

CAPE COD COMMISSION REPORTER



March 19, 2009

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

THURSDAY, APRIL 2, 2009:

Historic Preservation Workshop

The Cape Cod Commission has partnered with Preservation Massachusetts to bring a half-day, free workshop to the Cape in early April for those interested in historic preservation.

“We hope to make this an annual event,” says Commission Preservation Specialist Sarah Korjeff. “This year we’ve chosen to focus on several key tools for protecting historic structures,

but we’re also presenting current research on some of the region’s unique resources.”

The Cape-wide Historic Preservation Workshop will be held Thursday, April 2, 2009, from 11 a.m. to 3 p.m. at the Harwich Community Center.

Experts in several fields (see sidebar, next page) will make presentations in these sessions:

- “Generating and Evaluating Good CPA Projects,” with speakers Eric Dray, a preservation planning consultant, and Claudia Wu of Preservation Massachusetts

- “Protecting Modernist Buildings on Cape Cod,” with speaker Peter McMahan of PM Design

- “Inventory of Agricultural Lands,” with speaker Katherine Beauchamp of the Association to Preserve Cape Cod; and

- “Preventing Demolition of Historic Structures,” with speakers Christopher Skelly of the Massachusetts Historical Commission and Rebecca Williams of the National Trust for Historic Preservation.

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The gristmill at Shawme Pond in the village of Sandwich, Massachusetts.



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Attendance at the workshop is free; however, because a buffet lunch will be provided, **reservations are required by March 27, 2009.** Those interested in attending should contact either Cape Cod Commission Preservation Specialist Sarah Korjeff (508-362-3828, skorjeff@capecodcommission.org) or Preservation Massachusetts/National Trust for Historic Preservation Circuit Rider Dorr Fox (508-245-6824, dfox@preservationmass.org).

Cape Economic Development Strategy Enters Phase II

With a second round of funding from Barnstable County's Cape Cod Economic Development Council, the five-year update of the regional planning effort known as the "Comprehensive Economic Development Strategy" (CEDS) is now in Phase 2.

A collaborative effort of the Cape Cod Commission, the Economic Development Council, and many economic development and business professionals, the CEDS process will result in a report to be submitted to the US Economic Development Administration (EDA) by the end of June 2009. The report helps make Cape towns and Barnstable County eligible for EDA planning and infrastructure development funds in the future.

Phase 1, featured in this newsletter's December 2008 edition, focused on gathering relevant data to publish in an interactive, searchable web-based resource site. Phase 2 involves the formation of working groups to make recommendations on infrastructure, workforce development, industry clusters, business development, and business climate. The kick-off meeting for the groups is set for March 31, 2009, at the Chatham Community Center.

For more information about the CEDS process or the working groups, contact Commission Economic Development Officer Leslie Richardson (lrichardson@capecodcommission.org).

About the Workshop Speakers

Eric Dray is a preservation planning consultant whose recent work includes co-writing a series of training videos produced by the Massachusetts Historical Commission (MHC) for historic district commissions, National Register district nominations for Sandwich, a preservation plan for Carver, and ongoing support to the Falmouth Community Preservation Committee and the Plymouth Historic District Committee. Dray is chair of the Provincetown Historical Commission.

Peter McMahon is principal of PM Design in South Wellfleet, Massachusetts, which focuses on sustainable, modern architecture and restoration of mid-20th century buildings. In 2006 he founded the Cape Cod Modern House Trust to document and preserve Modernist architecture on the Outer Cape.

Christopher Skelly is the director of local government programs at the Massachusetts Historical Commission, where he primarily assists the volunteer local commissions around the state in community-wide historic preservation planning.

Rebecca Williams is a field representative in the Northeast Office of the National Trust for Historic Preservation, staffing Massachusetts, New Hampshire, and Vermont.

Claudia S. Wu is an attorney and consultant to nonprofit organizations and governmental agencies on issues relating to historic preservation and organizational development. She currently serves as chair of the board of directors of Preservation Massachusetts.

Katherine Beauchamp is a project specialist with the Association to Preserve Cape Cod (APCC). With Tom Stone of the Woods Hole Research Center, she conducted APCC's in-depth analysis of the historical record and present-day status of farming, impediments to farming, and future opportunities for the protection and enhancement of farming on Cape Cod.

Town Projects with Regional Applicability to Receive State Technical Assistance Funds

These days, municipalities are ready to welcome any and all funding assistance for needed planning and projects. As reported in the January edition of this newsletter, the Massachusetts “District Local Technical Assistance” (DLTA) funding program, initially set up in 2006 to help communities improve their permitting processes, this year offers a lifeline that should help Cape communities fulfill goals related to the regionalization of some municipal services or functions.

The state made \$155,837 from the DLTA program available to the Cape Cod Commission to redistribute to Cape towns. The state’s priority was for regional efforts, and the contract with the Commission required at least 30 percent of the funding be applied in that way. All funds must be used by December 30, 2009.

“We are pleased to be able to work with the state to pass through this support for regional planning activities,” says Cape Cod Commission Technical Services Director Patty Daley. “Barnstable County, Cape towns, and the Commission owe thanks to Cape Cod’s legislative delegation for supporting the DLTA program for our communities.”

2009 Projects

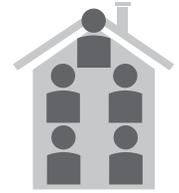
The Commission reviewed letters of interest and selected six projects that met the funding criteria. The descriptions below are preliminary; the specific scope of each project or study will be determined as Memoranda of Agreement are worked out with each participating municipality.



■ **Analysis of Options for Outer/Lower Cape Regionalization of Public Safety Functions** – Funded at \$50,000, this project involves hiring an outside consultant to conduct a cost-efficiency analysis of existing public safety services and regional options for providing those services. The chosen consultant will identify whether regionalization provides short- or long-term service improvements, efficiencies, and/or cost savings for emergency dispatch and other public safety services (that is, police).

The towns of Orleans, Eastham, Wellfleet, Truro, and Provincetown have expressed an interest in participating in the study of regional dispatch services. The towns of Wellfleet, Eastham, and Orleans have expressed an interest in participating in the study of regional/shared police services. The Barnstable County Sheriff has also expressed willingness to participate in this study.

The project will result in a model intermunicipal agreement for further consideration by interested towns.



■ **Analysis of Options for Outer/Lower Cape Regionalization of Housing Authority Functions**

– Funded at \$15,000, this project will examine opportunities for shared administrative and professional services in the area of housing.

The Town of Eastham requested this study on behalf of the Outer/Lower Cape towns. In the request, Eastham Town Administrator Sheila Vanderhoef notes that a regional approach to affordable housing can enhance the Cape’s demographic diversity and create efficiencies in operations and the provision of services.

The project will result in a template or methodology for housing authorities statewide to share staff and resources to fulfill their housing mandates.



■ **Stormwater Management and Financing Options, Town of Yarmouth**

– Funded at \$10,000, this project involves examining the feasibility of establishing a stormwater utility to fund stormwater improvements.

Existing sources of funding are typically not sufficient to address all of an individual community’s stormwater management needs. As a Phase I feasibility study, this will be a fast-paced and focused

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Technical assistance, from page 3...

analysis of options for stormwater management and financing by one or more towns.

The project will provide information useful to all Cape towns faced with funding shortfalls for needed stormwater management projects, and will recommend opportunities for collaboration and coordination in stormwater planning.



■ **Drinking Water Supply Zones of Contribution, Town of Barnstable and Others**

– Funded at \$15,000, this project uses the model developed and used by the Cape Cod Commission’s water resources department to reexamine and refine zones of contribution to public

drinking water supplies (known as Zone IIs) within Barnstable and shared by the Town of Barnstable and neighboring communities. The project will also involve coordination with Barnstable’s four independent water districts.

The project will result in more accurate mapping of zones of contribution located within Barnstable (and those located partially within Barnstable and neighboring communities), will improve the quantity and quality of data provided from Barnstable’s private water districts, and will allow the Commission to use and refine its model to support regional planning and water supply protection efforts.

■ **Workforce Housing Overlay District, Town of Chatham**

– Funded at \$10,000, the project will create a “workforce housing” overlay district that includes incentives and establishes a clear permitting process.

Workforce housing is typically defined as housing for individuals and households earning more than 80 percent of the area median income (80 percent is the maximum income under the definition of “affordable housing”), but earning less than the salary necessary to purchase (or sometimes rent) appropriate housing based on market rates.



The project will result in a zoning warrant article that can be used as a model by other communities that may consider adopting workforce housing bylaws as an incentive-based program.



■ **Municipal Solid Waste Disposal Alternatives Analysis, Capewide**

– Funded at \$35,000, this project involves hiring an outside consultant to review alternatives for the disposal of municipal solid waste (MSW) by Cape communities.

In 1984–1985, 14 Cape towns (all but Bourne) signed long-term contracts for MSW disposal with what is now known as the Covanta SEMASS Resource Recovery Facility in Rochester, Massachusetts. Those contracts end in approximately six years. SEMASS is currently proposing a Memorandum of Understanding offering the Cape towns a pre-determined price structure (“tip fee”) for waste disposal until

2030. Meetings between Commission staff and local MSW professionals have revealed a strong interest in analyzing alternative means for disposing of MSW before signing onto the next long-term contract under the terms proposed by the SEMASS memorandum.

The DLTA funds are considered seed money to fund a Cape-wide analysis of disposal options and costs. Interested towns will be asked to provide local funding to assist with this effort.

Next Steps

As mentioned earlier, the next step for the selected projects is for each town and the Cape Cod Commission to complete a memorandum of agreement (MOA). First, the Commission will contact appropriate town staff to schedule a meeting to develop a detailed scope of work and estimate the time and expertise required to fulfill the request. The Commission will then draft an MOA for review by the towns.

For Information

Those interested in learning more about the DLTA-funded projects in particular or about the Cape Cod Commission’s technical assistance services in general should contact Commission Technical Services Director Patty Daley by phone at (508) 362-3828 or by e-mail to: pdaley@capecodcommission.org

Home Ownership Affordability Gap Shrinks

The drop in real estate values on Cape Cod in the last two years has an upside for those financially stretching for homeownership.

Cape Cod Commission Affordable Housing Specialist Paul Ruchinkas has analyzed data annually between 1997 and 2008 to compare the region's median income to the income needed to buy median-priced single-family homes on the

Cape. During that period, the difference between the two figures, called the "affordability gap," grew as high as \$39,600.

With 2008 data now available, Ruchinkas's analysis shows the affordability gap is currently about half that amount (\$19,600), which is an improvement

but still beyond the reach of many longing for home ownership.

The data are available online: www.capecodcommission.org/housing/



Cape Median Residential Single-family Home Sale Prices

Year	Median Price	% Change from Previous Year
1997	\$125,000	—
1998	\$135,000	8.0%
1999	\$147,900	9.6%
2000	\$176,000	19.0%
2001	\$219,850	24.9%
2002	\$265,950	21.0%
2003	\$310,000	16.6%
2004	\$353,225	13.9%
2005	\$379,900	7.6%
2006	\$369,000	-2.9%
2007	\$346,900	-6.0%
2008	\$333,850	-3.8%

Source: Banker & Tradesman (transfers of more than \$1,000 and excludes foreclosure deeds)

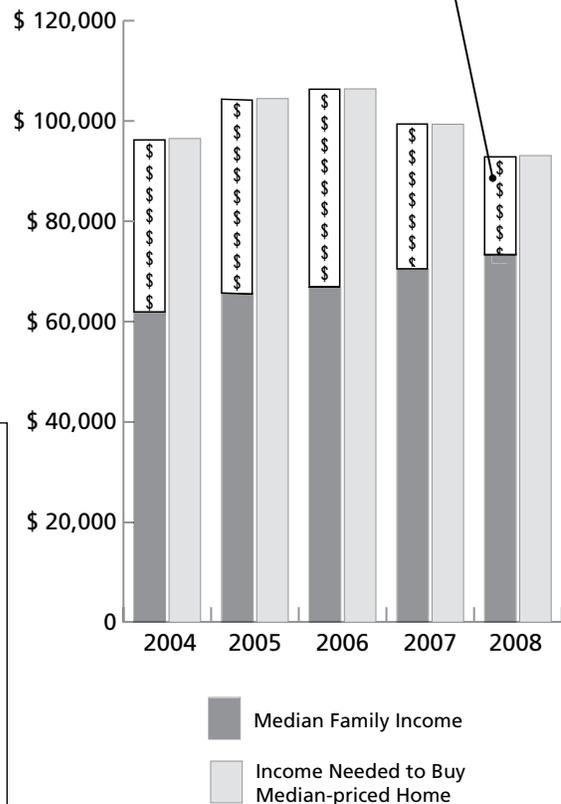
Affordability Gap

Year	Median Family Income*	Income Needed to Buy Median-priced Home**	Affordability Gap
1997	\$44,700	\$39,500	-\$5,200
1998	\$44,700	\$40,925	-\$3,775
1999	\$46,300	\$46,750	\$450
2000	\$47,700	\$57,890	\$10,190
2001	\$51,700	\$66,640	\$14,940
2002	\$56,500	\$77,275	\$20,775
2003	\$58,700	\$84,900	\$26,200
2004	\$61,800	\$96,500	\$34,700
2005	\$65,650	\$104,460	\$38,810
2006	\$66,800	\$106,400	\$39,600
2007	\$70,400	\$99,350	\$28,950
2008	\$73,500	\$93,100	\$19,600

*Source: US Department of Housing and Urban Development

**Assumptions: 5% down payment; 30% housing ratio; Freddie Mac national 30-year-fixed annual average mortgage rate; real estate taxes, house insurance, and PMI at 1.5% of sales price

Home Ownership Affordability Gap



CCC Technical Data Digest

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

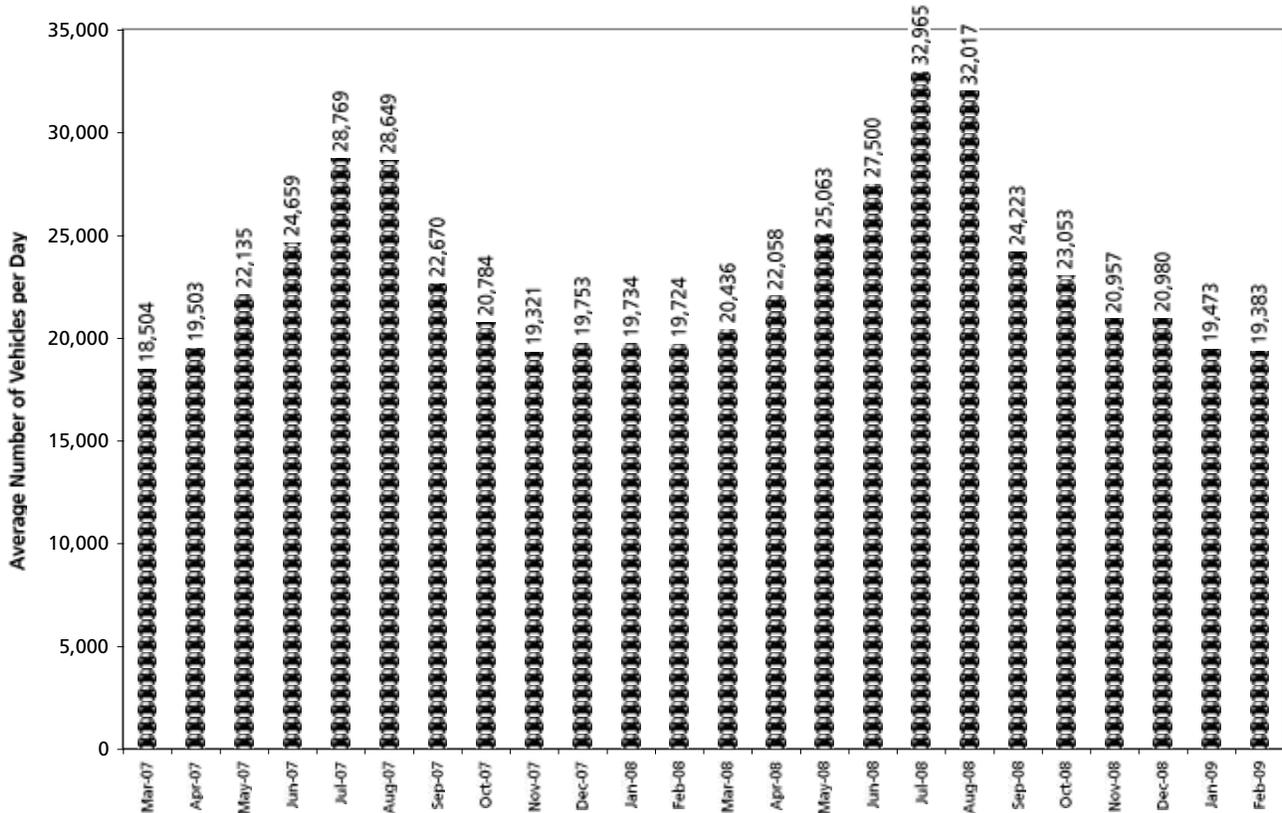
The groundwater-level measurements below are taken monthly by the Cape Cod Commission's staff from nine US Geological Survey (USGS) index wells. The data are also online at: www.capecodcommission.org/wells.htm

February 2009

Location	Well Number	Level*	Record High*	Record Low*	Departure from Average**	
					Monthly	Overall
Barnstable	A1W 230	23.2	20.5	26.6	0.1	0.4
Barnstable	A1W 247	23.9	20.5	28.6	0.6	-0.6
Brewster	BMW 21	10.3	6.9	13.6	0.1	-0.2
Chatham	CGW 138	24.1	20.9	26.6	-0.2	-0.2
Mashpee	MIW 29	7.8	5.6	10.0	0.6	0.6
Sandwich	SDW 252	47.0	45.8	48.2	0.3	0.3
Sandwich	SDW 253	49.9	45.8	55.1	0.3	0.1
Truro	TSW 89	11.7	10.2	13.0	0.2	0.4
Wellfleet	WNW 17	11.2	7.3	12.8	-0.7	-0.8

*Feet below land surface. **Feet above mean sea level. †New monthly high. ‡New record high.

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



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 (✓) 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

DRI Projects in the CCC Regulatory Queue

BARNSTABLE

- **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. CCC accepted the applicant's withdrawal of the project on 3/5/09.
- ✓ **Dalby ANR**—proposed division of land in excess of 30 acres to split an existing lot into two lots.
- ✓ **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.

BOURNE

No DRI projects at this time.

BREWSTER

No DRI projects at this time.

CHATHAM

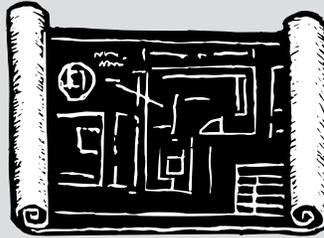
- **Chatham Wastewater Plan**—wastewater study and implementation plan. Joint MEPA/CCC review. Extension agreement to 6/18/10.

DENNIS

No DRI projects at this time.

EASTHAM

No DRI projects at this time.



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.

HARWICH

No DRI projects at this time.

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. Formal withdrawal anticipated.

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.

TRURO

No DRI projects at this time.

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 landfill. 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.
- **Parker's River Marine Park**—proposed marine park on the 22-acre site of the former Yarmouth drive-in theater. Joint MEPA/CCC review.

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 30
Monday, April 13
Monday, April 27

Full Commission Meetings

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

Thursday, April 2
Thursday, April 16
Thursday, April 30

Regulatory Calendar

- **March 20:** HEARING OFFICER: F.W. Webb (Barnstable project), 10 a.m., CCC
- **March 26:** HEARING: Dalby ANR (Barnstable project), 6:30 p.m., CCC
- **March 30:** HEARING: F.W. Webb (Barnstable project), 6:30 p.m., CCC
- **April 2:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.

Other Events

- **Citizen Planner Training Collaborative 8th Annual Conference: Advanced Tools and Techniques for Planning and Zoning:** Saturday, March 21, 2009, beginning at 8 a.m., at the Hogan Conference Center, Holy Cross College, Worcester, Massachusetts. For information, see the web site: 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 (100 Oak Street, Harwich, Massachusetts). Reservations are required by March 27, 2009. See story, page 1.
- **Cape Cod Metropolitan Planning Organization (MPO) Meeting:** Monday, March 30, 2009, beginning at 1 p.m. at the Cape Cod Commission office, Route 6A, Barnstable, Massachusetts.
- **Cape Cod Joint Transportation Committee (CCJTC) Meeting:** Friday, April 3, 2009, beginning at 8:30 a.m. at the Cape Cod Commission office, Route 6A, Barnstable, Massachusetts.



Cape Cod Commission

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Vice Chair: **Jay Zavala** Secretary:
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Bourne:
Michael Blanton

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Dennis:
Brad Crowell

Eastham:
Joyce Brookshire

Falmouth:
Jay Zavala

Harwich:
(vacant)

Mashpee:
Ernest Virgilio

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