

# CAPE COD COMMISSION REPORTER



February 19, 2009

Volume 19, Number 2

The newsletter of the regional planning and regulatory agency serving Barnstable County since 1990.

## The Cost of Homelessness on Cape Cod

The Cape Cod Commission released the results of a year-long study this month that documents the costs related to homelessness of individuals, comparing the costs associated with being homeless on the street to the costs associated with housing formerly homeless individuals in some type of supportive housing.

The report, "Costs of Homelessness: A Study of Current and Formerly Chronically Homeless Individuals on Cape Cod, Massachusetts," is available on the web site: [www.capecodcommission.org/housing/](http://www.capecodcommission.org/housing/)

Funded by the Cape Cod Commission with additional financial support from the Cape Cod Foundation's Great Expectations Fund, the study is one of the recommended action items of the 2005 regional Ten-Year Plan to End Homelessness. "The purpose of the study is to provide data to guide planning and policy," explains Cape Cod Commission Affordable Housing Specialist Paul Ruchinkas, coordinator of the study and participant on the Cape Cod Leadership Council to End Homelessness. Consultant Lee Hamilton, Ph.D., conducted the costs study.



### Profile of Participants

Through a series of interviews, Hamilton tracked the homelessness/housing situations of 51 homeless or formerly homeless individuals between September 1, 2006, and August 31, 2007.

At the beginning, 23 individuals were housed and 28 were homeless. During the course of the study, 13 individuals consistently remained housed while 17 were consistently homeless. The housing status of the remaining 21 individuals fluctuated as they moved out of or into housing during the one-year period.

Some of the characteristics of the study participants included:

- a long history of local ties to or residence on Cape Cod (an average of 22 years), with 42

percent either having grown up on Cape Cod or having spent some time here as a child;

- an average of five years as homeless (a median of 2.5 years);
- a vast majority with physical health/injury issues (86 percent), mental health issues (78 percent), and either current or past alcohol and/or substance abuse issues (80 percent); and

- a wide range of use of services. Some individuals used very few services while four individuals had expenditures close to or over \$100,000. Most individuals (71 percent) received some type of government benefit including health care coverage.

### Cost Comparisons

The study documented that the annual average public costs to

...to page 2

### • INSIDE •

CCC Personnel Notes .....	2
DRI Decisions: Centerville Library; Excel Corporate Facilities; Duane Historic Residence; Paesano Building; Owl Club/Cultural Center ....	3
Technical Data .....	7

Homelessness, from page 1...

house individuals (about \$44,200 a year) was 12 percent less than the public costs for those on the street or in temporary shelters (about \$49,300 a year). Homeless individuals accounted for 64 percent of health care and 93 percent of criminal justice expenses, while housed individuals accounted for 74 percent of the shelter and housing costs. The costs documented for one individual in the study who was homeless half the time and housed the remainder were reduced by 50 percent while housed.

“Twelve percent is a lower figure than that found in comparable studies done elsewhere,” observes Ruchinskas. Other studies have shown a greater amount of savings from housing individuals. As to the 12-percent savings found for this study, Ruchinskas speculates: “Some

of our study’s homeless individuals basically stayed out of the system and used very few services. Some of the housed individuals were in housing that had 24-hour-a-day staffing, which drove up the costs. Some costs were unable to be obtained, and more of those costs would have been for homeless rather than the housed population.”

The study documented total costs of \$2,255,354 over the one-year period, with \$992,369 for housed individuals and \$1,262,985 for homeless.

### Policy Implications

Backed by the study results, Ruchinskas believes that moving individuals into permanent supportive housing would save on both medical and criminal justice

costs. “It would, however, require additional resources for housing vouchers and case management,” he cautions.

Ruchinskas further believes the study results help show that providing housing along with associated supportive services seems to work. “The positive effect is demonstrated by the fact that 13 of 19 individuals who were housed at the start of the study remained housed for the whole year.”

### More Information

For more information about the study of the costs of homelessness, contact Paul Ruchinskas at the Cape Cod Commission: phone (508) 362-3828 or send e-mail to [pruchinskas@capecodcommission.org](mailto:pruchinskas@capecodcommission.org).



## CCC Personnel Notes

### New Staff Member: Michael Savarese, GIS Analyst

In mid January, the Cape Cod Commission hired Michael Savarese as a new GIS Analyst in the Geographic Information System (GIS) Department of the Commission’s Technical Services branch. Savarese began his undergraduate education at Cape Cod Community College, then transferred to the University of Massachusetts–Amherst where he earned a Bachelor of Science degree in Geography.

Before pursuing his education, he was general manager of his family’s business in Greenville, South Carolina. Savarese is a resident of Brewster.

### Departing Commission Member: Leo Cakounes, Harwich

After having been elected to represent Harwich on the Barnstable County Assembly of Delegates beginning with the January 2009 session, Leo Cakounes resigned his appointment as the town’s representative on the Cape Cod Commission.

He attended his last Commission meeting on January 22, 2009.

The Harwich Board of Selectmen originally appointed Cakounes to the Commission in July 2005. While a member, he served on many subcommittees reviewing Developments of Regional Impact (DRIs). Commission members and staff thank him for his participation and contributions to the work of the agency.

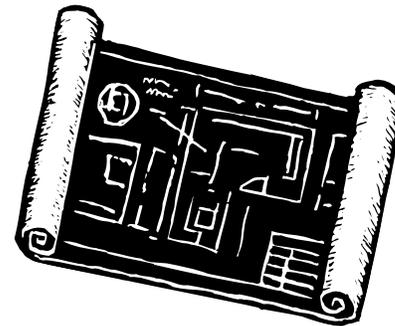
At the time of this publication, the Harwich selectmen had not yet announced a replacement for him.

## Cape Cod Commission • DRI Decisions

---

*This newsletter publishes summaries of decisions on projects reviewed by the Cape Cod Commission as Developments of Regional Impact (DRIs). To download PDF versions of the complete DRI decisions, visit the Regulatory section of the Commission's Web site ([www.capecodcommission.org/regulatory/](http://www.capecodcommission.org/regulatory/)).*

---



### **BARNSTABLE**

#### **Centerville Public Library Parking Improvements Project #HDEX08024**

On January 22, 2009, the Cape Cod Commission, with 12 voting members present, voted unanimously to approve with conditions the Hardship Exemption application of the Centerville Public Library Association for improvements to the library's parking lot (the reconfiguration and construction of 14 parking spaces west of the building) on the 1.14-acre site at 585 Main Street in Centerville, Massachusetts. The project is located within the Centerville Village portion of the Craigville Beach/Centerville Village District of Critical Planning Concern (DCPC), which currently imposes a limited moratorium on the issuance of building permits.

The Cape Cod Commission received the application on October 24, 2008, and held public hearings and meetings in December 2008 and January 2009. During its consideration of the request, the Commission reviewed the proposed project's potential impacts to natural resources, community character, and transportation.

The project is located within a significant natural resource area. The library association will need to file with the state's Natural Heritage and Endangered Species Program for assessment of the proposal's impacts to rare species habitat.

The project is also adjacent to and visible from the Centerville National Register Historic District. The library association will preserve an existing large beech tree and propose a landscape plan that will define and separate the streetscape from the parking area.

The changes to the parking lot will not generate any new traffic.

The Commission found that the library association had expended funds on and prepared plans for the project before the DCPC moratorium went into effect. The Commission also found that the proposed changes to the parking lot and pedestrian walkways will improve safe vehicular and pedestrian circulation on the property. The Commission therefore determined that relief from the Regional Policy Plan's requirements may be granted for the proposed project "without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Cape Cod Commission Act."

### **BARNSTABLE**

#### **Excel Switching Corp Corporate Facilities/Perseverance LLC Project #HDEX08020**

On January 22, 2009, the Cape Cod Commission, with 11 voting members present, voted unanimously to approve with conditions the Hardship Exemption application of Perseverance, LLC, for the construction of two proposed office buildings on the 19.6-acre Excel Switching Corp Corporate Campus at Perseverance Way and Gonsalves Avenue. The campus is located in the Independence Park industrial area in Hyannis (Barnstable), Massachusetts. The two buildings proposed for this project will total approximately 64,000 square feet and will be accompanied by 84 parking spaces on 8.8 acres of the campus site.

The Cape Cod Commission received the application on September 12, 2008, and held public hearings and meetings in November and December 2008 and January 2009. During its consideration of the request, the Commission reviewed the proposal's potential impacts to community character, open space, water resources, transportation, and energy.

The Cape Cod Commission issued decisions on two previous Development of Regional Impact

...to page 4

(DRI) reviews for the Excel Switching Corp Corporate Campus, one in 1997 and one in 1998. Some of the mitigation that was required for those DRI permits will be credited toward mitigation for the current proposal; the earlier mitigation included \$27,000 toward transportation, protection of nearly nine acres of open space, and payment of \$1,500 toward an embayment flushing study.

Relief will be granted for part of the transportation mitigation required for the new project in recognition of that related to the previous DRIs, which were never completely developed as proposed. Rather than paying the required \$176,276 for transportation impacts related to this new project, the applicant will pay \$125,000 in two equal parts: the first \$62,500 when the first (the southernmost) building is built, and the second \$62,500 when the second building is built.

The proposed project is located in a wellhead protection area for Hyannis. Stormwater will be directed into a biofiltration and stormwater retention system. The proposed buildings will connect to the municipal water and sewer systems.

The proposed buildings will be constructed in an already-cleared portion of the campus. In recognition of the previous DRI mitigation, no additional open space protection will be required for this DRI.

The proposed construction will include “green” building components, which the Commission considers a benefit of the project.

The Commission determined that partial relief from the Regional Policy Plan’s requirements may be granted for the proposed project “without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Cape Cod Commission Act.”

---

## **BARNSTABLE**

### **Duane Historic Residence/68 Dale Avenue, Hyannisport Project #TR08011**

On February 5, 2009, the Cape Cod Commission, with 15 voting members present, voted 10 in favor and 5 against to approve with conditions the Development of Regional Impact (DRI) application of Jon R. Duane and Catherine J. Friedman for proposed alterations and expansion of an historic residence at 68 Dale Avenue in the Hyannisport area of Barnstable, Massachusetts.

The project involves a two-story building composed of three separate structures brought to the site and joined together in 1875. The project is located on 15,000 square feet of land within the Hyannisport National Register Historic District. The building is listed as a contributing property on both the State and National Registers of Historic Places. The applicants propose to enlarge the center section of the building, making that section wider and higher; to remove some sections of a wraparound porch; to demolish a one-story addition in the rear; to construct a two-story garage with an ell; and to install a new foundation,

which will raise the building 6 to 12 inches in height.

The Cape Cod Commission received the DRI referral from the Town Manager of Barnstable on June 14, 2008. The project is subject to the Commission’s review only for its potential impacts on community character and historic preservation.

The Cape Cod Commission held public hearings and meetings in August, November, and December 2008, and the applicant and Commission entered into one timeframe extension agreement. The Commission also held a public meeting in early February.

The Cape Cod Commission found that the proposed alterations and expansion will preserve the building’s key character-defining features, which include the gothic revival cottage, the south façade and windows of the southern block of the structure, and the three separate massings, and therefore will not have a significant negative impact on the overall historic integrity of the building. The Commission also found that the proposed garage addition is consistent with the historic building’s architectural style and does not diminish the historic or architectural significance of the original building. To ensure the preservation of the character-defining features of the structure, the Cape Cod Commission’s historic preservation staff specialist and the Barnstable Historical Commission will receive the final set of building elevations and plans to review for consistency with the DRI decision. The historic preservation specialist will field verify the measurements of architectural details.

---

## **BOURNE**

### **Paesano Company Office Building/Raponi, 123 Waterhouse Road Project #HDEX08022**

On January 8, 2009, the Cape Cod Commission, with 13 voting members present, voted 12 in favor and 1 against to approve with conditions the Hardship Exemption application of Franco Raponi for the already-constructed Paesano Company Office Building on a 2.6-acre site with 71 paved parking spaces at 123 Waterhouse Road in Bourne, Massachusetts.

In June 2007 after receiving a building permit from the town's Planning Board, the applicant constructed a 9,400-square-foot office building and with permission in August 2008 poured a 9,400-square-foot concrete floor on the second story of the building, making it eligible for DRI review as it then surpassed the 10,000-square-foot mandatory review threshold. The first floor is partially occupied, and the second floor is unoccupied and is currently inaccessible for occupancy.

On October 2, 2008, the Commission asserted jurisdiction to review the DRI. The applicant submitted a Hardship Exemption request on October 17. The Commission held a public hearing in November and December, and held public meetings in December.

The applicant showed that fully complying with the requirements of the Regional Policy Plan before obtaining full use of the first floor commercial space would create a financial hardship, especially owing to the required open

space contribution, transportation studies and mitigation, community character requirements, and water resource mitigation.

The Commission determined that relief from the Regional Policy Plan's requirements may be granted for the existing building "without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Cape Cod Commission Act." The Commission's decision requires that any proposed modifications to allow access to or use of the second floor will require additional DRI review for the entire development.

---

## **YARMOUTH**

### **Owl Club Educational Wing, Cultural Center of Cape Cod Project #TR08026**

On February 5, 2009, the Cape Cod Commission, with 15 voting members present, voted unanimously to approve with conditions the Development of Regional Impact (DRI) application of the Cultural Center of Cape Cod for the proposed demolition of the former Owl Club building and the construction of an educational wing of the cultural center in its place. The project is located at 301 Old Main Street in South Yarmouth, Massachusetts.

The building proposed to be demolished is an 1,848-square foot, one-and-a-half-story structure and is a contributing property within the South Yarmouth/Bass River Historic District. The building is listed on both the State and National

Registers of Historic Places. The Cultural Center of Cape Cod proposes to demolish the building and construct a new 3,960-square-foot structure with a 620-square-foot connector to the existing cultural center.

The proposed demolition of an historic structure automatically triggers Cape Cod Commission review of the project as a DRI. The project is subject to the Commission's review only for its potential impacts on community character and historic preservation. The Commission received the DRI referral from the Yarmouth Building Inspector on November 13, 2008.

The Cape Cod Commission held a public hearing in January 2009 and public meetings in January and February. The Cape Cod Commission found that the building has limited historic material of significance and few distinguishing original features. The Commission further found that the proposed new construction is similar in scale and maintains the street setback, preserving the general character of the site and the historic district.

The Massachusetts Historical Commission (MHC) reviewed the original plans and stated that the demolition would adversely affect the Bass River Historic District. In a letter in mid-December 2008, the MHC found, however, that the condition of the building precluded it from being renovated. The MHC also found that the loss of the building and its contribution to the historic district are offset by the proposed quality and design of the proposed new construction.

# Cape Cod Commission • DRI Status Report

*Developments of Regional Impact (DRIs) currently under consideration by the Cape Cod Commission are listed below. A check mark (✓) in front of a project's name indicates that Commission regulatory activity is scheduled for that project in the next month. Details about those activities are listed in the calendar on the back cover and as hearing notices in the Regulatory section of the Web site: [www.capecodcommission.org](http://www.capecodcommission.org)*

*in front of a project's name indicates that Commission regulatory activity is scheduled for that project in the next month. Details about those activities are listed in the calendar on the back cover and as hearing notices in the Regulatory section of the Web site: [www.capecodcommission.org](http://www.capecodcommission.org)*

*activities are listed in the calendar on the back cover and as hearing notices in the Regulatory section of the Web site: [www.capecodcommission.org](http://www.capecodcommission.org)*

## DRI Projects in the CCC Regulatory Queue

### BARNSTABLE

- **68 Dale Avenue, Hyannisport**—proposed substantial alteration to a structure listed as a contributing building within the Hyannisport National Register District. Extension agreement to 2/6/09. CCC approved the DRI with conditions on 2/5/09.
- **Blanchard's Liquors**—proposed demolition of a Knights of Columbus hall and construction of a 9,801-sq.ft. liquor store on Route 28 in Hyannis. CCC accepted the project as a discretionary referral limited to growth management, transportation, and community character on 5/15/08. Extension agreement to 3/9/09. Formal withdrawal anticipated.
- **Centerville Public Library Parking Improvements**—proposed construction of 14 angled, paved parking spaces at the library, which is within the Craigville Beach/Centerville Village Center DCPC. CCC approved a Hardship Exemption with conditions on 1/22/09.
- **Excel Switching Corp Corporate Facilities**—proposed construction of two office buildings totaling 64,000 sq.ft. on the Excel Switching Corporate Campus. CCC approved a Hardship Exemption with conditions on 1/22/09.
- **F.W. Webb**—proposed 22,550-sq.ft. footprint, two-story addition, to include warehouse and office space, to an existing 22,500-sq.ft. footprint, two-story building that formerly housed a mill store.
- **Haseotes Addition**—proposed construction of a 2,900-sq.ft. three-bedroom addition to a dwelling within the Craigville Beach/Centerville Village Center DCPC.

### CHATHAM

- **Chatham Wastewater Plan**—wastewater study and implementation plan. Joint MEPA/CCC review. Extension agreement to 6/18/10.

### FALMOUTH

- **South Coast Watersheds Comprehensive Wastewater Management Plan**—proposed Comprehensive Wastewater Management Plan to address water quality problems of Little, Great, Green, Bourne, and Eel ponds, and Waquoit Bay. Joint MEPA/CCC review.
- **The Golf Club at Cape Cod/Ballymeade**—proposed construction of an 18-hole golf course on approximately 183.41 acres within Ballymeade Estates. Extension agreement to 9/29/13.

### MASHPEE

- **Holland Mills Well and Pumping Station**—proposed installation of new public water supply well/pump station. Joint MEPA/CCC review.
- **Mashpee Commons**—proposed master plan. Extension agreement to 2/1/10.
- **Mashpee Watershed Plan**—proposed watershed nitrogen management plan.
- **Mashpee Woods ANR Plan**—proposed Approval Not Required subdivision plan with two commercial lots and seven industrial lots. Extension agreement to 9/18/09.

### ORLEANS

- **Daniels C&D Facility Expansion**—proposed expansion of a construction and demolition debris-processing facility.

### PROVINCETOWN

- **Provincetown Airport Capital Improvements Plan**—proposed safety and facility improvements to the Provincetown Municipal Airport. Joint MEPA/CCC review.

### SANDWICH

- **Sandwich Beach Nourishment and Dredging**—proposed beach nourishment and maintenance dredging. Joint MEPA/CCC review.

### WELLFLEET

- **Herring River Tidal Restoration Project**—proposed reestablishment of tidal flow to the 1,100-acre Herring River estuary and flood plain. Joint MEPA/CCC review.

### YARMOUTH

- **Cape Wind Energy Project**—proposed wind energy facility in Nantucket Sound, with 130 wind towers transmitting power via an underground cable with a proposed Yarmouth landfall. Joint MEPA/CCC review. MEPA issued FEIR certificate on 3/29/07. CCC denied the project without prejudice on procedural grounds on 10/18/07. Cape Wind Associates petitioned the state Energy Facilities Siting Board (EFSB) for a "Certificate of Environmental Impact and Public Interest" on 11/21/07. EFSB held a hearing in mid November 2008.
- **Owl Club Educational Wing/Cultural Center of Cape Cod**—proposed demolition of a structure formerly known as the Owl Club and new construction for the expansion of the Cultural Center. CCC approved the DRI with conditions on 2/5/09.
- **Parker's River Marine Park**—proposed marine park on the 22-acre site of the former Yarmouth drive-in theater. Joint MEPA/CCC review.



**BOURNE  
BREWSTER  
DENNIS  
EASTHAM  
HARWICH  
TRURO**

} No DRI projects at this time.

# CCC Technical Data Digest

## 2008 Traffic Counts Online

The complete set of annual summer traffic counts for Cape Cod is now available on the transportation web site: [www.gocapecod.org/counts/](http://www.gocapecod.org/counts/)

## Traffic at Route 137 and Route 39, East Harwich

The chart below shows the average daily traffic at the intersection of Routes 137 and 39 in Harwich for each month over the past two years. The data are collected continuously on all approaches to the intersection using in-pavement vehicle-detection methods. The Cape Cod Commission's transportation staff remotely retrieves the collected data via telephone modem. The chart indicates changes in traffic during the year and the growth in traffic from last year to this year when comparing individual months.

## USGS Observation Well Data

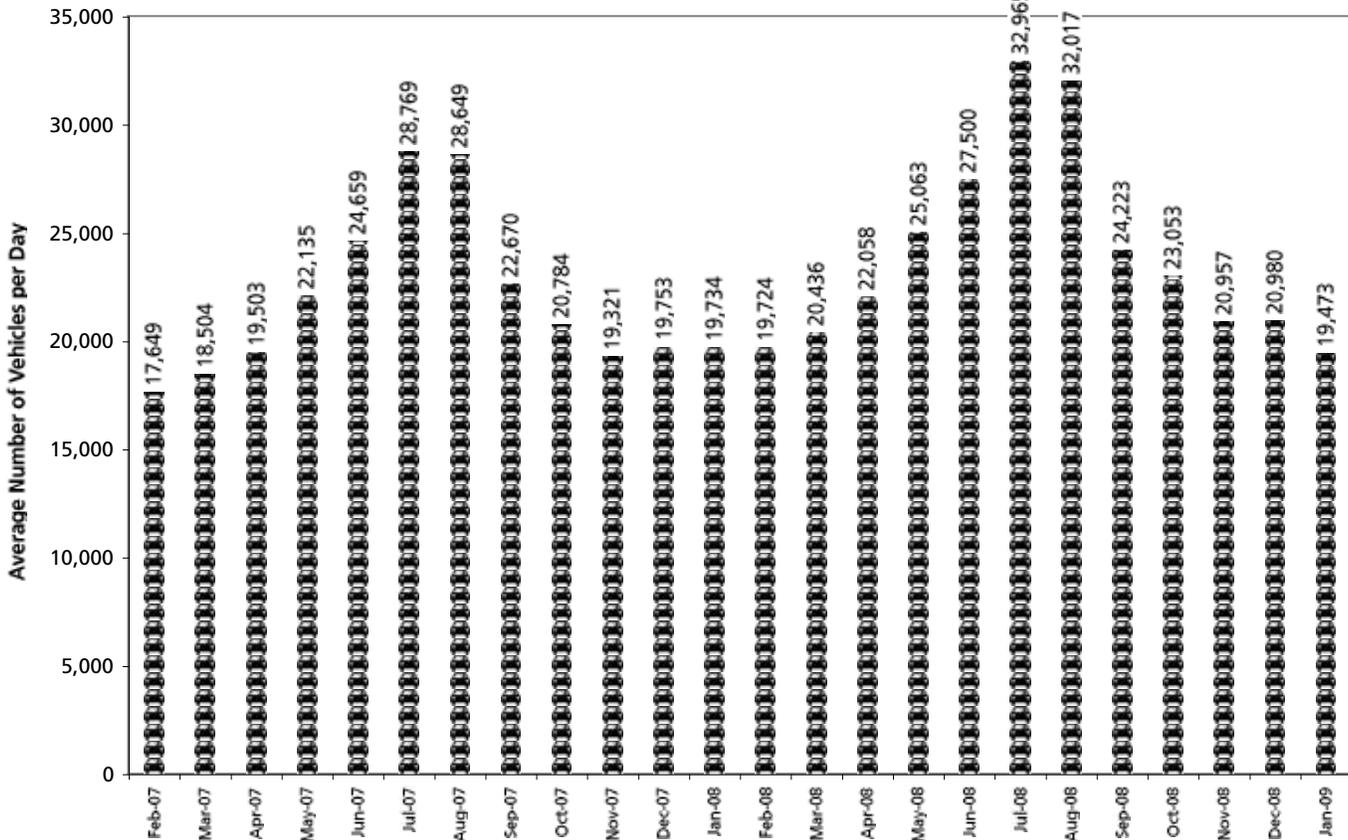
The groundwater-level measurements below are taken monthly by the Cape Cod Commission's staff from nine US Geological Survey (USGS) index wells. The data are also online at: [www.capecodcommission.org/wells.htm](http://www.capecodcommission.org/wells.htm)

### January 2009

Location	Well Number	Level*	Record High*	Record Low*	Departure from Average**	
					Monthly	Overall
Barnstable	A1W 230	N/A <sup>1</sup>	20.5	26.6	N/A <sup>1</sup>	N/A <sup>1</sup>
Barnstable	A1W 247	24.1	20.5	28.6	0.7	0.3
Brewster	BMW 21	10.3	6.9	13.6	0.2	-0.2
Chatham	CGW 138	24.4	20.9	26.6	-0.2	-0.4
Mashpee	MIW 29	7.7	5.6	10.0	0.9	0.7
Sandwich	SDW 252	47.3	45.8	48.2	0.2	0.0
Sandwich	SDW 253	49.9	45.8	55.1	0.6	0.1
Truro	TSW 89	11.8	10.2	13.0	-0.1	0.0
Wellfleet	WNW 17	11.5	7.3	12.8	-0.7	-1.0

\*Feet below land surface. \*\*Feet above mean sea level. <sup>1</sup>New monthly high. <sup>1</sup>New record high. <sup>1</sup>Not Available: Barnstable Well Number A1W230 was not functioning properly in January 2009. Look for new data next month.

Average Daily Traffic - Intersection of Routes 137 and 39 in Harwich, MA



# Commission Meetings and Events

Cape Cod Commission meetings and hearings are open to the public. Call (508) 362-3828 to confirm times and check for last-minute changes.

## Standing Committees

Regulatory, Planning, and Executive committee meetings held at the Commission offices. Call for times.

Monday, March 2  
Monday, March 16

## Full Commission Meetings

Held at the Barnstable County Assembly of Delegates Chamber at 3 p.m., unless otherwise noted.

Thursday, March 5  
Thursday, March 19

## Regulatory Calendar

• **March 5:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.

• **March 19:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.

## Other Events

• **Cape Cod Joint Transportation Committee Meeting:** Friday, March 6, 2009, beginning at 8:30 a.m. in Rooms 11/12 of the Barnstable Superior Courthouse, Route 6A, Barnstable.

• **Citizen Planner Training Collaborative (CPTC) 8th Annual Conference: Advanced Tools and Procedures for Planning and Zoning:** Saturday, March 21, 2009, all day beginning at 9 a.m., at Holy Cross College, Hogan Conference Center, Worcester MA. Registrations must be received by Friday, March 13, 2009. Contact Michael DiPasquale, UMass Extension at 413-545-2188 or [www.umass.edu/masscptc](http://www.umass.edu/masscptc)

• **Cape-wide Historic Preservation Workshop:** Thursday, April 2, 2009, from 11 a.m. to 3 p.m. at the Harwich Community Center. Coordinated by the Cape Cod Commission and Preservation Mass. For more information, contact Preservation Specialist Sarah Korjeff at the Cape Cod Commission (508-362-3828 or [skorjeff@capecodcommission.org](mailto:skorjeff@capecodcommission.org)).



## Cape Cod Commission

### • FISCAL YEAR 2009 OFFICERS •

Chair:

**John D. (J.D.) Harris**

Vice Chair:

**Jay Zavala**

Secretary:

**Florence Seldin**

### • REPRESENTATIVES •

Barnstable:

**Royden Richardson**

Bourne:

**Michael Blanton**

Brewster:

**Elizabeth Taylor**

Chatham:

**Florence Seldin**

Dennis:

**Brad Crowell**

Eastham:

**Joyce Brookshire**

Falmouth:

**Jay Zavala**

Harwich:

**(vacant)**

Mashpee:

**Ernest Virgilio**

Orleans:

**Frank H. Hogan**

Provincetown:

**Roslyn Garfield**

Sandwich:

**Alan Trebat**

Truro:

**Peter Graham**

Wellfleet:

**Roger Putnam**

Yarmouth:

**Mark Lohan**

County Commissioner:

**Sheila Lyons**

Minority:

**John D. (J.D.) Harris**

Native American:

**Mark Harding**

Governor's Appointee:

**Herbert Olsen**

EXECUTIVE DIRECTOR: **Paul Niedzwiecki**  
EDITOR: **Nancy L. Hossfeld**

PHONE: (508) 362-3828 FAX: (508) 362-3136

E-MAIL: [newsletter@capecodcommission.org](mailto:newsletter@capecodcommission.org)

WEB SITES:

[www.capecodcommission.org](http://www.capecodcommission.org)

[www.gocapecod.org](http://www.gocapecod.org)

The Cape Cod Commission REPORTER is published 12 times a year and is available by subscription without charge. Single copies are also available on request. Material included within may be reused freely, with credit to the Cape Cod Commission.

Printed on recycled paper.

PRSRRT STD  
U.S. POSTAGE PAID  
S. YARMOUTH, MA  
02664  
PERMIT 30

C A P E C O D C O M M I S S I O N  
**REPORTER**  
3225 Main Street • P.O. Box 226  
Barnstable, Massachusetts 02630-0226