



# REPORTER

ENERGY SECTION OF THE REGIONAL POLICY PLAN:

## Award-winning Policy Innovation

The 2009 Cape Cod Regional Policy Plan's performance standards for energy components of developments have truly performed! Last week, the US Environmental Protection Agency (EPA) recognized the plan's energy standards as 'regulation/policy innovation' that can help the nation achieve cleaner air.

Through its Clean Air Excellence Awards, the EPA annually recognizes and honors outstanding efforts that directly or indirectly reduce pollutant emissions, demonstrate innovation, offer sustainable outcomes, and provide a model for others to follow. The Regional Policy Plan's standards promote energy efficiency and require on-site renewable-energy generation for building proposals undergoing Cape Cod Commission review.



*"Our approach to energy efficiency and renewable energy on Cape Cod is a comprehensive one. We emphasize distributed generation, diversity, and innovation."*

Executive Director Paul Niedzwiecki  
Cape Cod Commission

The Commission was one of only 12 organizations nationwide to receive a Clean Air Award. The EPA selected the 2010 recipients from 75 applications.

"The award recognizes the Commission's role as a preeminent planning agency working on the cutting edge of energy policy development," says Cape

(CONTINUED ON PAGE 2)



## Two Thumbs Up for CCC 'Smarter Cape Summit' Movies

The Smarter Cape Summit held in May received many accolades. Had there been a "Best Picture Award," it might have gone to the Cape Cod Commission for the movies created by a staff team to supplement Executive Director Paul Niedzwiecki's presentation during the summit's opening sessions.

The Commission staff created two short clips with straightforward, simple animated graphics and imagery supported by Google® aerial "flyovers." One movie depicts population and land use changes across the region and another explains the impact that excess nitrogen has on the Cape's water supply, ponds, and estuaries. These presentations illustrate how smart technology smartly applied can help address regional planning issues.

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Cod Commission Executive Director Paul Niedzwiecki. “We encourage projects scaled appropriately for our region and the features that make Cape Cod so special. ”

Niedzwiecki accepted the award on behalf of the Commission at the Clean Air Excellence Awards Ceremony in the nation’s capital. Joining him were Commission Deputy Director Patty Daley, Chief Regulatory Officer Kristy Senatori, and Planner/Energy Specialist Ryan Christenberry, the chief author of the energy section of the 2009 Regional Policy Plan.

Christenberry worked with renewable energy proponents, environmental planners, and potential developers to craft the regional standards. Development proposals above a certain threshold must be designed to earn ENERGY STAR® certification, use efficient building-envelope design standards, and meet 10 percent of their electrical demand through on-site renewable energy generation. Flexible waiver criteria encourage innovation for projects with certain site constraints.

As one example, Christenberry points to a new facility in Hyan-nis that FW Webb, the Northeast’s largest plumbing and heating supply company, redeveloped following the standards of the 2009 Regional Policy Plan.

“FW Webb’s 60,000 square foot warehouse/office redevelopment is an outstanding example of the suitability and application of the plan’s energy standards,” she says. “The company embraced the regulations and achieved an innovative building design that has become a model for facilities in the future.”



Cape Cod Commission (CCC) staff members accept the EPA’s 2010 “Clean Air Excellence” Award at a ceremony in Washington, DC, on June 7, 2011. Left to right: CCC Deputy Director Patty Daley, CCC Chief Regulatory Officer Kristy Senatori, CCC Executive Director Paul Niedzwiecki, CCC Planner/Energy Specialist Ryan Christenberry, and EPA Office of Air and Radiation Assistant Administrator Gina McCarthy

USEPA photo by Eric Lange, reprinted with permission

The FW Webb facility features a hybrid solar thermal and geothermal heating system consisting of 9 percent solar energy, 62 percent geothermal energy, and 29 percent electrical energy to replace all of the natural gas for heating needs. The project realizes an estimated energy

cost saving of \$20,000 a year and avoids the addition of 722 metric tons of carbon dioxide into the atmosphere annually.

The Cape Cod Regional Policy Plan is available on the web site: [www.capecodcommission.org/RPP](http://www.capecodcommission.org/RPP)

SUMMIT MOVIES, from page 1

The creative team that developed the movies and presentation included Special Projects Coordinator Tabitha Harkin, Special Projects Coordinator Sandra Perez, Data Center Research Analyst Ryan Ellison, Senior Community Design Planner Phil Dascombe, GIS Manager Anne Reynolds, and Economic Development Officer Leslie Richardson. The group also consulted with Water Resources Program Manager Tom Cambareri and Hydrologist Gabrielle Belfit.

The Commission’s movies and presentation files, as well as videos of summit sessions (courtesy of the Cape Cod Community Media Center), are linked from the Announcements section of the web site: [www.capecodcommission.org](http://www.capecodcommission.org)



# CCC Regulatory Status Report

## ■ DRI Project Reviews:

### BARNSTABLE

- **Barnstable Municipal Airport Terminal Access and Egress Design**—proposed major modification to access and egress. The scope of CCC review was limited to transportation issues. The CCC voted to approve the DRI with conditions on 6/24/10. A commercial abutter to the airport has challenged the DRI approval in Land Court.
- **BJ's Wholesale Club Addition**—proposed 19,438-sq.ft. addition to an existing wholesale-club facility on Attucks Lane in Hyannis. The project will undergo Limited DRI Review for affordable housing, economic development, energy, and transportation issues.

### BOURNE

- ✓ ● **New Generation Wind Joint Venture**—proposed construction of seven commercial wind energy turbines and access roadways on multiple parcels. CCC accepted the applicant's withdrawal of the proposal on 3/3/11. CCC received a resubmitted application on 3/14/11. On 6/2/11, CCC received a letter from the applicant proposing to eliminate two turbines from the site plan.
- **Edgehill Park Subdivision**—proposed preliminary subdivision plan creating five roads and eight new lots on the same land that is subject to the New Generation Wind Joint Venture DRI review.

### BREWSTER

- ✓ ● **Windrift Acres**—resubmittal of proposed 22-lot subdivision on 55 acres in West Brewster. The project will undergo Limited DRI Review for water resources, plant and wildlife habitat, open space, and affordable housing issues.

### CHATHAM

- ✓ ● **DuPont Residence**—proposed substantial alteration of a single-family dwelling listed as a contributing structure in a National Register Historic District.

### FALMOUTH

- **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

- **Cape Cod Coop Bank Preliminary Plan**—proposed subdivision of 48 acres. CCC accepted the applicant's withdrawal of a resubmitted proposal on 3/17/11. CCC received a resubmitted application on 3/21/11.
- ✓ ● **Community Health Center of Cape Cod**—proposed two-story, 22,000 sq.ft. expansion to the existing 9,900-sq.ft. Mashpee Community Health Center.
- **Mashpee Watershed Plan**—proposed watershed nitrogen management plan.

### ORLEANS

- ✓ ● **Orleans Comprehensive Wastewater Management Plan**—proposed draft Comprehensive Wastewater Management Plan that identifies and evaluates three alternative plans for wastewater treatment and disposal. MEPA issued a certificate of adequacy for the Environmental Impact Report on 1/28/11, beginning the time clock for DRI review of the proposal.

### SANDWICH

- **Sagamore Line Reinforcement Project (Western Segment)**—proposed installation of 11,000 ft. of 20-inch-diameter gas pipeline along Service Road between Route 130 and Quaker Meetinghouse Road.

### YARMOUTH

- **Gladstone, LLC**—resubmittal of proposed relocation of a 17,150-sq.ft. structure from Hyannis to 31 Aaron's Way, West Yarmouth, for warehouse, accessory, and office uses, for Limited DRI Review for land use, wetlands, open space, hazardous waste, and energy issues.

## ■ Proposed Development Agreements:

- **Mashpee Commons Master Plan/Mashpee**—CCC approved the "Notice of Intent to File a Development Agreement." The deadline for filing has been extended to 2/17/12.

## ■ DRI Reviews Pending Massachusetts Environmental Policy Act (MEPA) Certificates:

- **South Coast Watersheds Comprehensive Wastewater Management Plan/Falmouth**—proposed Comprehensive Wastewater Management Plan to address water quality problems of Little, Great, Green, Bourne, and Eel ponds, and Waquoit Bay.

Developments of Regional Impact (DRIs) and other major regulatory matters currently under review by the Cape Cod Commission are listed below. A check mark (✓) in front of a proposal's name indicates that the Commission has scheduled regulatory activity for that project in the coming month. Details about activities listed here and in the calendar on the back cover may be found online in the "Regulatory" section of the web site:  
[www.capecodcommission.org/regulatory](http://www.capecodcommission.org/regulatory)

- **Holland Mills Well and Pumping Station/Mashpee**—proposed installation of new water supply well/pump station.

- **Provincetown Airport Capital Improvements Plan**—proposed safety and facility improvements to the Provincetown Municipal Airport.

- **Sandwich Beach Nourishment/Dredging**—proposed beach nourishment/maintenance dredging.

- **Herring River Tidal Restoration Project**—proposed reestablishment of tidal flow to the 1,100-acre Herring River estuary and floodplain.

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

- **Yarmouth Comprehensive Wastewater Management Plan**—proposed plan for the construction and operation of a wastewater treatment plant, pumping stations, sewer mains, and related facilities.

## ■ Active Districts of Critical Planning Concern (DCPCs):

- ✓ ● **Ocean Management Planning DCPC/Capewide**—The Barnstable County Assembly of Delegates voted unanimously to designate the district on April 21, 2010. Policy Committee and Technical Advisory Work Groups began meeting in summer 2010. In November, CCC held a listening session for stakeholders and, in early January 2011, sent a draft of the Cape Cod Ocean Management Plan to the Policy Committee for revision. The committee has met several times since then to discuss policy options and make recommendations. On April 14, CCC voted to extend the planning period and moratorium 90 days, to August 3, 2011. CCC review of draft implementing regulations is tentatively scheduled for July 21, 2011.



# Cape Cod Commission Meetings and Events

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

## Regulatory Calendar

- **June 16:** CONTINUED HEARING: New Generation Wind Joint Venture (Bourne project), 4:30 p.m., Bourne High School Library.
- **June 23:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.
- **June 28:** HEARING: Community Health Center of Cape Cod (Mashpee project), 5:30 p.m., Mashpee Town Hall.
- **July 7:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.
- **July 21:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm:
  - Draft implementing regulations for the Ocean Management Planning DCPC
  - Orleans Comprehensive Wastewater Management Plan DRI

## CCC Standing Committees

Regulatory, Planning, and Executive committee meetings generally are held at the Commission offices. Call for times (508-362-3828) or check the Commission's online calendar.

- Monday, June 20
- Tuesday, July 5
- Monday, July 18

## Other Events

■ **Smart Transportation Week:** An annual event to promote transportation choices such as public transit, ridesharing, walking, and bicycling as alternatives to single-occupant driving on Cape Cod. Begins Saturday, June 25 and ends Saturday, July 2, 2011. See [www.gocapecod.org/gosmart](http://www.gocapecod.org/gosmart) for details.

■ **All Barnstable County Offices Closed:** Monday, July 4, 2011 for the Independence Day holiday.



## Cape Cod Commission

### ■ FISCAL YEAR 2011 OFFICERS ■

**Chair:**

Royden Richardson

**Vice Chair:**  
Peter Graham

**Secretary:**  
Michael Blanton

### ■ REPRESENTATIVES ■

Barnstable:  
Royden Richardson

Bourne:  
Michael Blanton

Brewster:  
Elizabeth Taylor

Chatham:  
Lynne Pleffner

Dennis:  
Richard Roy

Eastham:  
Joyce Brookshire

Falmouth:  
Mario DiGregorio

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

County Commissioner:  
Mary Pat Flynn

Minority:  
John D. (J.D.) Harris

Native American:  
Mark Harding

Governor's Appointee:  
Herbert Olsen

### ■ EXECUTIVE DIRECTOR ■

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