Planner
Lev Malakhoff, Senior Transportation Engineer
Clay Schofield, Transportation Engineer PE

Water Resources Program

Tom Cambareri, Program Manager
Gabrielle Belfit, Hydrologist
Ed Eichner, Water Resources Scientist
Donna McCaffery, Project Assistant (part time)
Scott Michaud, Hydrologist
Xiaotong Wu, GIS Analyst (grant funded)



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