

# REPORTER

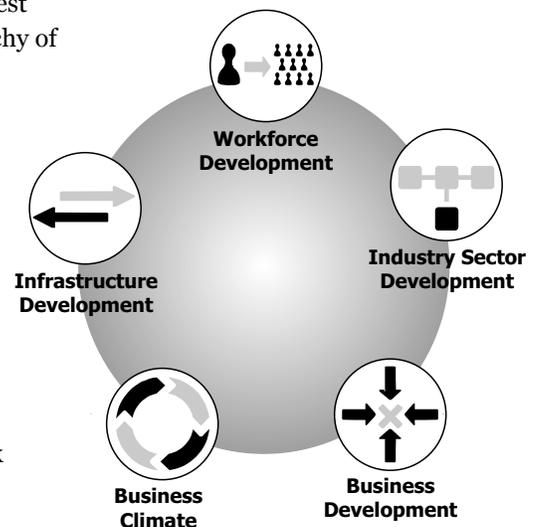
## Economic Development Annual Review

The Cape Cod Commission and Cape Cod Economic Development Council hosted a “summit” of economic development leaders and professionals in mid May to review progress on the implementation of priority projects identified in the five-year Comprehensive Economic Development Strategy (CEDS) developed in 2009 (see [www.capecodcommission.org/econdevel/CEDS/CEDS2009/home.htm](http://www.capecodcommission.org/econdevel/CEDS/CEDS2009/home.htm)).

Among the Year One accomplishments are the completion of a full business plan and receipt of \$40 million in funding for the OpenCape telecommunications infrastructure project; expansion of energy efficiency programs; concept development and pursuit of funding for a proposed algae bio-fuel refinery pilot project; an entrepreneurship services and training coordination program; regional coordination among “Buy Local” programs; designation of the Ocean Management Planning District of Critical Planning Concern to allow proper planning for renewable energy generation in the Cape’s state waters; and an analysis of coastal baseline land use data to facilitate economic development.

In addition to pursuing the above projects into Year Two, several new projects have been identified as priorities this year:

- establishment of regional solid-waste minimization strategies and best management practices consistent with the waste management hierarchy of reduce, reuse, and recycle;
- completion of a transportation study in the Cape Cod Canal area to determine the feasibility of passenger and freight rail transport to facilitate economic development and tourism;
- establishment of a “Center of Excellence for Water Quality Technologies and Innovation,” which will pursue a coordinated database for research purposes and to address critical issues for management of drinking water, wastewater, and coastal water; and
- establishment of a regional information clearinghouse and Strategic Information Office to centralize regional data and to leverage network infrastructure on a regional basis.





Keeping a Special Place Special

## 20 Years Ago This Month...

During the third month of the new agency's operation, the Cape Cod Commission signed a lease for office space in the current (2010) building at 3225 Main Street in Barnstable village. (The Commission's first and only other home had been in the basement of the First District Courthouse in the Barnstable County complex.) On the personnel front, Shirley Gomes became the first Governor's Appointee to the board. The staff positions of Affordable Housing Specialist and Economic Development Officer remained unfilled. In the regulatory program, the Commission granted hardship exemptions from regional review for municipal transfer stations in Wellfleet and Eastham, denied hardship exemptions for proposals from the Sandwich Commercial Realty Trust and Crowell (indoor) Golf Driving Range in Dennis, and introduced interim administrative and enabling regulations. In the planning program, the Commission approved pursuit of a Cape-wide survey of residents to document community concerns and help shape the first Cape Cod Regional Policy Plan.

## CCC Personnel



### Sandwich Rep

The Cape Cod Commission welcomed new Sandwich representative Joanne

O'Keefe in late April. O'Keefe's term runs to April 2013.

### New Officers

The Cape Cod Commission recently elected new officers for Fiscal Year 2011 (begins July 1, 2010):

Chair ..... Royden Richardson, Barnstable  
Vice Chair ..... Peter Graham, Truro  
Secretary ..... Michael Blanton, Bourne

The board and staff extend gratitude to two-year Chair John D. Harris (Minority Representative) and to FY10 Secretary Elizabeth Taylor (Brewster). Both remain on the board.

## Still 'Out of Reach': Barnstable County Wages vs. Rental Housing Costs

Barnstable County's portion of annual "Out of Reach" data compiled by the National Low Income Housing Coalition is now available in the Resources section of the Cape Cod Commission's Affordable Housing web site: [www.capecodcommission.org/housing](http://www.capecodcommission.org/housing)

The Out of Reach report compares wages and rental housing costs nationally. A unit of rental housing is considered affordable if it costs no more than 30 percent of the renter's income.

Key findings in the report for Barnstable County include:

- The Fair Market Rent (FMR) for a two-bedroom apartment is \$1,201. To afford this level of rent and

utilities without paying more than 30 percent of income on housing, a household must earn \$4,003 monthly or \$48,040 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$23.10.

- A minimum-wage worker earns an hourly wage of \$8. To afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 115 hours per week, 52 weeks per year. Or, a household must include 2.9 minimum-wage earners working 40 hours per week year-round to make the two-bedroom FMR affordable.

- The estimated mean (average) wage for a renter is \$11.50 an hour. To afford the FMR for a two-bedroom

apartment at this wage, a renter must work 80 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 2.0 workers earning the mean renter wage to make the two-bedroom FMR affordable.

- Monthly Supplemental Security Income (SSI) payments for an individual are \$778 in Barnstable County. If SSI represents an individual's sole source of income, \$237 in monthly rent is affordable, in contrast to the FMR for a one-bedroom, which is \$913.

Contact Commission Affordable Housing Specialist Paul Ruchinkas with questions.



# 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 is limited to transportation issues.

### BREWSTER

- ✓ ● **Windrift Acres**—resubmittal of a proposed 22-lot subdivision on 55 acres in West Brewster.

### 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.
- **Mashpee Watershed Plan**—proposed watershed nitrogen management plan.

### ORLEANS

- **Orleans Stop & Shop Gasoline Station**—proposed 10-pump gas station on the site of an existing commercial plaza (“Cranberry Plaza”) near the Orleans traffic rotary. On 1/7/10, CCC accepted the project as a discretionary DRI referral. The review will address water and coastal resources, wetlands, transportation, solid waste/hazardous materials, economic development, and heritage preservation/community character. CCC accepted the applicant’s withdrawal of the project on 6/10/10.

### PROVINCETOWN

- **Waste Treatment Telecommunications Monopole**—proposed construction of a wireless telecommunications facility in a 40x40-ft. compound.

### SANDWICH

- **Forestdale Village**—resubmittal of a proposed 100,000-sq.ft. commercial development on Route 130.

### 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 and granted the certificate on 5/27/09. CCC filed a petition to appeal that decision on 6/12/09. The matter is before the Massachusetts Supreme Judicial Court.
- **Siddharth Siddharth Lot Clearing**—more than two acres of land in Yarmouthport cleared without a clearing permit. CCC accepted the applicant’s withdrawal of the project on 6/10/10.

## ■ 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, Bournes, and Eel ponds, and Waquoit Bay.
- **Holland Mills Well and Pumping Station/Mashpee**—proposed installation of new public water supply well/pump station.
- **Orleans Comprehensive Wastewater Management Plan**—proposed draft Comprehensive Wastewater Management Plan that identifies and evaluates three alternative plans for wastewater treatment and disposal.
- **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.

## ■ Proposals with Approved “Notices of Intent to File a Development Agreement”:

Dates shown are deadlines for anticipated filings.

- ✓ ● **Red Jacket Resorts Development/Yarmouth** – 8/20/10
- ✓ ● **The Villages of Barnstable/Barnstable** – 12/17/10
- **Mashpee Commons Master Plan/Mashpee** – 2/18/11

Developments of Regional Impact (DRIs) and other regulatory matters currently under review by the Cape Cod Commission are listed here. 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 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](http://www.capecodcommission.org)

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

- **Craigville Beach DCPC/Barnstable**—The Town of Barnstable prepared draft “implementing regulations” for the district. On 4/1/10, the Barnstable Town Council voted to send the regulations to CCC for review. On 6/10/10, CCC found that the implementing regulations submitted for Commission review by the Town of Barnstable conform to the DCPC guidelines set forth in Barnstable County Ordinance 09-12. CCC also found that the district could be strengthened by additional regulations and actions. The Town Council now will consider adoption of the implementing regulations.
- **Ocean Management Planning DCPC/Capewide**—The Barnstable County Assembly of Delegates voted unanimously to designate the district by regional ordinance on 4/21/10. Implementing regulations must be adopted by 5/5/11. On behalf of the County Commissioners, the Cape Cod Commission is now organizing a technical workgroup to focus on natural resources, visual issues, and renewable energy, and a policy committee to oversee the process and distill the recommendations of the technical workgroup, a stakeholder group, and the general public. Working meetings are proposed to begin later this month.

# 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, June 21

Monday, July 19

## Regulatory Calendar

■ **June 24:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm:

– Barnstable Municipal Airport Terminal Access and Egress Design project

– Comprehensive Economic Development Strategy (CEDS) Annual Report

■ **July 1:** HEARING OFFICER: Windrift Acres (Brewster project), 10 a.m., CCC. Procedural only; no testimony.

■ **July 22:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.

## Other Events

■ **Cape Cod Smart Transportation Week:**

Sunday, June 27 through Saturday, July 3, 2010. Smart Transportation Day is Wednesday, June 30, with a commuter rally at noon in the parking lot of the Barnstable County complex in Barnstable. Details online: [www.gocapecod.org/gosmart](http://www.gocapecod.org/gosmart)

■ **Regional Transportation Plan Workshops:**

A series of public meetings to discuss elements of the 2011 update to the Regional Transportation Plan (see [www.gocapecod.org/rtp](http://www.gocapecod.org/rtp)). All workshops will be held at the Hyannis Transportation Center:

- Bike and Pedestrian Transportation: Saturday, June 26, from 1:30 to 2:30 p.m.

- Public Transportation: Tuesday, July 13, from 3 to 4:30 p.m.

- Rail, Air, and Ferry Transportation: Monday, July 19, from 3 to 4:30 p.m.

- Roadways and the Environment: Wednesday, July 28, from 3 to 4:30 p.m.

■ **Independence Day Holiday:** Monday, July 5, 2010. All Barnstable County offices will be closed.

■ **Cape Cod Joint Transportation Committee (CCJTC) Meeting:** Friday, July 9, 2010, at 8:30 a.m., at CCC.

## 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:  
(vacant)

Eastham:  
Joyce Brookshire

Falmouth:  
Mario DiGregorio

Harwich:  
Robert Bradley

Mashpee:  
Ernest Virgilio

Orleans:  
Peter Monger

Provincetown:  
Austin Knight

Sandwich:  
Joanne O'Keefe

Truro:  
Peter Graham

Wellfleet:  
Roger Putnam

Yarmouth:  
Jack McCormack

County Commissioner:  
Sheila Lyons

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

Native American:  
Mark Harding

Governor's Appointee:  
Herbert Olsen

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