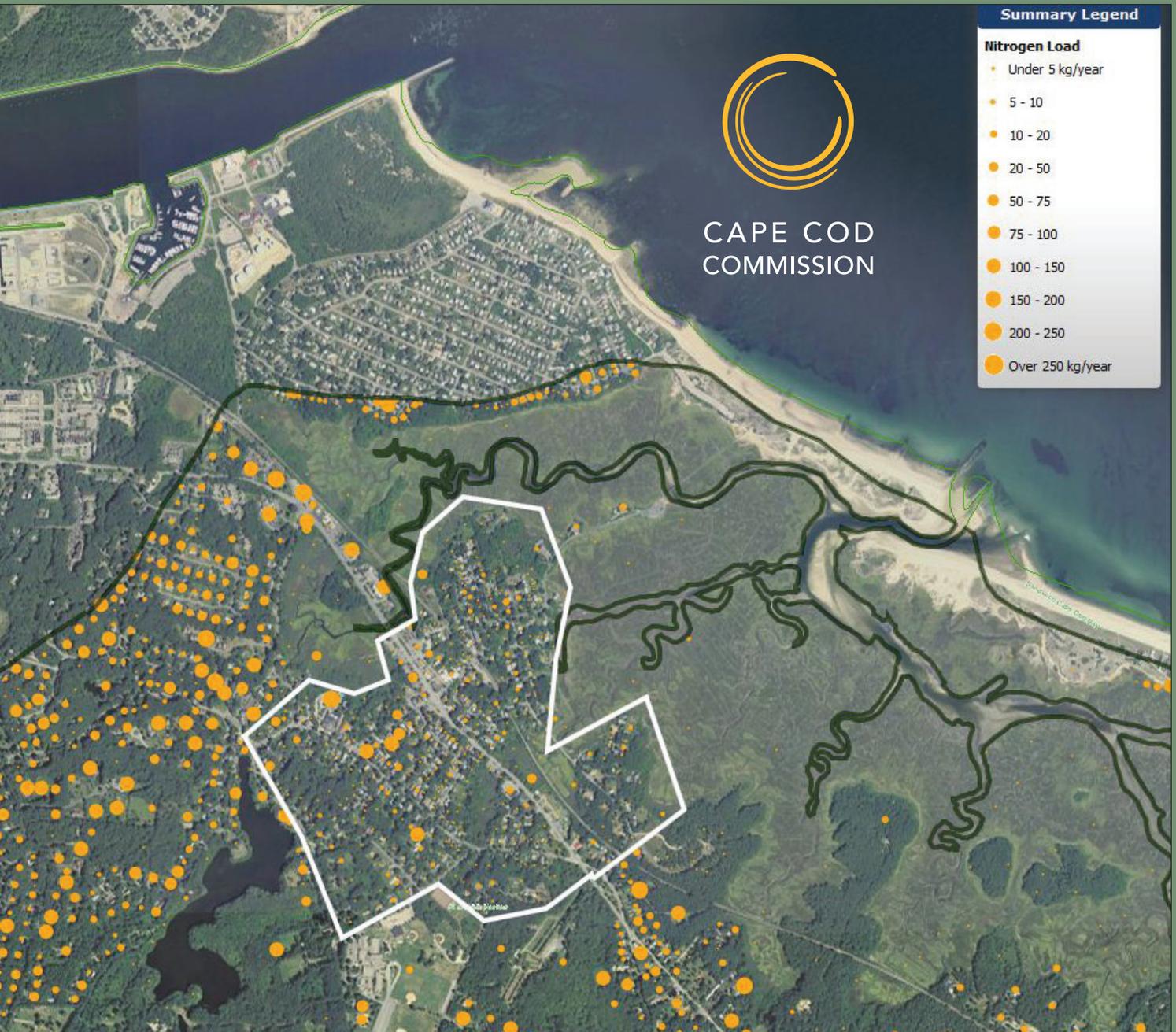


Fiscal Year 2012
ANNUAL REPORT



CAPE COD
COMMISSION



Cape Cod Commission

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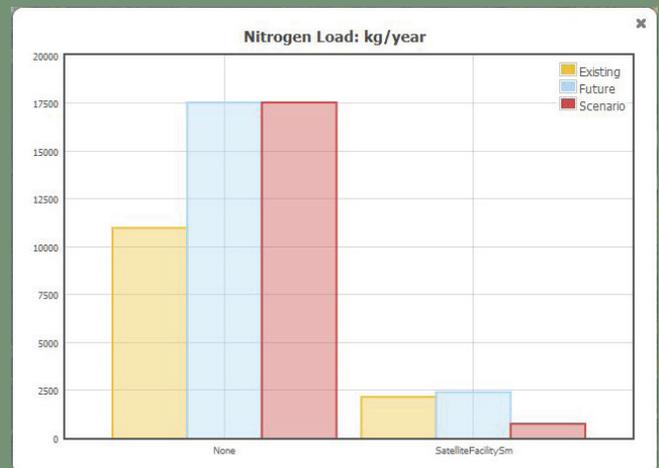
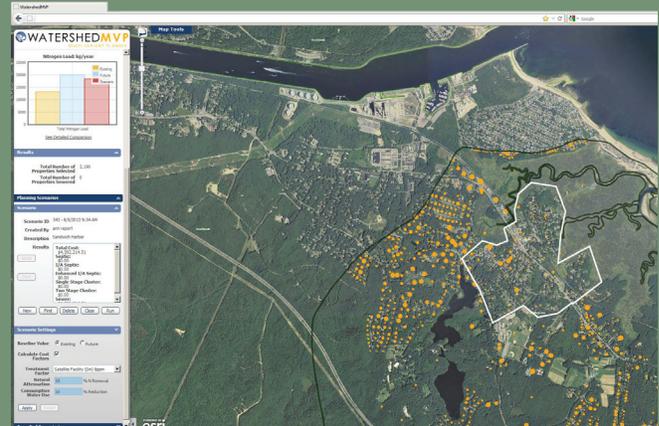
On the Cover:

BACKGROUND IMAGE: Wastewater management planning was a major priority of the Cape Cod Commission during Fiscal Year 2012. As one component of that work, the Commission's staff developed the **WatershedMVP (Multi-Variant Planner)** application to aid local and regional analysis efforts. The application combines interactive mapping, land use data, water quality data, and cost data in a flexible tool that allows accurate exploration of possible solutions to achieve successful wastewater management in any selected area of Cape Cod.

The **WatershedMVP** allows a user to zoom in on a watershed in the selected area. (One can also zoom in on a sub-watershed for greater detail.) It then categorizes land uses and depicts them in a pie chart and on the map. The system integrates data for existing uses and data for future uses based on a Cape-wide build-out analysis. A user can view data about water use, wastewater flow, nitrogen load, and land use category for existing conditions and compare them to projected loads for future conditions. Various wastewater treatment options can be applied in different scenarios for which the **WatershedMVP** will calculate nitrogen loads and costs and then chart the results to allow one to compare options.

The cover of this report depicts the Sandwich Harbor watershed (black boundary) and a selected area within it (white boundary) upon which the **WatershedMVP** has run one scenario: the option of installing a "satellite" wastewater treatment facility. The resulting bar graph produced by the application and shown at right details the nitrogen loads for the selected area if wastewater is left untreated (left-hand bar set) compared to the loads if treated by a satellite facility (right-hand bar set).

INSET PHOTOS: Citizens discuss wastewater management concerns with Cape Cod Commission Executive Director Paul Niedzwiecki during several of the informal Saturday sessions about "Losing Cape Cod: Our Wastewater Challenge," held throughout Spring 2012. For information, see pages 24–27 of this report, or visit the web site: www.capecodcommission.org/initiatives/wastewater



Fiscal Year 2012
ANNUAL REPORT



**CAPE COD
COMMISSION**

The Cape Cod Commission (CCC) is the regional land use planning, economic development, and regulatory agency created in 1990 to serve the citizens and 15 towns of Barnstable County, Massachusetts.

OUR MISSION:

Keeping a special place special



OUR OBJECTIVE:

To create a sustainable agency respected for the balanced provision of regulatory, planning, and technical services, as outlined in the Cape Cod Commission Act.

Fiscal Year 2012 Cape Cod Commission STAFF

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DEPUTY DIRECTOR:

Patty Daley, (508) 744-1212, pdaley@capecodcommission.org



Paul Niedzwiecki



Patty Daley

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 - o Special Projects Coordinator Erin Jackson, (508) 744-1236, ejackson@capecodcommission.org

Fiscal Year 2012
Cape Cod Commission MEMBERS

FISCAL YEAR 2012 OFFICERS:

Chair: Peter Graham (Truro)
Vice Chair: Michael Blanton (Bourne)
Secretary: Elizabeth Taylor (Brewster)



Peter Graham Michael Blanton Elizabeth Taylor

FISCAL YEAR 2012 MEMBERS REPRESENTING...

Barnstable	Royden Richardson
Bourne	Michael Blanton
Brewster	Elizabeth Taylor
Chatham	Lynne Pleffner (until April 2012)
Dennis	Richard Roy
Eastham	Joy Brookshire
Falmouth	Mario DiGregorio (until December 2011)
Harwich	Robert Bradley
Mashpee	Ernest Virgilio
Orleans	Leonard Short
Provincetown	Austin Knight
Sandwich	Joanne O'Keefe
Truro	Peter Graham
Wellfleet	Roger Putnam
Yarmouth	Jack McCormack, Jr.
County Commissioner	Mary Pat Flynn
Minority Representative	John D. Harris
Native American Representative	Mark Harding (until April 2012)
Governor's Appointee	Herbert Olsen

The current strategic plan of the Cape Cod Commission includes goals, strategies, and measures to achieve these major objectives:

- financial sustainability
- technical excellence
- environmental protection balanced with economic progress
- regional consensus

FY2012 Priorities

Within the framework of its strategic plan and under the leadership of Executive Director Paul Niedzwiecki, the Cape Cod Commission established three priorities for Fiscal Year 2012:

WASTEWATER MANAGEMENT

- Planning for sustainability (ecological and economic)
- Creation of the Cape Cod Regional Wastewater Management Plan (RWMP)
- Development of the WatershedMVP application
- Analysis of region-wide cost estimates for wastewater treatment
- Public education
- Consideration of "green" wastewater management alternatives

WIND ENERGY PLANNING

- Pursuit of ocean management planning and regulation of renewable energy facilities, sand and gravel mining, and cable and pipeline installations
- Pursuit of the Cape Cod Ocean Management Planning District of Critical Planning Concern (DCPC)

- Development of the Cape Cod Ocean Management Plan (OMP)
- Amendments to the Cape Cod Regional Policy Plan (RPP)
- Creation of a technical bulletin to guide visual impact assessments for offshore development

ECONOMIC DEVELOPMENT

- Pursuit of enhanced partnerships for a Smarter Cape Cod
- Identification of priority projects for Year 2012 of the Comprehensive Economic Development Strategy (CEDS) for Cape Cod
- Enhancement of data sets and analysis tools in the online STATscapecod demographic and economic data service
- Implementation of regional economic strategies in local communities (example: RESET activities in the Town of Bourne)
- Completion of the Cape Cod Business Climate Survey
- Pursuit and coordination of local Economic Development Industrial Corporation (EDIC) partnerships

Accomplishments toward these FY2012 priorities are described later in this report.

Efforts to improve the region's technological and wastewater management infrastructure, water quality and ecological health, and the human experience for residents and visitors alike earned the Cape Cod Commission substantial grants and awards of appreciation this year.

Awards & Honors

DIGITAL REGIONALIZATION

\$500,000 from the Massachusetts Executive Office of Administration and Finance, as a "Community Innovation Challenge" (CIC) Grant

The grant will support the development of so-called e-permitting, a proposed online system for Cape Cod municipalities and Nantucket to issue and monitor permits, licenses, and inspections. The automated system will implement a common technology infrastructure and software system to be adopted regionally but tailored to each town to eliminate redundant individual purchases and save public municipal funds. The Cape Cod Commission will serve as fiscal agent for the project. The Massachusetts Administration and Finance Office received 100 grant applications covering 285 of the 351 cities and towns in Massachusetts. The office made 28 grants totaling \$4 million. The Cape Cod award is the largest amount possible from the CIC program.

GREEN INFRASTRUCTURE

\$75,000 in technical assistance from the US Environmental Protection Agency (EPA) for a pilot project to achieve wastewater management in the Lewis Bay and Parkers River watersheds using "green infrastructure" approaches

The EPA's Water Permits Division and Office of Civil Enforcement received more than 150 letters of interest in its Green Infrastructure Program nationally, out of which the agency selected the Cape Cod Commission's

application and only 16 others. The Commission will partner with the Town of Barnstable and the Town of Yarmouth to develop green infrastructure options, such as constructed wetlands and low-impact development (LID) stormwater management techniques in portions of the nitrogen-impacted Lewis Bay and Parkers River watersheds. These management approaches could reduce the need for more costly, traditional infrastructure to meet nitrogen-loading limits.

GROUNDWATER MONITORING

Certificate of Achievement from the US Geological Survey (USGS) to the Cape Cod Commission staff for monitoring groundwater levels throughout Barnstable County since 1979

The Cape Cod Commission's water resources staff monitors groundwater levels on Cape Cod at a series of "observation wells" operated by the USGS. Data collected about water levels are then used by federal, state, regional, and local professionals for assessments and management of water resources and for engineering the design and installation of wastewater management/septic systems.

TRANSPORTATION

Leadership Award from the Massachusetts Department of Transportation to the Cape Cod Commission/Barnstable County for Excellence in Commuter Options (ECO)

The state recognized the region for its efforts to promote alternatives to single-occupant vehicle use on Cape Cod, such as use of public transit, car-pooling, bicycling, and walking.

AFFORDABLE HOUSING

Habitat Partner Award from Habitat for Humanity of Cape Cod to the Barnstable County HOME Consortium and its Administrator

Habitat for Humanity honors one nonprofit or public agency annually to recognize "exceptional contributions that further its work in building simple, decent homes in partnership with those in need." The HOME Consortium, which includes representatives from the 15 Cape Cod towns and Barnstable County, is administered by the Cape Cod Commission's affordable housing specialist. In making the award this year, Habitat for Humanity praised the HOME Consortium's influence on "the advancement of affordable housing opportunities...with funding for rental and homeownership projects, rehab, down payment assistance, and technical assistance."

OBJECTIVE:

Regional Programs

To identify, prioritize, and provide services on a regional basis in areas of need.

Regional Goals & Actions

FY2012 Goal:

Increase regional and local capacity to manage water and wastewater infrastructure to restore and protect critical water resources.

In FY 2012, Commission staff continued to develop and refine a regional wastewater management plan (RWMP), prepare technical guidance for the Commission's review of town Comprehensive Wastewater Management Plans (CWMPs), assist water supply projects and wastewater planning, and support cost-saving technologies and management strategies.

For example, the Commission's Regional Economic Strategy Execution Team (RESET), a multidisciplinary staff group, helped the Town of Bourne's Wastewater Advisory Committee to assess wastewater management and related issues and prepare a report on them for downtown Buzzards Bay. The work also entailed a GIS update of potential public water supply areas for the Buzzards Bay and North Sagamore water districts, an assessment of water supply and demand, and a build-out analysis for Buzzards Bay. The town committee presented its report to the Bourne Board of Sewer Commissioners in late June 2012.

The Commission staff also responded to 12 requests for assistance with CWMP development, reviewed CWMP work by the towns of Barnstable, Falmouth, Orleans, and Yarmouth, and responded to four requests (Provincetown, Eastham, Brewster, and Harwich) for assistance with water-supply protection projects.

To inform the development of a regional wastewater management plan (RWMP), the Commission technical and planning staff:

- conducted a Cape-wide build-out analysis;
- compiled and analyzed water-use records for 18 towns and water districts;
- evaluated opportunities for “green infrastructure” (alternatives to traditional wastewater management infrastructure); and,
- developed an interactive application (WatershedMVP) to help communities evaluate the benefits of various wastewater management options. The application allows users to explore nitrogen loads, land uses, and the costs of infrastructure options in different scenarios.

At the end of FY2012, the Commission launched a new initiative: a “phyto-remediation” research project. The study involves planting three species of trees (two poplar species, one willow species) in a variety of planting media within specially constructed test cells and then passing wastewater through the cells. As the plants set out their roots, they absorb varying levels of nitrogen and other components of wastewater. A dense mat of roots grows within the cells and functions as a filter and a sponge by which the plants absorb nutrients and remove pollutants from the planting medium. The research project, being studied at the Barnstable Water Pollution Control Facility, will conclude by the end of December 2012. The Commission staff hopes to learn the viability of phytoremediation as one of the potential “green infrastructure” solutions that might help lessen the impacts of wastewater on Cape Cod’s groundwater and estuaries.

FY2012 Goal:

Increase consistent and coordinated geographic data among all 15 towns and Barnstable County.

In FY2012, Commission staff continued to improve the implementation and use of Geographic Information System (GIS) technologies, including web-based services; maintain spatial data with geo-database architecture; coordinate data and data formats with town assessors in the region; and improve access to data.

Fourteen Cape Cod towns participated in a MassGIS-coordinated assessors data standardization project that helped inform the Cape-wide buildout analysis mentioned in the previous goal.

Commission staff researched the feasibility of a Cape-wide enterprise license agreement, expanded content for and accessibility to a regional GIS database, and trained 16 users in other Commission or Barnstable County departments on GIS data. Commission GIS staff also continued to coordinate the Cape-wide GIS Users Group this year.

The GIS database includes 98 SQL base layers, 50 SQL layers related to regulated resources, 46 SQL layers related to water resources, and 114 SQL layers related to the Regional Policy Plan.

Regional data and mapping projects of the Commission GIS staff included support for all of the agency activities described in this annual report, including the Cape Cod Ocean Management Planning District of Critical Planning Concern (DCPC) and Ocean Management Plan (OMP); analysis for the Cape-wide build-out, data collection, and mapping support for the Regional Wastewater Management Plan and development of the WatershedMVP application; contributions to bicycle/pedestrian and open space planning; data management and mapping support for watershed/estuary water quality analyses and mapping of wells in areas vulnerable to pesticide applications; support for the SmarterCape Summit; planning for the new regional Strategic Information Office; and pursuit of proposed regional e-permitting online services. See the "Town Services" section of the annual report for additional GIS work.

FY2012 Goal:

Promote the creation of affordable housing and equal opportunity in housing.

In FY2012, the Commission staff continued to administer HOME programs for Barnstable County and continued to provide technical assistance to towns on Chapter 40B applications, affordable housing zoning bylaws, the Subsidized Housing Inventory, local housing action plans, and more. The staff also continued to help manage the Regional 'Ready Renters' Program to fill turnover vacancies in existing affordable rental units. The HOME program supported a total of 163 affordable rental units with funding this year. In addition, three agencies received technical assistance awards directly from the Cape Cod Commission: \$3,500 for the Bourne Affordable Housing Trust, \$3,000 for the Falmouth Housing Trust, and \$5,000 for the regional nonprofit Housing Assistance Corporation. Fifty-three applicants applied for three rental units that were available this year in the Regional Ready Renter Program.

FY2012 Goal:

Coordinate a regional transportation program to improve safety, relieve congestion, promote alternatives to automobile travel, and encourage roadway construction/modifications that are consistent with community character and historic and scenic resources, and climate resiliency. Develop a risk-and-vulnerability assessment of the regional transportation infrastructure.

In FY2012, the Commission staff provided assistance to towns about transportation issues such as safety and traffic congestion; continued to develop

a capital transportation infrastructure plan for the region; engaged officials and community members in multi-modal approaches to transportation needs; ensured that the Regional Transportation Plan respects Cape Cod's unique environmental resources; and advised towns on ways to implement a "Complete Streets" approach to transportation planning, which ensures that projects include bikeways and sidewalks. These transportation planning and coordination activities secured, through the Cape Cod Metropolitan Planning Organization (MPO) process, more than \$23.6 million in federal and state infrastructure capital this year.

The Commission's technical staff conducts an annual traffic-counting program that measures traffic volume, vehicle types, turning movements, travel times, pavement conditions, use of commuter parking lots, and more. In addition to producing an annual traffic counting report, this year the Commission staff also prepared a status report on pavement management, summarizing local activities and results, and mapping and analyzing state and regional data about road conditions.

The Commission's transportation staff promotes the use of "Intelligent Transportation Systems" (ITS) to improve traffic conditions and better manage congestion. This year, the staff helped develop a vision for future planning and funding of ITS on the Outer Cape, which resulted in the Cape Cod National Seashore receiving \$75,000 in funding for a parking management study. The Commission staff also this year made recommendations and plans for the use of ITS to improve traffic congestion temporarily in the area of the Cape Cod Canal on the Upper Cape while canal bridge and roadway maintenance projects were ongoing.

The Commission's planning and technical staff began development of a "Cape Cod Complete Streets Design Manual" in FY2012. The manual will promote safe, context-sensitive street design that serves users of all ages and abilities. Complete streets create more choices, shorten travel times, and encourage less carbon-intensive transportation. Many elements of street design, construction, and operation can achieve both "complete streets" that work for all travelers and "green streets" that improve environmental sustainability. To formalize and share this design approach for Cape Cod, the Commission will publish the manual by the end of December 2012.

In addition, the Commission planning and technical staff initiated development of a comprehensive Cape-wide plan for regional and local improvements to bicycle and pedestrian facilities and amenities that will improve conditions for non-motorized transportation on Cape Cod. The initiative will result in a plan for the creation, expansion, and maintenance of a safe, comprehensive, and integrated bicycle and pedestrian system for the Cape that serves recreational and transportation purposes. This year, the Commission's staff also worked closely with towns, bicycle committees, and the Cape Cod National Seashore, for bicycle-related work on the Outer Cape (Provincetown, Truro, Wellfleet, and Eastham) and in the Town of Sandwich; see the "Town Services" section of this annual report for more information.

FY2012 Goal:

The Commission staff also began to develop a plan and a unified, standard design for bicycle “wayfinding” signage across Cape Cod, to be implemented by the Cape Cod Regional Transit Authority in fall 2012.

Implement transportation policies for Barnstable County that are consistent with local, regional, state, and federal transportation plans and policies.

In FY2012, the Commission staff continued to coordinate the Cape Cod Joint Transportation Committee (CCJTC) and provide support for the Cape Cod Metropolitan Planning Organization (MPO); identified priority transportation projects and ensured local consensus support for them; ensured consistency of projects with the Regional Policy Plan; and received funding for the completion of priority projects.

The Commission coordinates transportation planning activities under the guidance of the Cape Cod MPO, a collaboration of local, regional, state, and federal officials that reviews, directs, and votes on policies and products of the transportation planning process. The Cape Cod MPO elected several new members this year. The Commission staff’s ongoing support for the MPO includes preparing the annual Unified Planning Work Program for transportation planning activities, preparing the annual update of the Transportation Improvement Program (TIP) and any necessary TIP amendments, and developing and implementing the long-range (20+ year) Cape Cod Regional Transportation Plan.

The Cape Cod TIP is a four-year list of transportation projects to be implemented with whatever federal and state funds are made available to Cape Cod each year. Projects may include roadway, bicycle, pedestrian, and transit improvements. In FY2012, the Commission staff helped develop drafts and then advance the final versions of the TIP to endorsement by the MPO as follows:

- TIP for Federal Fiscal Years 2012-2015, with \$47.9 million in programmed projects – endorsed in late August 2011
- TIP Amendment for Federal Fiscal Year 2012-2015, with \$50.6 million in programmed projects – endorsed in late February 2012
- TIP for Federal Fiscal Years 2013-2016, with \$65.4 million in programmed projects – endorsed in late June 2012



OBJECTIVE:

Energy,
Environment,
& Economic
Development

To provide leadership, planning, guidance, and direct technical assistance in the areas of energy, environment, and economic development.

Regional Goals & Actions

FY2012 Goal:

Increase energy conservation, efficiency, and the use of renewable resources in local plans and large-scale development.

In FY2012, the Commission staff assisted the Town of Barnstable and the Town of Harwich on the adoption of energy policies in their Local Comprehensive Plans, and helped the Town of Falmouth on federal and state renewable energy initiatives.

The Commission's planning staff also developed a technical bulletin about visual impact assessments to help guide the review of offshore development proposals.

In addition, the staff wrote a new Marine Resources section and changed the existing Coastal Resources, Historic Preservation/Community Character, and Definitions sections of the Regional Policy Plan to establish criteria for the appropriate scale of renewable energy facilities, sand and gravel mining, and cable and pipeline installations in the state jurisdictional waters surrounding Cape Cod.

Commission regulatory decisions on 15 large-scale development proposals required the projects to implement renewable energy, energy efficiency, and energy conservation initiatives this year.

LEFT: Local and regional planners work through ideas for assessing the visual impacts of off-shore renewable energy facilities.

FY2012 Goal:

Protect the most sensitive natural resources.

In FY2012, the Commission staff helped to coordinate regional efforts to set priorities for areas in need of protection; provided technical assistance to towns about rare species, wetlands, vernal pools, and wildlife habitats; helped towns to pursue Districts of Critical Planning Concern and other tools for natural resource protection; and assisted with the protection of potential future water supply lands, existing wellhead protection areas, and pond recharge areas.

Following an 18-month public planning process, the Cape Cod Commission endorsed a management plan that specifically addresses potential wind-energy development within the state ocean waters surrounding Cape Cod. The Cape Cod Ocean Management Plan, prepared by the Commission's planning and regulatory staff and approved by the Commission in mid-October 2011, lays out criteria that define the appropriate scale of offshore wind-energy conversion facilities (turbines and associated support services) and makes recommendations on how the Commission should pursue review of potential future development proposals in the affected area. The Commission created the plan using technical expertise from external consultants and took into consideration the wide variety of input received during the Ocean Management Planning District of Critical Planning Concern (DCPC) process and limited moratorium on development between April 2010 and October 2011. The DCPC afforded the Commission the time to receive extensive input from experts, stakeholders, interested persons, and a policy committee with representatives from each of the Cape towns to meet the mandate of the Massachusetts Ocean Management Plan. The state plan gave regional planning agencies the task of defining appropriate scale for offshore wind facilities within their region and, if so enabled, crafting regulatory review standards for actual proposals. In addition to creating the Cape Cod plan, the Commission's planning staff continues to support the ongoing refinement of the state plan, including participation on the Massachusetts Ocean Advisory Commission.

As mentioned in the text for the previous goal, the Cape Cod Commission staff also worked this year with the Commission's Planning Committee to write Technical Bulletin #12-001: Visual Impact Assessment Methodology for Offshore Development, which the full Commission adopted in spring 2012 to guide and evaluate development proposals for renewable energy facilities in the state waters surrounding Cape Cod. In addition, the staff proposed amendments to the Regional Policy Plan for changes to the plan's existing Coastal Resources, Historic Preservation/Community Character, and Definitions sections and for insertion of a new Marine Resources section. The changes address renewable energy facilities, sand and gravel mining, and cable and pipeline installations in the state's jurisdictional waters. At the end of the fiscal year, the full Commission had approved and submitted the proposed amendments to the Barnstable County Assembly of Delegates for consideration as regional ordinance. (The Assembly later approved the ordinance, which became effective August 17, 2012.)

FY2012 Goal:

Protect historic/cultural resources and community character.

In FY2012, the Commission staff continued to provide assistance to Cape towns to develop local design guidelines and assist with historic preservation efforts; conducted educational workshops for local officials; conducted land use planning and design studies, including visualizations, to improve community character; and coordinated with the Massachusetts Historical Commission on regional regulatory and local historic issues.

Cape-wide, 11 new historic properties and districts gained protection this year through inventories and state register listings: 10 in the Highland District in Truro and one in Barnstable, the Sturgis Library preservation restriction.

Commission staff conducted eight educational training sessions and workshops for a total of 255 attendees this year.

The community design portfolio of the Commission staff grew steadily. Streetscape and village center conceptual plans helped Cape communities to evaluate what exists and to move toward implementation of comprehensive plans to improve the attractiveness and functions within core districts. Commission staff delivered the East Harwich Village Center zoning/design handbook, the Orleans Village Center Streetscape Plan, and a variety of work related to the Route 28 area of Yarmouth to the respective town boards and committees this year.

FY2012 Goal:

Limit development in the coastal zone, particularly high hazard areas, to protect the natural beneficial functions of coastal resources.

In FY2012, the Commission staff helped two more Cape towns (Eastham and Sandwich) to update their local multi-hazard mitigation plans, which, along with the regional plan prepared in 2010, help towns address natural hazards to which the area is vulnerable. Twelve towns now have updated plans. Updates are required every five years by the Federal Emergency Management Agency (FEMA) to maintain the certification that helps keep towns and the region eligible to receive certain related federal grant funds. The plans help support (1) effective pre-disaster decision making to reduce or prevent future damage, and (2) more effective post-disaster decision making during disaster recovery.

FY2012 Goal:

Protect and restore the Cape's sensitive fresh and marine water resources.

In FY2012, the Commission staff continued to coordinate pond water-quality assessments and make recommendations about solutions to protect water quality; responded to three requests for technical assistance (Eastham, Harwich, and Sandwich); and coordinated sampling of the water quality of 102 freshwater ponds across Cape Cod.

The Commission technical staff continued to work with the Massachusetts Department of Environmental Protection and the UMass-Dartmouth School for Marine Science and Technology on the Massachusetts Estuaries Project (MEP) to identify nitrogen-loading limits for nitrogen-sensitive coastal embayments and to support regional approaches for the implementation of Total Maximum Daily Loads (TMDLs). The Commission staff reviewed four MEP technical reports this year.

As mentioned in previous goals, the Commission technical staff developed an interactive digital application to help communities analyze options and related costs for wastewater management planning. The staff introduced the WatershedMVP (for Multi-Variant Planner) application at the SmarterCape Summit in May 2012. The Commission is continuing to refine the application for municipal uses, and has contracted with a developer to create a web-based version of the tool to be released in the future.

FY2012 Goal:

Maintain a high quality and sustainable drinking water supply.

In FY2012, the Commission staff helped towns to identify, develop, manage, and protect drinking water supplies, meeting or making presentations a total of 16 times this year. The Commission staff also responded to eight requests from towns to help implement bylaws that incorporate low impact development (LID) techniques to manage stormwater. The staff also continued to monitor groundwater levels in observation wells across the Cape, taking 480 measurements throughout the year.

In a continuing effort to address concerns about pesticide and fertilizer use on Cape Cod in a comprehensive way, in spring 2011 the Cape Cod Commission proposed a four-point plan to gather accurate data to guide informed policy making and education in the region. The plan included (1) mapping public and private drinking water supply wells in the NSTAR utility rights-of-way, (2) monitoring groundwater for potential herbicide impacts along rights-of-way, (3) initiating a Cape-wide study of pesticide and fertilizer use, and (4) building better public understanding about best practices. The Commission staff completed the mapping last year, but the monitoring program did not receive funding. Barnstable County, however, appropriated \$35,000 for the Cape-wide assessment of pesticide and

fertilizer use and development of “best management practices” to support a public education program. In FY2012, the Commission technical staff began the Cape Cod Pesticide and Fertilizer Use Study, which is attempting to quantify the use of these substances and determine the amounts contributed through different land uses. To date the staff, with support from the Association to Preserve Cape Cod and an AmeriCorps Cape Cod member, have conducted a comprehensive literature review, performed analyses of pesticide application records from the Massachusetts Department of Agricultural Resources, conducted an inventory of pesticide and fertilizer products sold at local retailers, and administered, with assistance from the Center for Policy Analysis at UMass-Dartmouth, a residential phone survey on practices and attitudes related to pesticide and fertilizer use. A report on this study, which will help address water quality concerns for ecological and public health purposes, is intended to be available by the end of 2012.

FY2012 Goal:

Coordinate local/regional solid waste management efforts and ensure proper handling and disposal of hazardous wastes.

In FY2012, the Commission staff continued work with the Cape Cod Solid Waste Contract Advisory Committee and Barnstable County’s procurement office on a regional approach for a long-term solution to dispose of municipal solid waste in light of the pending (2015) expiration of long-term contracts with the SEMASS Covanta waste-to-energy facility in Rochester, Massachusetts, which were put in place more than 20 years ago. By early July 2012, Barnstable County, on behalf of the contract advisory committee, 13 Cape towns, and 11 southeastern Massachusetts towns, issued an RFQ for transport and disposal services for between 60,000 and 125,000 tons of municipal solid waste from the region each year, in an effort to lower costs for each participating town. The towns are negotiating as a group with Barnstable County fulfilling the procurement function, but towns are not obligated to sign a contract when a new vendor is selected later in 2012. A successful contract, however, could extend a competitive price to each participating town for five, 10, or 20 years into the future.

FY2012 Goal:

Promote a balanced regional economy capable of supporting year-round livable wage jobs; retain and attract income to the region; and increase economic opportunities.

In FY2012, the Commission staff completed a survey of the Cape Cod “business climate” and continued to work with the Cape Cod Economic Development Council, the Cape Cod Chamber of Commerce, and other partners to implement the region’s Comprehensive Economic Development Strategy (CEDS).

The business climate survey sought to understand the opinions of the Cape Cod business community on development and land use issues, to

understand the cost of doing business within Barnstable County, and to understand the impediments to business growth that local businesses experience. The survey questions examined the business environment, business costs, the quality of education and the workforce, the availability of capital, the availability of goods and services, the regulatory and tax environment, business operations, and opinions on development and development policies.

Fifteen of 19 CEDS-identified priority projects have lead agencies and active project teams working on them. The Commission staff prepared and submitted the annual CEDS report to the US Economic Development Administration (EDA), and the EDA granted the region \$120,0000 as a result.

The Commission staff also helped the Falmouth and Mashpee economic development industrial corporations (EDICs) by preparing a plan to examine options for a partnership that includes a needs analysis for economic activities, policy and planning goal setting, creation of a five-year action plan, and identification of sustainable income.

The staff also updated the online STATScapcod.org data site by adding three new benchmarks for a balanced economy and regional income growth; this brings the total to 18 benchmarks: population trends, seasonal employment, industry diversity, industry wages, arts/leisure sector, business diversity, income diversity, demographic diversity, employment trends, regional income, real wages, real average wages, resident earning, sources of income, and commuter income. The staff also add three new sets of town-level data; this brings the total to eight: commuting to work, employment and wages, families, households, housing units, population, rooms tax, and work.

Commission economic development, technical, and administrative staff worked to help plan, promote, present, and participate in the second SmarterCape Summit in May.

FY2012 Goal:

Promote efficient capital facilities and infrastructure.

In FY2012, the Commission staff continued to promote shared equipment and techniques to meet infrastructure needs across the Cape. The staff helped promote and establish a regional Strategic Information Office (SIO) hosted by Barnstable County. The SIO will develop regional data and services that benefit Cape municipalities and lead to more efficient and less costly shared infrastructure. Related to that pursuit, the Commission staff was instrumental in preparing and presenting a successful application for the \$500,0000 state Community Innovation Challenge grant (described earlier in this report) for development of a regional e-permitting, e-licensing, and e-inspection online service for municipalities. In addition, the Commission allocated the region's entire 2012 District Local Technical Assistance program funds (\$155,857) to the regional e-permitting project.

FY2012 Goal:

The Commission staff also continued to work to promote infrastructure solutions that result in more sustainable “livable communities,” for example, promoting roadway construction that incorporates sidewalks and multi-use paths; requiring installation of low impact development (LID) approaches to manage stormwater; and encouraging wastewater management solutions on a shared-watershed basis.

Implement growth management programs to guide growth to appropriate areas.

In FY2012, the Commission staff completed a Cape-wide build-out analysis, which greatly informs the ongoing regional wastewater management planning effort (described previously in this report) and will help all Cape communities to better manage growth.

The Commission also worked actively this year with representatives from several towns on special growth management techniques. The Town of Bourne and the Town of Dennis both applied for revised regulatory review thresholds. Bourne’s application for the Downtown Buzzards Bay Growth Incentive Zone met with approval this fiscal year. The Commission worked with Dennis representatives on an application for flexible regulatory thresholds for mixed-use development in the Dennisport area.

By the end of FY2012, the Commission staff developed a scope of work to update the 2005 Joint Land Use Study (JLUS) for the Massachusetts Military Reservation, which affects all four Upper Cape communities (Bourne, Falmouth, Mashpee, and Sandwich). The study, which is to be completed by the end of March 2013, will address the land use conflicts, community relations, and economic impacts of base activities on the surrounding communities.

As described previously in this report, the Commission staff continued to help several communities (East Harwich, West Chatham, Orleans, Bourne, and others) to pursue revitalization, rezoning, and redesigned (streetscape) plans for downtown areas and economic centers.



Street Furniture 'Families':
Classic/Historic Family



ORLEANS VILLAGE CENTER
STREETScape PLAN

OBJECTIVE:

Internal Operations

To ensure long-term and sustainable delivery of needed and wanted regional services in the most open, effective, and efficient manner possible.

Regional Goals & Actions

FY2012 Goal:

Increase the Cape Cod Commission's capacity to provide planning and technical services to towns.

In addition to the growth management support and other activities described elsewhere in this report, in FY2012, the Commission staff continued to pursue better access to and use of information technology for community planning and revitalization, regulatory, water quality, wastewater management, and economic development purposes. The Commission has invested in new internal project-management systems, which initially will benefit the agency's administrative, regulatory, and economic development functions. The Commission also continues to pursue improved public access to online information resources in the capecodcommission.org web site and the statscapecod.org web site and intends to provide even greater and more standardized online resources for municipalities through the planned Strategic Information Office.

The Commission garnered \$75,000 in technical assistance in a new award (described previously in this report) from the US Environmental Protection Agency for two "green infrastructure" wastewater management pilot projects, in Yarmouth and Barnstable.

In addition, the Commission allocated technical assistance awards for regional and local projects through the state-funded District Local Technical Assistance (DLTA) program, including funding:

- a contractor to develop design plans for an easement that will allow the extension of the Cape Cod Rail Trail through a portion of the Town

LEFT: Residents and town officials worked with the Cape Cod Commission staff to develop conceptual streetscape plans for Orleans Village Center.

of Barnstable (\$12,250 from DLTA, with \$12,250 cash match from the Commission);

- a contractor to develop a common technical addressing standard for municipal uses, initially through a pilot project for the towns of Chatham, Dennis, and Mashpee (\$16,000 from DLTA);
- deployment of a smart-phone application, initially for the Town of Truro, that supports the "Buy Fresh, Buy Local" approach to community sustainability by enabling the public to locate, interact with, and search for products and services from local farms, fisheries, and other food producers (\$15,000 from DLTA);
- a consultant to analyze options to coordinate and build a partnership between the Falmouth and Mashpee Economic Development Industrial Corporations (EDICs, described previously in this report; \$40,000 from DLTA);
- technical assistance to help the Town of Yarmouth analyze build-out to comply with requirements of the state's revolving fund for wastewater infrastructure (\$25,000 from DLTA);
- planning assistance to help develop a conceptual streetscape plan to encourage the economic, environmental, and social success of Orleans Village Center (\$23,853 from DLTA);
- an engineering and alternatives analysis to support the continuing work of the Town of Harwich toward master planning for the Wychmere Harbor area (\$7,500 from DLTA); and
- a workshop on regionalization "best practices" for municipal shared services, sponsored by the Massachusetts Association of Regional Planning Agencies (\$6,234 from DLTA).

FY2012 Goal:

Increase professional development of staff and Cape Cod Commission members.

In FY2012, the Commission continued to provide funding for professional affiliations and training opportunities, this year covering the attendance of select staff members at 11 different training sessions.

FY2012 Goal:

Ensure compliance with statutory requirements and regulations while coordinating review of DRIs, DCPCs, and GIZ nominations.

Details about the Cape Cod Commission's regulatory activities in each Cape town in FY2012 are provided in the "Town Services" section of this annual report, summarized here.

The Commission reviewed and issued Development of Regional Impact (DRI) decisions on:

- fourteen DRIs
- two DRI procedural denials without prejudice
- twenty "Type 1" minor modifications to previously approved DRIs (Note: Type 1 modifications are reviewed by the Cape Cod Commission's Executive Director.)
- four "Type 2" minor modifications to previously approved DRIs (Note: Type 2 modifications are reviewed by the Cape Cod Commission's Regulatory Committee.)

The Commission reviewed and approved an application for a Growth Incentive Zone (GIZ) proposed by the Town of Bourne for the downtown Buzzards Bay.

The Commission issued Preliminary Certificates of Compliance on nine previously approved DRIs and issued Final Certificates of Compliance on seven previously approved DRIs.

The Commission submitted comment letters on 32 projects undergoing review by the Massachusetts Environmental Policy Act (MEPA) office, including Environmental Notification Forms, Environmental Impact Statements, and Notices of Project Change.

FY2012 Goal:

Manage the Cape Cod Commission's financial resources to ensure adequate reserves and zero funding from Barnstable County Regional Government.

The Commission oversees budgeting, grants management, procurement, and accounts payable/receivable for its own operations. The agency submitted a balanced budget proposal to Barnstable County Regional Government for FY2013, with no county general funds requested for the fourth consecutive year.



OBJECTIVE:

Public Education

T*o develop methods that facilitate communication between regional officials, the public, and local officials, and to share information and develop partnerships to further enhance regional efforts and innovations.*

Regional Goals & Actions

FY2012 Goal:

Continue to build strong community relationships.

In FY2012, the Commission's Executive Director, supporting staff, and Commission members appeared before and updated local boards on a regular basis and made special presentations to a wide variety of audiences. The rest of the Commission staff also continued to participate in working sessions (1) with municipal staff on a regular basis to discuss significant growth management, regulatory, and planning issues, and (2) with applicants, board members, and the general public to guide them through regulatory review processes for Developments of Regional Impact and related proposals.

Another example of the Commission's efforts to continue to build strong community relationships is its involvement in the SmarterCape Partnership. Together, a collaboration of the Cape Cod Chamber of Commerce, the Cape Cod Economic Development Council, the Cape Cod Technology Council, OpenCape, and the Commission are working toward building a "smarter Cape Cod," one based on technology-enabled economic development, efficient public services, and improved quality of life. The partnership has sponsored two summits that have attracted representatives of businesses, nonprofit organizations, and government agencies interested in tapping the potential that improved technology options bring to Cape Cod. The second SmarterCape Summit, held in May 2012, provided the Commission with the opportunity to introduce the WatershedMVP application mentioned previously in this report, as an example of how technology enables smarter infrastructure solutions. The Commission and partners also introduced plans for a Cape-wide strategic information office to serve as a regional data and information services clearinghouse.

LEFT: The SmarterCape Summit II attracted hundreds of participants interested in learning about the promise and application of new technologies in the region.

FY2012 Public Engagement Activities of the Executive Director

In addition to providing regular updates to the Barnstable County Commissioners, the Commission's Executive Director, Paul Niedzwiecki, met with each of the 15 Cape Cod boards of selectmen and many other town boards and committees several times throughout the year. He also made special presentations, served on regional and state policy committees, and was an invited guest speaker and participant at meetings of these local, regional, state, federal, and national organizations (alphabetically):

American Planning Association
Bourne Wastewater Advisory Committee
Cape Cod & Islands Association of Realtors
Cape Cod Business Roundtable
Cape Cod Chamber of Commerce
Cape Cod Economic Development Council
Cape Cod Legislative Delegation
Cape Cod Selectmen and Councilors' Association
Cape Cod Technology Council
Cape Cod Young Professionals
Community Action Committee of Cape Cod and Islands
Community Leadership Institute
Editorial Boards: The Barnstable Patriot, The Cape Codder, Cape Cod Times, The Enterprise, Provincetown Banner, The Register
E-Permitting meetings with municipalities and others
Falmouth Green Workshop and Green First Workshop
Housing Assistance Corporation
IBM Corporation
Johnson Foundation
League of Women Voters of the Cape Cod Area
Losing Cape Cod: Our Wastewater Challenge (informal public meetings in each Cape town)
Massachusetts Department of Environmental Protection
Massachusetts Executive Office of Housing and Economic Development
Massachusetts Legislature (at the Statehouse)
Massachusetts Military Reservation (MMR) Civilian Community Council
Massachusetts Water Infrastructure Finance Commission
Orleans Community Partnership
Osterville Men's Club
Osterville Rotary Club
Rowing in the Same Direction
SmarterCape Partnership
SmarterCape Summit II
Special Commission on County Governance
US Environmental Protection Agency
WCAI/WNAN Public Radio – "The Point" program hosted by Mindy Todd
Waquoit Bay National Estuarine Research Reserve
Woods Hole Oceanographic Institution (WHOI) Applied Ocean Physics & Engineering Seminar

To help determine the level of satisfaction of municipal officials with Cape Cod Commission services, the agency conducted an online survey in late

spring 2012. A comparison to the results of a similar survey conducted in 2010 indicates generally improved overall satisfaction.

Percentage of responses rating Cape Cod Commission service as:	2010	2012
Excellent	35.9%	59.4%
Satisfactory	48.7%	25.0%
Needs improvement	12.8%	12.5%
Discouraging	2.6%	3.1%

FY2012 Goal:

Continue to provide education to local officials and the public in areas of Cape Cod Commission expertise.

In FY2012, the Cape Cod Commission introduced a newly redesigned and redeveloped web site to better inform all constituents about the activities, priorities, initiatives, and resources offered by the Commission. The agency launched the new site in August 2011. It improves upon the previous iterations of the site with more consistent visual identity and structure, catalogued contents and increased search capabilities, and improved operational and content management features. Use of the web site has grown from 91 unique visitors on the first day that Google Analytics tracked usage of the newly launched site (September 28, 2011) to a total of 19,536 unique visitors by the end of FY2012. At that time, near 52% of visitors were “returning” (repeat) users of the site and 48% were new users.

In FY2012, in addition to the activities of the Executive Director (see previous goal), Commission staff members continued to be actively engaged in outreach activities in Cape communities, sponsoring or making presentations at many public venues and major public events and being invited to present at several major regional and national conferences. Examples of the public engagement activities by the Commission staff in FY2012 follow.

FY2012 Public Engagement Activities of the Staff

JULY 2011

- Presentation to the Massachusetts Military Reservation’s Military-Civilian Community Council about a proposed update to the 2005 Joint Land Use Study
- Coordination of a meeting of the Barnstable County Solid Waste Contract Advisory Committee to review options for long-term disposal of municipal solid waste

AUGUST 2011

- Presentation about “OpenCape and its Role in the Development of Intelligent Transportation Systems (ITS) on Cape Cod” at the Southeastern Massachusetts Regional ITS Planning and Coordination group meeting

SEPTEMBER 2011

- Presentation about “Regional Wastewater Planning for a Sustainable Cape Cod” at a conference sponsored by the Harvard University Graduate School of Design’s Zofnass Program for Sustainable Infrastructure

- Presentation about the "Cape Cod Ocean District of Critical Planning Concern (DCPC)" to the Falmouth Unitarian Universalist Energy/Environment group
- Presentation about the "Cape Cod Ocean District of Critical Planning Concern (DCPC)" at the "Living on the Edge: Coastal Communities Conference" on Nantucket
- Public Meeting on the "Conceptual Streetscape Plan for Orleans Village Center"

OCTOBER 2011

- Sponsorship and coordination of the Cape Cod Pathways Walking Weekend (October 7-10)
- Presentation about "Interagency Transportation, Land Use, and Climate Change Pilot Project" at the Southern New England Planning Association Annual Meeting
- Coordination of a regional workshop on a "Bicycle/Pedestrian Master Plan" for Provincetown, Truro, and Wellfleet

NOVEMBER 2011

- Sponsorship of a Citizen Planner Training Collaborative (CPTC) workshop on "Planning with Community Support"

DECEMBER 2011

- Presentation to the Orleans Board of Selectmen on the "Orleans Village Center Streetscape Conceptual Plan"
- Regional workshop about the proposed vision statement for a smarter Cape Cod, organized by the SmarterCape Partnership

JANUARY 2012

- Presentation about "Cape Cod History and Architecture" at Cotuit Library
- Coordination of a meeting of the Cape-wide GIS Users Group
- Participation in a panel discussion of "The Role of Alternative Technologies in Comprehensive Wastewater Management Planning" for a 'green alternatives' workshop in Falmouth

FEBRUARY 2012

- Presentation about "Cape Cod History and Architecture" for the Academy of Lifelong Learning at Cape Cod Community College
- Presentation about "Regional Wastewater Management Planning" to the Cape Cod and Islands Association of Realtors
- Presentation about "Development of Visual Impact Assessment (VIA) Methodology for Wind Turbines in Cape Cod's Ocean Waters" for the Ervin Zube Lecture Series of the Landscape Architecture and Regional Planning program at the University of Massachusetts-Amherst
- Coordination of a public meeting on the Draft Transportation Improvement Program (TIP) Amendment

MARCH 2012

- Presentation about "Cape Cod History and Architecture" at Chatham Library

APRIL 2012

- Press conference on the regional wastewater management planning effort and presentations (throughout the month) about the WatershedMVP application to the Cape Cod Technology Council, the Barnstable Citizens Advisory Committee, the Waquoit Bay National Estuarine Research Reserve, the Cape Cod state legislative delegation, and the Massachusetts Department of Environmental Protection
- Participation in a panel discussion during a workshop about "Comprehensive Wastewater Management Planning" in Falmouth
- Sponsorship of and presentations at the Annual Cape-wide Historic Preservation Workshop: "Tools for Preservation: Inventory, Structural Analysis, and Partnerships"

- Coordination of a meeting of the Hyannis Access Study Implementation Task Force
- Coordination of a public planning meeting for the “Living Streets” pilot project in Brewster/Orleans
- Participation on a panel of the League of Women Voters forum on “Climate Change and the Future of Cape Cod”

MAY 2012

- Sponsorship of Saturday community conversations on “Losing Cape Cod: Our Wastewater Challenge” in Wellfleet, Eastham, Yarmouth, Barnstable, Sandwich, and Mashpee
- Presentations (throughout the month) about the WatershedMVP application and regional wastewater management planning, including to the Barnstable Citizens Advisory Committee
- Presentation about “Lessons from Transportation Vulnerability Analyses: The Cape Cod Pilot Project” at the Northeast Climate Change Adaptation Peer Exchange meeting
- Participation in a panel about “Transportation Finance: Toward the Development of a Sustainable Statewide Transportation Fiscal Policy” at the ITS Massachusetts Annual Meeting
- Presentation of an affordable housing workshop on “The Next Chapter of 40B” (cosponsored by the Citizen Planner Training Collaborative and the Massachusetts Department of Housing and Community Development)
- Presentation/coordination of the SmarterCape Summit II (cosponsored with the Cape Cod Technology Council, the Cape Cod Economic Development Council, the Cape Cod Chamber of Commerce, OpenCape Corporation, and IBM Smarter Planet)
- Co-sponsorship of Bay State/Cape Cod Bike Week, including coordination of an Outer Cape Bike Social and a Hyannis Biker Breakfast
- Presentation about “Implementation of Visual Impact Assessment (VIA) Process and Guidance for Regional Regulatory Review of Wind Turbines in Cape Cod’s Ocean Waters” at the 37th Annual National Association of Environmental Professionals Conference in Portland, Oregon

JUNE 2012

- Sponsorship of Saturday community conversations on “Losing Cape Cod: Our Wastewater Challenge” in Provincetown, Truro, Chatham, Brewster, Dennis, Harwich, and Orleans
- Co-sponsorship and coordination of the Cape Cod Pathways “Cape Walk 2012” (June 2-10), conducted by the Commission, AmeriCorps Cape Cod, and the Barnstable County Department of Human Services. The nine-day trek attracted 105 participants to promote the value of open space protection, transportation alternatives, and physical fitness/healthy living.
- Presentation about “Cape Cod History and Architecture” at the Barnstable Senior Center
- Presentation about the Cape Cod Pathways program and its Cape Walk partnership with the Barnstable County Department of Human Services to Barnstable County’s Health and Human Services Advisory Committee
- Coordination of a public meeting about the Draft Transportation Improvement Program (TIP)
- Coordination of a meeting of the Barnstable County Solid Waste Contract Advisory Committee to review options for long-term disposal of municipal solid waste
- Coordination of a public meeting about Route 28/Bearses Way (Hyannis) intersection traffic signal upgrades
- Coordination of a public meeting about the Hyannis Access Study Implementation
- Cosponsorship of Cape Cod Smart Transportation Week (June 23-30), including a Commuter Rally



Every Cape Cod town receives direct assistance from the Cape Cod Commission tailored to specific community needs, as well as benefitting from the regional services and programs described previously. Highlights of town-specific FY2012 activities follow.

Town Services

Town of Barnstable

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's historic preservation staff specialist provided advisory assistance to the Barnstable Historical Commission and property owners regarding proposed changes to properties within National Register Historic Districts.
- The Barnstable County HOME Consortium, coordinated by the Commission's affordable housing staff specialist, made a conditional commitment of \$150,000 in HOME funds to Barnstable Housing Authority for the new construction of 12 affordable family rental units at the Stage Coach Residences development.
- Preservation of Affordable Housing completed its HOME-supported development to acquire, rehabilitate, and preserve the affordability of 124 family rental units at Cromwell Court.
- The HOME Consortium made one down payment/closing cost loan of \$6,034 to a low-income, first-time home buyer in Barnstable.
- Two vacancies in affordable units were filled with income-eligible tenants through the Regional Ready Renters Program.
- The Commission's transportation staff completed a draft report for the Yarmouth Road Corridor Study and ensured public participation in the development of alternatives as part of the Hyannis Access Study Implementation project. For both projects, extensive outreach targeted stakeholder groups including public officials, business owners, and residents. The 2008 Hyannis Access Study highlighted significant vehicle congestion and safety problems for motorists trying to gain access to the downtown Hyannis area. The study focused on the Airport Rotary and the Route 28/Yarmouth Road intersection, and recommended further study of the Yarmouth Road/Willow Street corridor. The 2010 Yarmouth Road/Willow Street Corridor Study resulted in a recommended concept plan for that corridor and its intersection with Route 28. With the help of a task force and representatives from the Town of Barnstable, the Commission staff this year began to review a previously prepared design of Route 28 from the Airport Rotary to the Barnstable/Yarmouth town line, taking into consideration large-scale development along sections of Route 132 (from the Cape Cod Mall traffic signal to the Airport Rotary) and incorporating transportation modeling for East Hyannis. The Hyannis Access Implementation project, which is continuing in 2012, will result in the identification of a preferred long-term solution for this roadway.
- The Commission allocated \$12,250 from the state-funded District Local Technical Assistance program matched by \$12,250 in cash from the Commission for planning work to extend the Cape Cod Rail Trail through the Town of Barnstable. The trail, which

LEFT: Two bicyclists share the roads in downtown Provincetown. The Cape Cod Commission is working with many partners, including the Provincetown Bicycle Committee, to better accommodate bicyclists and pedestrians throughout the region.

follows a former railroad right-of-way through the towns of Dennis, Harwich, Brewster, Orleans, Eastham and Wellfleet, is an important regional asset for Cape Cod, attracting cycling enthusiasts and boosting local economies. Extending this trail along a critical leg through Barnstable will ultimately lead to access from Bourne to Provincetown. DLTA funding for this project allowed the Town of Barnstable to contract with Vanasse Hangen Brustlin, Inc., to design plans for an easement. Plans depicting various alternatives are nearly complete.

- The Commission's transportation staff worked with the Cape Cod Regional Transit Authority (CCRTA) to evaluate and select a consultant to develop plans for transit-oriented design in the vicinity of the CCRTA intermodal facility.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the Steamship Authority (SSA) secure \$1.8 million to provide vessel sewage pump-out systems at the SSA facilities in Hyannis and Falmouth.
- The Commission's transportation staff developed striping and signage plans for the Airport Rotary in Hyannis, based on work done by the BETA Group for the Bourne Rotary.
- The Commission's transportation staff conducted annual summer traffic counts in Barnstable, including 29 ATRs (automatic traffic recorders) and 2 TMCs (turning movement counts). Counts included portions of Routes 132, 28, 6, and 6A, Bassett Lane, Bearses Way, Five Corners Road, Fuller Road, High School Road, Lumbert Mill Road, Main Street (Hyannis), North Street, Nye Road, Ocean Avenue, Ocean Street, Old Colony, Old Post Road, Old Stage Road, Phinneys Lane, Pine Avenue (Hyannis), Pine Street (Centerville), and West Main Street.
- The Commission's planning and water staff continued to support the town in its pursuit of wastewater management, including review of the town's Comprehensive Wastewater Management Plan.
- The Commission's water staff continued its long-standing involvement in the water-quality clean-up and monitoring programs for the Barnstable County Fire and Rescue Training Academy site off Mary Dunn Road.
- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Aunt Betty's, Bearse, Bog, Eagle, Garrett's, Hamblin, Hathaway, Hinckley, Joshua, Lewis, Little Parker, Long, Lovell, Lumbert Mills, Mary Dunn, Micah, Middle, Mill, Muddy, Neck, Parker, Red Lily, Round, Rushy Marsh, Schoolhouse, Shallow, Shubael, and Stoney ponds; Crystal, Mystic, and Wequaquet lakes; and Lake Elizabeth.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses about water supply for a fire department, land use codes, Route 132 planning, congestion management at the Airport Rotary, a pond bathymetry map for the Barnstable Land Trust, and a base map of the town for The Barnstable Patriot's information booklet.

REGULATORY ACTIVITIES

DRI Mitigation Funds in Fiscal Year 2012

- The Commission provided \$100,000 toward a two-year Marstons Mills transportation improvements project.

DRI Decisions in Fiscal Year 2012 (in chronological order)

- BJs Wholesale Club Addition – The Commission approved as a Limited DRI a proposed 19,438-sq.ft. addition to the existing 68,831-sq.ft. BJs store on 11.66 acres of land at 420 Attucks Lane, Hyannis, on 9/15/11. The Limited DRI review considered only affordable housing, economic development, energy, and transportation concerns.
- Cahoon Museum of American Art Addition – The Commission approved as a DRI a proposed removal of a rear ell and construction of two-story 3,566-sq.ft. addition to the existing historic building used as a museum on 2.19 acres at 4676 Falmouth Road (Route 28), Cotuit, on 12/01/11. The review considered only historic preservation/ community character concerns.
- Airport Way Nominee Trust – The Commission approved as a Hardship Exemption (Project of Community Benefit) the proposed construction of a solar-energy array with 1.38 megawatt peak output in a limited industrial zone on 12/15/11. The project uses 4.4 acres for the solar array (20 rows of panels 12.5-ft wide, 380-ft. long, 7-ft. high) on 12.5 total acres at 180 Airport Way, Hyannis.

- Cape Cod Commercial Linen Service Relocation – The Commission approved as a Limited DRI a proposed change of use of an existing 27,000-sq.ft. building, formerly occupied by a plumbing supply company, on 1.86 acres in an industrial and service/trade area at 880 Attucks Lane, Hyannis, on 1/05/12. The review was limited to water resource issues.
- NSTAR Lower SEMA 345kV Transmission Project – The Commission approved as a DRI the proposed construction of 1.5 miles of 345-kilovolt transmission line in Bourne, the separation of an existing double-circuit line, the increase in voltage on 7.6 miles in Sandwich and Barnstable, and the construction of a new substation in West Barnstable along transmission line rights-of-way in Bourne, Sandwich, and Barnstable on 1/19/12.

DRI Minor Modifications – Type #1

- Barnstable Municipal Airport – The Commission’s executive director approved two requested minor modifications to the previously approved decision: (1) a change to extend the timeframe for a development agreement and (2) changes to update reference to plans and other documents.
- Victory Fish/Borders Books – The Commission’s executive director approved a requested minor modification to the previously approved decision, including construction of a detached 8,050-sq.ft. commercial building with attendant parking, access, and related infrastructure to the east of the 25,000-sq.ft. former Borders Books building.
- Cotuit Landing – The Executive Director approved requested minor modifications to the previously approved decision, changing the site plan to accommodate an easement with the Peck’s Boatyard.
- Atlantis Development/Stop & Shop – The Commission’s executive director approved several requested minor modifications to the previously approved decision: changes to internal access to Liberty Square Plaza; changes to grading; changes to allow the creation of an earthen berm from additional material generated during construction; a change to the approved sidewalk location to allow an existing utility pole to remain in place; and an update to the list of plans and other documents submitted for the record to reflect revised building elevations with a different exterior building material on the side and rear facades.
- Oyster Harbors Clubhouse – The Commission’s executive director approved a requested minor modification to the previously approved decision, to allow replacement of an existing children’s center with a new structure.

DRI Minor Modifications – Type #2

- Circuit City Redevelopment Project – The Commission’s Regulatory Committee approved a requested minor modification to the previously approved decision, to accommodate additional tenant types.

Other DRIs

- Barnstable Municipal Airport (litigation) – Judge Gordon Piper of the Land Court issued a decision in the matter of Bostini-Prime, LLC v. Cape Cod Commission and the Barnstable Municipal Airport Commission (10 MISC 434939) on December 12, 2011. After trial, Judge Piper upheld the decision of the Cape Cod Commission modifying the original airport DRI decision. In his decision, he found that the Commission was reasonable and acted within its discretion in granting its decision.

DRI Reviews Ongoing at Year End

- Barnstable Comprehensive Wastewater Management Plan – The Town of Barnstable’s proposal to assess wastewater needs, evaluate mitigation measures, and develop a recommended plan. DRI review pending Massachusetts Environmental Policy Act (MEPA) certificate.

Development Agreements

- Cape Cod Healthcare Ambulatory Care Campus – The Commission approved changes to the 2003 development agreement for the Cape Cod Healthcare Ambulatory Care Campus, specifically to postpone the requirement to set aside a parcel for Transportation Demand Management, to reduce the required number of bicycle racks, and to adjust the amount of traffic credits.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Steamship Fest Ferry Slip Modifications - 3/28/12; (2) Barnstable Comprehensive Wastewater Management Planning Project - 6/5/12; and (3) Barnstable Municipal Airport Master Plan - 6/7/12.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission planning and technical staff completed the RESET (Regional Economic Strategy Execution Team) effort to assist the town in moving forward with community revitalization plans for downtown Buzzards Bay and other areas. RESET efforts this year included:
 - » Wastewater Management: The RESET group helped the town complete the Bourne Wastewater Advisory Committee's work on wastewater management and related activities, including a GIS update of potential public water supply areas for the Buzzards Bay and North Sagamore water districts, an assessment of water supply and demand, and a build-out analysis for Buzzards Bay. The Bourne Wastewater Advisory Committee prepared and presented the report "Wastewater Management Planning for Bourne's Downtown" to the Bourne Board of Sewer Commissioners on June 20, 2012.
 - » Growth Incentive Zone: The RESET group helped the town finalize its Growth Incentive Zone (GIZ) application for downtown Buzzards Bay, which the Cape Cod Commission approved in spring 2012 and the Barnstable County Assembly of Delegates approved in summer 2012.
 - » Phase III Main Street Improvements: With the help of the Barnstable County Resource Development Office, the Commission's RESET group helped the town file a \$1.4-million grant application through the state's MassWorks program to cover the finalization of streetscape improvements for Main Street, Buzzards Bay. Funds were later earmarked for the project.
- The annual planning process for the region's Comprehensive Economic Development Strategy (CEDS) identified a transportation planning study of the Cape Cod Canal Area as a top priority for next year. By the end of Fiscal Year 2012, the Commission's technical staff began to develop a scope of work for the study, whose goal is to provide safe and convenient access across and along the Cape Cod Canal for all users of the roadway system while maintaining the vitality and character of the neighboring communities. The study will build upon previous work by the Commission and other agencies, to update past analyses with more recent data, to address the area's transportation needs holistically, and to develop actionable recommendations toward solutions for the Canal area transportation issues.
- The Commission's planning and technical staff prepared a scope of work for an update to the Massachusetts Military Reservation (MMR) Joint Land Use Study (JLUS).
- The Commission's affordable housing staff provided tenant income eligibility and monitoring services to the Bourne Board of Appeals for an affordable accessory apartment permitted under a local bylaw.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the town acquire \$276,120 for transit service, the first Cape Cod Regional Transit Authority service to function in Bourne.
- The Commission's transportation staff developed striping and signage plans for the Bourne Rotary with the BETA Group, and, based on BETA Group's work and a DRI mitigation proposal, developed similar concepts for the Otis Rotary.
- The Commission's transportation staff collected traffic volume, TMC (turning movement count), and origin-destination data for the Belmont Circle road system, and, in consultation with the town, helped develop a Project Notification Form, a Project Information Form, and a scope for a formal study to advance design and implementation of potential improvements to the circle.
- The Commission's transportation staff conducted annual summer traffic counts in Bourne, including 30 ATRs (automatic traffic recorders) and 3 TMCs (turning movement counts). Counts included portions of Routes 25, 28, 28A, 3A, 6, and 6A, Academy Drive, Barlows Landing Road, Ben Abbey Road, Bournedale Road, Church Lane, County Road, Head of the Bay Road, Herring Pond Road, Meetinghouse Lane, Old Plymouth Road, Sandwich Road, Scenic Highway, Shore Road, and Trowbridge Road in Bourne. The staff also engaged in a 12-hour count of bicyclists, pedestrian, and other users of the Cape Cod Canal path.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for an update to the Priority Land Acquisition Assessment Project map to aid the RESET projects (above), a Buzzards Bay Growth Incentive Zone map, and transportation mapping related to congestion management at the Bourne Rotary and at Route 6 Exit 1. The

staff also performed troubleshooting of Bourne's Septrac System and recommended some options.

REGULATORY ACTIVITIES

DRI Decisions in Fiscal Year 2012 (in chronological order)

- Hydroid Inc. – The Commission approved as a Hardship Exemption (Project of Community Benefit) the proposed combination of lots and a 30,000-sq.ft. commercial development (with future expansion up to 40,000 sq.ft.) on 5.24 total acres on Henry Drive, Bourne, on 12/15/11.
- Edgehill Park Subdivision – The Commission procedurally denied without prejudice a DRI for a preliminary subdivision plan to create five roads and eight new lots between Route 6 and Route 25 (Bournedale) on 40 total acres in Bourne on 12/15/11.
- New Generation Wind – The Commission procedurally denied without prejudice a DRI for the construction of three 2.5-megawatt and one 2.0-megawatt wind turbines, each 492-ft. tall on 373 total acres between Routes 25 and 6 (Bournedale) in Bourne on 2/16/12.
- NSTAR Lower SEMA 345kV Transmission Project – The Commission approved as a DRI the proposed construction of 1.5 miles of 345-kilovolt transmission line in Bourne, the separation of an existing double-circuit line, the increase in voltage on 7.6 miles in Sandwich and Barnstable, and the construction of a new substation in West Barnstable along transmission line rights-of-way in Bourne, Sandwich, and Barnstable on 1/19/12.

DRI Minor Modifications – Type #1

- Hydroid, Inc. – The Commission's executive director approved a requested minor modification to the previously approved decision, to accommodate revised plans and to update findings related to the Town of Bourne Local Comprehensive Plan.

Other Regulatory Assistance

- The Commission approved the Town of Bourne's application for a Growth Incentive Zone (GIZ) and DRI threshold modification for downtown Buzzards Bay on 4/26/12. The Barnstable County Assembly of Delegates approved the designation as a regional ordinance on 6/20/12.

Town of Brewster

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's historic preservation staff specialist provided assistance in review and drafting of a preservation restriction required by the Community Preservation Act for the Brewster First Parish Meetinghouse.
- The Commission's planning and technical staff initiated a "Living Streets" pilot project that includes a retrofit of a 1.7-mile segment of the Route 6A corridor through Orleans and Brewster to improve bicycle and pedestrian accommodations and to provide enhanced stormwater management. The project will identify a planning and design approach for living street implementation that can be applied to subsequent project areas along 6A.
- At the request of the Brewster Recycling Committee and the Department of Public Works, the Commission's technical services staff conducted a site visit, discussed operational and safety issues, and developed recommendations including a proposed site plan for improvements to the town's transfer station facility.
- The Commission's transportation staff, working with town and state representatives, conducted a Road Safety Audit of the intersection of Route 124 (Harwich Road) and Tubman Road. The audit team made recommendations to address safety issues such as signage, speed, traffic volume, intersection markings, sight distances, bicycle/pedestrian accommodations, and more.
- The Commission's transportation staff conducted annual summer traffic counts in Brewster, including 10 ATRs (automatic traffic recorders) and one TMC (turning movement count). Counts included portions of Routes 124, 137, and 6A, Freemans Way, and Millstone Road.

- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for (Big) Cliff, Black, Blueberry, Cahoon, Canoe, Cliff, Cobbs, Elbow, Flax (twice), Greenland, Griffiths, Higgins (twice), Little Cliff (twice), Long, Lower Mill, Mill, Owl, Pine, Schoolhouse, Seymour, Sheep, Slough, Smalls, Smith, Sols, Upper Mill, and Walkers ponds.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses of Brewster's postal routes and GIS assistance to The Compact of Cape Cod Conservation Trusts about Brewster data.

REGULATORY ACTIVITIES

DRI Decision in Fiscal Year 2012

- Windrift Acres Subdivision – The Cape Cod Commission approved as a Limited DRI a proposed subdivision with 20 single-family lots and two open-space lots on 50.2 acres of vacant land off Slough Road, West Brewster, on 8/04/11. The Limited DRI review considered only affordable housing, plant and wildlife habitat, open space, solid waste management, and water resources issues.

DRI Reviews Ongoing at Year End

- MP Renaissance LLC – a proposed facility with one 131,877-sq.ft. building with 132 units (66 memory-care units, 65 assisted-living units, and one manager's unit).

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the Freemans Pond Salt Marsh Restoration project - 9/28/11.

Town of Chatham

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's planning and technical staff prepared a scope of work for a corridor study of a portion of Route 28.
- The Commission's historic preservation staff specialist provided advisory assistance to the Chatham Historical Commission and property owners regarding proposed changes to properties within the National Register Historic District.
- The Commission's transportation staff conducted annual summer traffic counts in Chatham, including 12ATRs (automatic traffic recorders) and 2 TMCs (turning movement counts). Counts included portions of Route 137, Route 28, Barn Hill Road, Bridge Street, Crowell Road, George Ryder Road, Hardings Beach Road, Main Street, Old Queen Anne Road, Sam Ryder Road, Sequanset Road, and Stony Hill Road.
- The Commission allocated \$26,000 from the state-funded District Local Technical Assistance program for a joint project of the towns of Chatham, Dennis, and Mashpee to work with a consultant (People GIS) to develop a technical standard and guidelines to implement common addressing for municipal uses such as mail delivery, permitting, and emergency responses. The proof-of-concept project will serve as a pilot project for the entire region.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for a tick-mapping project of the Cape Cod Cooperative Extension and a requested slope analysis.

REGULATORY ACTIVITIES

DRI Decision in Fiscal Year 2012

- DuPont Historic Residence/3 Main Street – The Commission approved as a DRI a proposed addition to an historic residence on 0.4 acres within Chatham's Old Village Historic District (3 Main Street in Chatham) on 6/07/12. The review was limited to historic preservation issues.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Morris Island Cut Improvement Dredging - 8/22/11; (2) Sea Mist Lane/Sea Shell Drive/Magid - 11/9/11; and (3) Cotochpinicut Road Town Landing - 11/28/11.
- The Commission provided a comment letter to the town for the Levi's Path Chapter 40B Comprehensive Permit proposal on 4/13/12.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's planning and technical staff provided assistance on the town's application for Development of Regional Impact (DRI) threshold relief ("Chapter H"). The town submitted the application in late June 2012.
- The Commission's special project coordinator worked with a town committee to produce design concepts for the Mike Stacy Park and playground on Hall Street in Dennisport.
- The Barnstable County HOME Consortium, coordinated by the Commission's affordable housing staff specialist, made one down payment/closing cost loan of \$3,871 to a low-income, first-time home buyer in Dennis.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the town secure nearly \$11 million to replace the Upper County Road and Route 28 bridges over the Swan Pond River.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the town secure more than \$4 million for roadway improvements for Route 134. Plans will include new sidewalks, bike lanes, traffic signal equipment, and state-of-the-art stormwater management techniques.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the towns of Dennis and Yarmouth secure \$1.3 million for the extension of the Cape Cod Rail Trail.
- The Commission's transportation staff coordinated meetings with state, town, Cape Cod Regional Transit Authority officials, legislators, and business representatives on a concept for a new Park-and-Ride lot potentially located south of Route 6 at Exit 9.
- The Commission's transportation staff conducted annual summer traffic counts in Dennis, including 19 ATRs (automatic traffic recorders) and 8 TMCs (turning movement counts). Counts included portions of Routes 134, 28, and 6A, Airline Road, Bob Crowell Road, Division Street, Highbank Road, Lower County Road, Main Street, Old Chatham Road, Old Main Street, Scargo Hill Road, Setucket Road, South Gages Way, and Trotting Park Road.
- The Commission allocated \$26,000 from the state-funded District Local Technical Assistance program for a joint project of the towns of Chatham, Dennis, and Mashpee to work with a consultant (People GIS) to develop a technical standard and guidelines to implement common addressing for municipal uses such as mail delivery, permitting, and emergency responses. The proof-of-concept project will serve as a pilot project for the entire region.
- The Commission's GIS staff supported all of the above as necessary and also provided a base map of the town for The Barnstable Patriot's information booklet.

REGULATORY ACTIVITIES

DRI Decision in Fiscal Year 2012

- Deerwild Realty Trust ANR Subdivision – The Commission approved as a DRI exemption the proposed subdivision of a 41.45-acre parcel with a conservation restriction into a 23.93-acre lot and a 17.52-acre lot at 102 Sesuit Neck Road in Dennis on 12/01/11.

Town of Eastham

DRI Minor Modifications – Type #2

- Cape Cod Regional Transit Authority Operations Center – The Commission’s Regulatory Committee approved a requested minor modification to the previously approved decision, to accommodate a revised project layout.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission’s planning staff provided technical assistance to the Town of Eastham on the town’s update to its Local Comprehensive Plan, for which the Commission’s Planning Committee granted preliminary certification.
- The Commission’s planning and transportation staff have supported the Cape Cod National Seashore’s work to improve bicycle and pedestrian amenities with in and near the park. The Seashore is planning to install safer crossings, including installing self-activated warning beacons, signage, and crosswalks at five intersections of multiuse paths and local roads, providing portable variable message signs for special bicycle events, rehabilitating the Nauset Trail, connect the Province Lands Trail with downtown Provincetown, and more. The Commission’s staff also encouraged the Seashore to pursue installation of a hybrid pedestrian beacon, signage, and a crosswalk at Route 6 and Governor Prence Road in Eastham.
- The Commission’s transportation staff conducted annual summer traffic counts in Eastham, including 5 ATRs (automatic traffic recorders) and 3 TMCs (turning movement counts). Counts included portions of Route 6, Brackett Road, Governor Prence Road, Herring Brook Road, and Samoset Road.
- The Commission’s water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Bridge, Depot, Great, Herring, Higgins, Jemima, Little Depot, Minister, Molls, Muddy, Penny, Schoolhouse, and Widow Harding ponds.
- The Commission’s GIS staff supported all of the above as necessary with mapping and data analyses.

Town of Falmouth

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission’s planning and technical staff prepared a scope of work for an update to the Massachusetts Military Reservation (MMR) Joint Land Use Study (JLUS).
- Falmouth Housing Corporation completed its Barnstable County HOME Consortium-supported Schoolhouse Green development to construct 39 affordable rental units for people age 55 and over and/or for households with a member who has a disability. The HOME Consortium is coordinated by the Commission’s affordable housing staff specialist.
- The Commission made a \$3,000 Affordable Housing Technical Assistance Program (TAP) grant to the Falmouth Housing Trust to engage a consultant for a strategic planning process for the trust’s board.
- The Commission’s affordable housing staff specialist provided comments on two Chapter 40B (Comprehensive Permit) applications: Falmouth Housing Corporation’s 11 rental unit development in Woods Hole and Habitat for Humanity’s two-unit ownership development on Glenwood Avenue.
- The Commission allocated \$40,000 from state-supported District Local Technical Assistance (DLTA) funds for technical assistance to the Falmouth Economic Development Industrial Corporation (EDIC) to work with its Mashpee counterpart to develop a Mashpee-Falmouth Partnership Plan that includes a needs analysis for economic activities, policy and planning goal setting, creation of a five-year action plan, and identification of sustainable income for the partnership. The towns worked with their selected consultant, Communities Opportunity Group, Inc., to develop the partnership plan.

- The Commission has employed a paid intern to provide ongoing technical assistance to the town for the implementation of its eco-toilet demonstration project.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the Steamship Authority (SSA) secure \$1.8 million to provide vessel sewage pump-out systems at the SSA facilities in Hyannis and Falmouth.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the town secure new Cape Cod Regional Transit Authority transit service between Falmouth and Bourne.
- The Commission's transportation staff reviewed and provided guidance on transportation issues related to a proposed community park on the former Joe's Driving Range site in Teaticket.
- The Commission's transportation staff conducted a Road Safety Audit for a portion of Sandwich Road (from Carriage Shop Road to Hatchville Road). The audit team made recommendations to address safety issues such as signage, speed, traffic volume, intersection markings, sight distances, bicycle/pedestrian accommodations, and more.
- The Commission's transportation staff developed a proposal for intersection improvements at Route 28/Davisville Road/Old Meetinghouse Road, and a proposal for intersection improvements at Route 28/Jones Road/Worcester Court, both for approval of eligibility for federal Congestion Mitigation Air Quality funding.
- The Commission's transportation staff conducted annual summer traffic counts in Falmouth, including 28 ATRs (automatic traffic recorders) and 3 TMCs (turning movement counts). Counts included portions of Route 151, Route 28, Barrows Road, Brick Kiln Road, Carriage Shop Road, County Road, Cross Road, Gifford Street, Hatchville Road, Jones Road, Katherine Lee Bates Road, Old Barnstable Road, Palmer Avenue, Sandwich Road, Shoreview Drive, Spring Bars Road, Surf Drive, Thomas Landers Road, Woods Hole Road, and Worcester Avenue.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for the Massachusetts Estuaries Project for Waquoit Bay West and Wild Harbor, and a base map of the town for The Barnstable Patriot's information booklet.

REGULATORY ACTIVITIES

DRI Mitigation Funds in Fiscal Year 2012

- The Commission provided \$42,758 toward an intersections improvements project.

DRI Minor Modifications – Type #1

- Falmouth Ice Arena – The Commission's executive director approved several requested minor modifications to the previously approved decision: to update the list of plans and other documents submitted for the record, and to make several changes to the location of solar panels in the parking lot.
- Seacoast Wireless/Falmouth Monopole – The Commission's executive director approved a requested minor modification to the previously approved decision, to accommodate upgrades to Sprint's equipment.
- Woods Hole Oceanographic Institution LOSOS Building – The Commission's executive director approved a requested minor modification to the previously approved decision, to adjust development plans and exterior lighting.
- Omnipoint Tower – The Commission's executive director approved a requested minor modification to the previously approved decision, to accommodate upgrades to Sprint's equipment.

DRI Minor Modifications – Type #2

- Omnipoint Communications – The Commission's Regulatory Committee approved a requested minor modification to the previously approved decision, to allow an existing 90-foot monopole to be extended 10 additional feet (to 100 feet tall) and to allow an additional antenna array and more equipment at the base of the tower.

DRI Reviews Ongoing at Year End

- Green Cove LLC and Falmouth Airpark Homeowners Association – the proposed modification of a Definitive Plan/Special Permit to re-divide and recombine 52.14 acres of land.

- Teledyne Instruments Inc. Expansion of 49 Edgerton Drive – the proposed construction of up to 44,850-sq.ft. of new commercial space for electronics manufacturing, research, and development, and related offices to be added to an existing 27,750-sq.ft. facility in North Falmouth.
- South Coast Watersheds Comprehensive Wastewater Management Plan – the Town of Falmouth’s proposed plan to address water quality problems of Little, Great, Green, Bournes, and Eel ponds and Waquoit Bay. DRI review pending Massachusetts Environmental Policy Act (MEPA) certificate.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Comcast Fiber Optic Marine Cable to Martha’s Vineyard - 7/29/11; (2) Cleveland Ledge Lighthouse -10/4/11; (3) Needham Residence/20 Tobey Lane - 11/28/11; and (4) Turner Sheet Pile -1/9/12.
- The Commission provided a comment letter to the town for the Habitat at Glenwood Avenue Chapter 40B Comprehensive Permit proposal on 2/22/12.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission’s planning staff finalized and submitted the East Harwich Village Center Handbook, including a proposed concept plan, regulations, and design guidelines, to the Town of Harwich and the East Harwich Collaborative.
- The Commission’s historic preservation staff specialist provided advisory assistance to the Friends of South Harwich Meetinghouse to guide some aspects of the restoration project.
- The Commission’s transportation staff continued to conduct traffic counts remotely at the intersection of Routes 137 and 39 and installed a new system to conduct counts remotely at the intersection of Route 124 and Queen Anne Road.
- The Commission’s transportation staff conducted annual summer traffic counts in Harwich, including 16 ATRs (automatic traffic recorders) and 2 TMCs (turning movement counts). Counts included portions of Routes 124, 137, 28, and 6, Chatham Road, Depot Road, Depot Street, Great Western Road, Lower County Road, Oak Street, and Pleasant Bay Road.
- The Commission allocated \$7,500 from the state-funded District Local Technical Assistance program to support the town’s continued master planning for the Wychmere Harbor area. (The town had also received support the previous year.) This year’s funding enabled the town to contract with GZA/Vine to conduct an engineering and alternatives analysis that will lead to a bylaw and ordinance for creation of an economic development district. Other Cape towns will be able to use this work as a model in their own communities.
- The Commission’s GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for an update to the Multi-Hazard Mitigation Plan, a priority open space acquisition map, and a build-out analysis of the town.

REGULATORY ACTIVITIES

DRI Minor Modifications – Type #1

- Sprint Spectrum Monopole at Harwich Fire Department – The Commission’s executive director approved a requested minor modification to the previously approved decision, to accommodate upgrades to Sprint’s equipment.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Allen Harbor Dredging Notice of Project Change - 7/25/11; (2) Regan Seawall - 8/23/11; (3) Red River Beach Culverts - 8/25/11; (4) Herring River Trust Elevated Driveway - 5/1/12; and (5) Harwich Artificial Reef - 6/25/12.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's planning and technical staff prepared a scope of work for an update to the Massachusetts Military Reservation (MMR) Joint Land Use Study (JLUS).
- The Commission's affordable housing staff specialist conducted a workshop for the Affordable Housing Trust and Local Housing Partnership on affordable housing development options on a town-owned parcel.
- The Commission allocated \$40,000 from state-supported District Local Technical Assistance (DLTA) funds for technical assistance to the Falmouth Economic Development Industrial Corporation (EDIC) to work with its Mashpee counterpart to develop a Mashpee-Falmouth Partnership Plan that includes a needs analysis for economic activities, policy and planning goal setting, creation of a five-year action plan, and identification of sustainable income for the partnership. The towns worked with their selected consultant, Communities Opportunity Group, Inc., to develop the partnership plan.
- The Commission allocated \$26,000 from the state-funded District Local Technical Assistance program for a joint project of the towns of Chatham, Dennis, and Mashpee to work with a consultant (People GIS) to develop a technical standard and guidelines to implement common addressing for municipal uses such as mail delivery, permitting, and emergency responses. The proof-of-concept project will serve as a pilot project for the entire region.
- The Commission's transportation staff worked with the Wampanoag Tribe to develop grant proposals for transportation and economic development opportunities.
- The Commission's transportation staff conducted annual summer traffic counts in Mashpee, including 14 ATRs (automatic traffic recorders) and 8 TMCs (turning movement counts). Counts included portions of Route 151, Route 28, Ashers Path, Cotuit Road, Great Neck Road North, Great Neck Road South, Great Oak Road, Mashpee Neck Road, and Old Barnstable/Falmouth Road.
- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Ashumet, John's, Mashpee, Moody, Santuit, and Wakeby ponds.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for an affordable housing parcel evaluation, and a base map of the town for The Barnstable Patriot's information booklet.

REGULATORY ACTIVITIES

DRI Mitigation Funds in Fiscal Year 2012

- The Commission provided \$23,975 toward a wastewater public education project.

DRI Decisions in Fiscal Year 2012 (in chronological order)

- Mashpee Community Health Center – The Commission approved as a Hardship Exemption (Project of Community Benefit) the proposed 22,200-sq.ft. addition to an existing 9,900-sq.ft. health center on 4.65 acres at 107 Commercial Street, Mashpee, on 8/04/11.
- Cape Cod Cooperative Bank Preliminary Plan – The Commission approved as a Hardship Exemption the proposed reorganization/recombination of an existing five-lot subdivision into two commercial lots, nine industrial lots, and a 28.6-acre open space lot, with road realignment (Rhiannon's Way), on 48.09 total acres at 588 Main Street/Route 130, Mashpee on 12/15/11.

DRI Minor Modifications – Type #1

- Mashpee Community Health Center – The Commission's executive director approved a requested minor modification to the previously approved decision, including changes to accommodate a stockade fence, additional plantings, installation of solar panels, alterations to Route 28 emergency access, revisions to exterior lighting, revisions to stormwater plans, and a possible bus shelter/walkway.

DRI Reviews Ongoing at Year End

- Holland Mills Well and Pumping Station – the Town of Mashpee's proposed installation of a new water supply well/pump station. DRI review pending Massachusetts Environmental Policy Act (MEPA) certificate.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's planning and technical staff worked with the Orleans Planning Board, the Orleans Town Planner, and the Orleans Village Center Subcommittee to develop the comprehensive Orleans Village Center Streetscape Plan to guide future public and private improvements in Orleans Village Center, with the aim of improving bicycle and pedestrian access and reinforcing the area's character. The project was originally funded through a state District Local Technical Assistance program award (\$23,853), which ended in December 2011. Work now includes serving on a streetscape advisory board and facilitating, with the Massachusetts Department of Transportation (MassDOT), future implementation of plan elements.
- The Commission's planning and technical staff initiated a "Living Streets" pilot project that includes a retrofit of a 1.7-mile segment of the Route 6A corridor through Orleans and Brewster to improve bicycle and pedestrian accommodations and to provide enhanced stormwater management. The project will identify a planning and design approach for living street implementation that can be applied to subsequent project areas along 6A.
- The Barnstable County HOME Consortium, coordinated by the Commission's affordable housing staff specialist, made a conditional commitment of \$150,000 in HOME funds to Preservation of Affordable Housing to acquire, rehabilitate, and preserve the affordability of 100 age-restricted rental units at Rock Harbor Village.
- The Commission's transportation staff conducted annual summer traffic counts in Orleans, including 5 ATRs (automatic traffic recorders) and 2 TMCs (turning movement counts). Counts included portions of Route 28, 6, and 6A, Beach Road, Brewster Cross Road, Canal Road, Cove Road, Eldredge Parkway, and Main Street.
- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Bakers (twice), Bolands, Cedar, Critchett's, Deep, Gould, Ice House, Kettle, Meadow Bog, Reuben's, Sarah's, Shoal, Twinings, Uncle Harvey's, Uncle Israel's, and Uncle Seth's ponds, and Crystal and Pilgrim lakes.
- The Commission's GIS staff supported all of the above as necessary and provided a base map of the town for The Barnstable Patriot's information booklet.

REGULATORY ACTIVITIES

DRI Decisions in Fiscal Year 2012

- Orleans Comprehensive Wastewater Management Plan (CWMP) – The Commission approved a six-phase wastewater management plan that will collect and treat up to an annual average wastewater flow of 0.64 million gallons per day from 2,800 properties to meet nutrient Total Maximum Daily Loads (TMDLs) for Pleasant Bay, north-side embayments to Cape Cod Bay, and Nauset Marsh/Town Cove. The CWMP also accommodates sewage and sludge handling and proposes five cluster treatment systems. The Commission approved the Orleans CWMP with conditions on 10/13/11.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Adorney Stairway – 12/21/11; (2) Pleasant Bay narrows Trust Revetment – 1/10/12; (3) Cow Yard Lane Town Landing – 1/10/12; and (4) Bosely Pier – 3/22/12.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's planning and technical staff began to develop the Outer Cape Bicycle and Pedestrian Master Plan, which will address improved bicycle and pedestrian connections between Provincetown and the end of the Cape Cod Rail Trail in South Wellfleet. The master plan will also address improved bicycle connectivity to local destinations such as downtowns and other activity centers. Signs, pavement markings, a bike safety brochure, and a bike rack program have been developed. The Commission staff is working with a steering committee with representatives from town bicycle

committees and the Cape Cod National Seashore on this plan. The Commission and partners sponsored a public workshop in October 2011 and another in August 2012.

- The Commission's planning and technical staff supported the implementation of a new seasonal bicycle shuttle service provided by the Cape Cod National Seashore and operated by the Cape Cod Regional Transit Authority for the Outer Cape. The service provides two vans towing trailers for bicycles between the end of the Cape Cod Rail Trail in Wellfleet and downtown Provincetown, making stops at beaches, village centers, and other facilities along the way. The 2012 service operates on weekends only from mid-June to early September; daily service is planned for the summers of 2013 and 2014.
- The Commission's staff also worked with Provincetown to develop a concept plan that would extend the Cape Cod National Seashore's Moors Road bicycle lane to the Provincetown rotary and to improve its intersection with Bradford Street.
- The Commission's planning and transportation staff have supported the Cape Cod National Seashore's work to improve bicycle and pedestrian amenities with in and near the park. The Seashore is planning to install safer crossings, including installing self-activated warning beacons, signage, and crosswalks at five intersections of multiuse paths and local roads, providing portable variable message signs for special bicycle events, rehabilitating the Nauset Trail, connect the Province Lands Trail with downtown Provincetown, and more.
- The Commission's transportation staff prepared a draft report on the Shank Painter Road Corridor Study at the request of the Provincetown Board of Selectmen. The study addressed safety and the accommodation of motorists, pedestrians, and bicyclists along that corridor. The process involved extensive public outreach, and the study resulted in a recommended alternative that the Board of Selectmen endorsed.
- The Commission's transportation staff conducted annual summer traffic counts in Provincetown, including 3 ATRs (automatic traffic recorders). Counts included portions of Route 6A, Bradford Street, and Province Land Road.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for bike path planning along Commercial Street and Moors Street.

REGULATORY ACTIVITIES

DRI Minor Modifications – Type #2

- Provincetown Wastewater Management Facilities Plan – The Commission's Regulatory Committee approved a requested minor modification to the previously approved decision, to accommodate a revised location for the waste-equalization tank and to allow an increase in capacity, up to 750,000 gallons per day.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) North Union Well in Truro – 8/29/11; (2) Provincetown Airport Capital Improvements Plan FEIR – 2/8/12; (3) Artists Open Studio – 3/28/12; (4) 463 Commercial Street Change of Use – 5/8/12; and (5) 225 Commercial Street Mixed Use – 6/7/12.

Town of Sandwich

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's planning and technical staff prepared a scope of work for an update to the Massachusetts Military Reservation (MMR) Joint Land Use Study (JLUS).
- The Commission's historic preservation staff specialist provided analysis and recommendations to the Sandwich historical Commission to assist with efforts to preserve the Sandhill School, and provided assistance to the town's Old King's Highway Committee reviewing changes to historic properties in Sandwich.
- The Commission's special projects coordinator developed a design for an interpretive sign about Sandwich attractions to be placed along the Cape Cod Canal bicycle trail.

- The Commission's planning and transportation staff helped the town develop concepts to connect historic and economic areas of Sandwich to a proposed regional bicycle and pedestrian network.
- The Commission's transportation staff developed a proposal for a Freezer Road bike path, for approval of eligibility for federal Congestion Mitigation Air Quality funding.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the town acquire \$138,580 for transit service, the first Cape Cod Regional Transit Authority service to function in Sandwich.
- The Commission's transportation staff conducted annual summer traffic counts in Sandwich, including 26 ATRs (automatic traffic recorders). Counts included portions of Routes 130, 6, and 6A, Boardley Road, Chase Road, Cotuit Road, Harlow Road, Jarves Street, Old County Lane, Quaker Meetinghouse Road, Race Lane, and Tupper Road in Sandwich.
- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Lawrence and Triangle ponds.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for bike path planning, analysis of the town's portion of the Regional Land Use Vision Map, mapping and analysis for the Massachusetts Estuaries Project for Scorton Creek and for Sandwich Harbor, and a base map of the town for The Barnstable Patriot's information booklet.

REGULATORY ACTIVITIES

DRI Mitigation Funds in Fiscal Year 2012

- The Commission provided \$86,789 toward the Quaker Meetinghouse Road sidewalk project.

DRI Decisions in Fiscal Year 2012

- NSTAR Lower SEMA 345kV Transmission Project – The Commission approved as a DRI the proposed construction of 1.5 miles of 345-kilovolt transmission line in Bourne, the separation of an existing double-circuit line, the increase in voltage on 7.6 miles in Sandwich and Barnstable, and the construction of a new substation in West Barnstable along transmission line rights-of-way in Bourne, Sandwich, and Barnstable on 1/19/12.

DRI Minor Modifications – Type #1

- Seacoast Monopole – The Commission's executive director approved a requested minor modification to the previously approved decision, to accommodate upgrades to Sprint's equipment.
- Watts Family Farm Wireless Telecommunications – The Commission's executive director approved a requested minor modification to the previously approved decision, to accommodate revised exterior lighting.

DRI Reviews Ongoing at Year End

- Sagamore Line Reinforcement Project (Western Segment) – the proposed installation of 11,000 feet of 20-inch diameter gas pipeline along Service Road between Route 130 and Quaker Meetinghouse Road.
- Sandwich Beach nourishment Dredging – the proposed beach nourishment and maintenance dredging project. DRI review pending Massachusetts Environmental Policy Act (MEPA) certificate.
- South Sandwich Village – the proposed 50-acre smart growth, mixed-use, pedestrian-oriented village center off Route 130 and Cotuit Road. The applicant proposes to include mixed-use retail, office, and residential buildings, a community center, a sports complex, and a library. The project will involve the redevelopment of three existing shopping plazas. DRI review pending Massachusetts Environmental Policy Act (MEPA) certificate.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Tsakalos Realty Trust/South Sandwich Village – 9/13/11; and (2) Greenwood Meadows – 6/25/12.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's historic preservation and technical staff prepared a map of significant modern houses for the Truro Historical Commission.
- The Commission's planning and technical staff began to develop the Outer Cape Bicycle and Pedestrian Master Plan, which will address improved bicycle and pedestrian connections between Provincetown and the end of the Cape Cod Rail Trail in South Wellfleet. The master plan will also address improved bicycle connectivity to local destinations such as downtowns and other activity centers. Signs, pavement markings, a bike safety brochure, and a bike rack program have been developed. The Commission staff is working with a steering committee with representatives from town bicycle committees and the Cape Cod National Seashore on this plan. The Commission and partners sponsored a public workshop in October 2011 and another in August 2012.
- The Commission's planning and technical staff supported the implementation of a new seasonal bicycle shuttle service provided by the Cape Cod National Seashore and operated by the Cape Cod Regional Transit Authority for the Outer Cape. The service provides two vans towing trailers for bicycles between the end of the Cape Cod Rail Trail in Wellfleet and downtown Provincetown, making stops at beaches, village centers, and other facilities along the way. The 2012 service operates on weekends only from mid-June to early September; daily service is planned for the summers of 2013 and 2014.
- The Commission's affordable housing staff specialist provided research and other technical assistance to the Truro Housing Authority in its preparation of a Housing Production Plan.
- The Commission's planning and transportation staff have supported the Cape Cod National Seashore's work to improve bicycle and pedestrian amenities with in and near the park. The Seashore is planning to install safer crossings, including installing self-activated warning beacons, signage, and crosswalks at five intersections of multiuse paths and local roads, providing portable variable message signs for special bicycle events, rehabilitating the Nauset Trail, connect the Province Lands Trail with downtown Provincetown, and more.
- The Commission's transportation staff conducted annual summer traffic counts in Truro, including 4 ATRs (automatic traffic recorders). Counts included portions of Route 6A, Corn Hill Road, Depot Road, Head of the Meadow Road, and Hughes Road.
- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Pilgrim Pond.
- The Commission allocated \$15,000 from the state-funded District Local Technical Assistance program for the town to work with the MIT Geospatial Data Center to deploy Forage, a local food-sourcing "Buy Fresh Buy Local" application for smart phones. Data continues to be solicited from farmers, fishermen, and others to extend the network for this pilot project.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses about modern houses in Truro.

REGULATORY ACTIVITIES

DRI Reviews Ongoing at Year End

- Herring River Tidal Restoration Project – the proposed reestablishment of tidal flow to the 1,100-acre Herring River estuary and floodplain. DRI review pending Massachusetts Environmental Policy Act (MEPA) certificate.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Crow's Nest Cottages – 1/30/12; and (2) Knowles Water Treatment Plant for Provincetown – 3/12/12.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission's historic preservation staff specialist provided training and technical assistance to the Wellfleet Historical Commission and Historic Review Board on the review of significant modern architecture and demolition delay projects.
- The Commission's planning and technical staff began to develop the Outer Cape Bicycle and Pedestrian Master Plan, which will address improved bicycle and pedestrian connections between Provincetown and the end of the Cape Cod Rail Trail in South Wellfleet. The master plan will also address improved bicycle connectivity to local destinations such as downtowns and other activity centers. Signs, pavement markings, a bike safety brochure, and a bike rack program have been developed. The Commission staff is working with a steering committee with representatives from town bicycle committees and the Cape Cod National Seashore on this plan. The Commission and partners sponsored a public workshop in October 2011 and another in August 2012.
- The Commission's planning and technical staff supported the implementation of a new seasonal bicycle shuttle service provided by the Cape Cod National Seashore and operated by the Cape Cod Regional Transit Authority for the Outer Cape. The service provides two vans towing trailers for bicycles between the end of the Cape Cod Rail Trail in Wellfleet and downtown Provincetown, making stops at beaches, village centers, and other facilities along the way. The 2012 service operates on weekends only from mid-June to early September; daily service is planned for the summers of 2013 and 2014.
- The Commission's planning and transportation staff have supported the Cape Cod National Seashore's work to improve bicycle and pedestrian amenities with in and near the park. The Seashore is planning to install safer crossings, including installing self-activated warning beacons, signage, and crosswalks at five intersections of multiuse paths and local roads, providing portable variable message signs for special bicycle events, rehabilitating the Nauset Trail, connect the Province Lands Trail with downtown Provincetown, and more.
- The Commission's transportation staff conducted annual summer traffic counts in Wellfleet, including 10 ATRs (automatic traffic recorders) and 5 TMCs (turning movement counts). Counts included portions of Route 6, Briar Lane, Cahoon Hollow Road, Commercial Street, Gross Hill Road, and Gull Pond Road. The Route 6 work included ATRs, TMCs, and analysis of three intersections.
- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Long Pond.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses of modern houses in Wellfleet, parcel data, and the Massachusetts Estuaries Project for Wellfleet Harbor.

REGULATORY ACTIVITIES

DRI Reviews Ongoing at Year End

- Herring River Tidal Restoration Project – the proposed reestablishment of tidal flow to the 1,100-acre Herring River estuary and floodplain. DRI review pending Massachusetts Environmental Policy Act (MEPA) certificate.

Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the following projects: (1) Experimental Shellfish Beds – 9/7/11; and (2) Yankelovich Coastal Bank Stabilization – 9/29/11.

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

- The Commission allocated \$25,000 from the state-funded District Local Technical Assistance program for technical assistance to conduct a build-out analysis that would enable the town to comply with requirements of the state's revolving fund for wastewater infrastructure. After finalizing a parcel-based town-wide map of potentially developable land, Commission planning and technical staff used Community Viz scenario-planning software to cross-check results. Staff also reviewed the build-out assumptions

used in the Yarmouth Comprehensive Wastewater Management Plan (CWMP), the Massachusetts Estuaries Project build-out analysis, and the state parameters for establishing benchmark wastewater flows. Staff also summarized actual water use information by state class code for linkage to the build-out analysis. The project is a useful model for other towns seeking the state revolving funds.

- The Commission's planning and technical staff provided visualizations and design services to the town's ad hoc committee for Route 28 rezoning to assist them in developing their vision for a segment of Route 28.
- The Commission's historic preservation staff specialist provided technical assistance to the Yarmouth Historical Commission and town staff in reviewing proposed alterations to historic properties in the South Yarmouth/Bass River Historic District.
- The Barnstable County HOME Consortium, coordinated by the Commission's affordable housing staff specialist, made two down payment/closing cost loans totaling \$19,000 to low-income, first-time home buyers in Yarmouth.
- One vacancy in an affordable unit was filled with an income-eligible tenant through the Regional Ready Renters Program.
- The Commission's transportation staff completed a draft report for the Yarmouth Road Corridor Study and ensured public participation in the development of alternatives as part of the Hyannis Access Study Implementation project. For both projects, extensive outreach targeted stakeholder groups including public officials, business owners, and residents. The 2008 Hyannis Access Study highlighted significant vehicle congestion and safety problems for motorists trying to gain access to the downtown Hyannis area. The study focused on the Airport Rotary and the Route 28/Yarmouth Road intersection, and recommended further study of the Yarmouth Road/Willow Street corridor. The 2010 Yarmouth Road/Willow Street Corridor Study resulted in a recommended concept plan for that corridor and its intersection with Route 28. With the help of a task force and representatives from the Town of Barnstable, the Commission staff this year began to review a previously prepared design of Route 28 from the Airport Rotary to the Barnstable/Yarmouth town line, taking into consideration large-scale development along sections of Route 132 (from the Cape Cod Mall traffic signal to the Airport Rotary) and incorporating transportation modeling for East Hyannis. The Hyannis Access Implementation project, which is continuing in 2012, will result in the identification of a preferred long-term solution for this roadway.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the towns of Dennis and Yarmouth secure \$1.3 million for the extension of the Cape Cod Rail Trail.
- Through the Cape Cod Metropolitan Planning Organization process for a previously approved Transportation Improvement Program (TIP), the Commission transportation staff helped the town acquire \$1.22 million for improvements to the Old Town House Road/Forest Road intersection.
- The Commission's transportation staff conducted a Road Safety Audit of the Route 6 Ramps at Union Street/Station Avenue. The audit team recommended the installation of traffic signals or roundabouts at the ramps to address safety concerns.
- The Commission's transportation staff conducted annual summer traffic counts in Yarmouth, including 9 ATRs (automatic traffic recorders) and 2 TMCs (turning movement counts). Counts included portions of Routes 28, 6, and 6A, Abells Road, Berry Avenue, Buck Island Road, Captain Small Road, Forest Road, Great Western Road, Old Church Street, Setucket Road, and Strawberry Lane.
- The Commission's water staff conducted the annual Pond and Lake Stewardship (PALS) freshwater ponds water-quality sampling snapshot for Dennis, Flax, Greenough, and Long ponds.
- The Commission's GIS staff supported all of the above as necessary and provided several town-specific services, including mapping and data analyses for the build-out analysis, an update to the Multi-Hazard Mitigation Plan, development/support for the VIPER application, revitalization and wastewater-related planning, and a base map of the town for The Barnstable Patriot's information booklet.

REGULATORY ACTIVITIES

DRI Mitigation Funds in Fiscal Year 2012

- The Commission provided \$16,637 toward the Route 28 Phase II project.

DRI Decision in Fiscal Year 2012

- Gladstone LLC – The Commission approved as a Hardship Exemption the proposed relocation of a 17,150-sq.ft. warehouse building from Hyannis to a vacant, 1.15-acre lot at 31 Aaron's Way, West Yarmouth, on 07/07/11. The Limited DRI review considered energy, hazardous waste management, land use, open space, and wetlands.

DRI Minor Modifications – Type #1

- Gladstone LLC – The Commission's executive director approved a requested minor modification to the previously approved decision, to accommodate a revised site plan.

DRI Reviews Ongoing at Year End

- Parker's River Marine Park – the proposed marine park on a 22-acre site of a former drive-in theater. DRI review pending Massachusetts Environment Policy Act (MEPA) certificate.

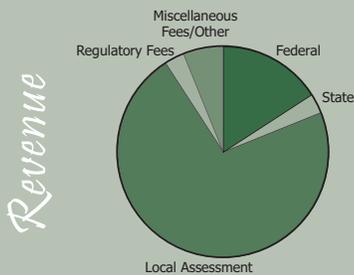
Other Regulatory Assistance

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office for the Yarmouth Artificial Reef project – 6/25/12.

Cape Cod Environmental Protection Fund

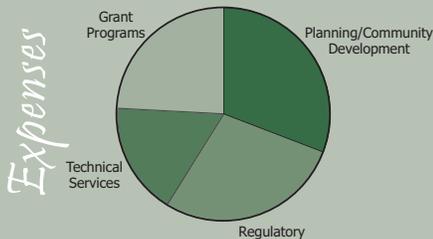
The Cape Cod Commission derives its revenue from a property assessment, grants, and fees. Revenue is deposited into the Cape Cod Environmental Protection Fund, which may be used to fund only the approved budget of the Commission.

FY2012 Financial Statements



REVENUE

Federal	\$642,792.71	16%
State	124,234.05	3%
Local Assessment	2,959,428.00	72%
Regulatory Fees*	133,929.50	3%
Misc Fees/Other	250,255.51	6%
County.....	0.00	0%
	\$4,110,639.77	100%



EXPENSES

Planning/Community Development	\$1,176,362.31	31%
Regulatory	1,066,674.72	28%
Technical Services**	639,827.37	17%
Grant Programs	931,212.16	24%
	\$3,814,076.56	100%

Fund Balance:

Previous Fund Balance	\$1,514,399.12
Revenue Over (Under) Expenses	296,563.21
ENDING FY2012 FUND BALANCE	\$1,810,962.33

- Restricted Funds: FY2012 Encumbrances..... \$215,151.60
 - Restricted Funds: FY2013 Appropriations..... 489,237.00
 - Restricted Funds: Legal Costs
 - Restricted Funds: Unfunded Workers Compensation
 - Restricted Funds: Building/Capital Fund.....
 - Unrestricted Cape Cod Environmental Protection Fund Balance...493,573.73
- \$1,810,962.33**

NOTES:

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

** Includes: Technical Services – \$137,061.05; Transportation Planning – \$8,788.48; Water Resources – \$174,046.06; Geographic Information System – \$319,931.78

Development of Regional Impact Mitigation Funds

To be approved, a project undergoing Cape Cod Commission regulatory review may be required to address problems resulting from the development, for example, by making traffic improvements or by providing affordable housing in a new residential development. When it is not practical to correct a problem directly, a developer may be required to contribute a fair share of funds to solve the problem rather than undertake the actual work.

Funds collected for these purposes are held in a special revenue account by the Barnstable County Treasurer and are tracked by project. Interest accrues on the account.

The Cape Cod Commission works with town officials to determine the best use of these funds. Typically, after local officials have identified a project for which mitigation funds can be utilized, they submit a request to the Commission, and a Memorandum of Agreement is executed with the town.

DRI Mitigation Funds **Available** to Cape Cod Towns, as of 7/1/12

	Transportation	Open Space	Affordable Housing	Water Resources	Economic Development	Hazardous Materials	Total
Barnstable*	\$1,019,949		\$13,567	\$4,767	\$40,273		\$1,078,556
Bourne*	\$124,807		\$219,997	\$576			\$345,381
Brewster	\$4,202						\$4,202
Chatham							\$0
Dennis							\$0
Falmouth*	\$433,111			\$50,252			\$483,363
Harwich*	\$174,652	\$166,117		\$5,544			\$346,312
Mashpee*	\$109,561		\$280,863	\$442,383			\$832,808
Orleans*			\$82,547	\$2,510			\$85,057
Sandwich*	\$75,088	\$15,580		\$14,894			\$105,562
Yarmouth*	\$6,397	\$26,313					\$32,710
Subtotal	\$1,947,767	\$208,010	\$596,975	\$520,928	\$40,273	\$0	\$3,313,951

*Current agreements obligate some available funds.

DRI Mitigation Funds **Previously Provided** to Cape Cod Towns, as of 7/1/12

	Transportation	Open Space	Affordable Housing	Water Resources	Economic Development	Hazardous Materials	Total
Barnstable	\$735,730	\$388,160	\$45,093		\$52,500	\$95,122	\$1,316,606
Bourne	\$170,470		\$319,907				\$490,376
Brewster	\$2,250						\$2,250
Chatham	\$6,138						\$6,138
Dennis	\$23,652						\$23,652
Falmouth	\$336,439	\$109,201		\$82,807			\$528,447
Harwich	\$143,627	\$75,962		\$9,712			\$229,301
Mashpee	\$1,324,293			\$36,917			\$1,361,210
Orleans	\$70,932	\$564,647	\$26,000				\$661,579
Sandwich	\$295,868	\$26,272	\$1,264,298				\$1,586,438
Yarmouth	\$436,455			\$16,000			\$452,455
Subtotal	\$3,545,854	\$1,164,242	\$1,655,298	\$145,436	\$52,500	\$95,122	\$6,658,452



WATERSHED MVP

MULTI-VARIANT PLANNER

Nitrogen Load: kg/year

Scenario	Total Nitrogen Load (kg/year)
Existing	~13,000
Future	~20,000
Scenario	~18,000

[See Detailed Comparison](#)

Results

Total Number of Properties Selected: 2,196
Total Number of Properties Sewered: 0

Planning Scenarios

Scenario

Scenario ID: 342 - 8/5/2012 9:34 AM
Created By: ann report
Description: Sandwich Harbor

Results

Total Cost: \$4,582,214.51
Septic: \$0.00
I/A Septic: \$0.00
Enhanced I/A Septic: \$0.00
Single Stage Cluster: \$0.00
Two Stage Cluster: \$0.00
Sewer: \$1,582,214.51

[Email](#) [Print](#)

[New](#) [Find](#) [Delete](#) [Clear](#) [Run](#)

Scenario Settings

Baseline Value: Existing Future

Calculate Cost Factors:

Treatment Factor: Satellite Facility (Sm) 8ppm

Natural Attenuation: 10 % N Removal

Consumptive Water Use: 10 % Reduction

[Apply](#) [Reset](#)

Cape Cod Commission

