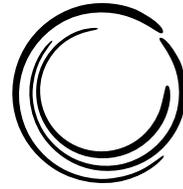




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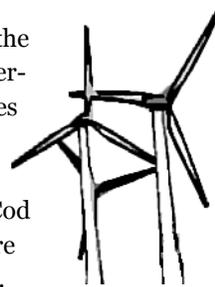
CAPE COD
COMMISSION

REPORTER

Wind on the Water: Planning Begins in Earnest for Ocean DCPC

The first meeting of a newly formed policy committee representing each Cape town and the regional planning agencies in southeastern Massachusetts kicked off Barnstable County's efforts to build consensus toward new standards for renewable energy development in the ocean waters within the state's jurisdictional boundary surrounding Cape Cod.

The Ocean Management Planning District of Critical Planning Concern (DCPC), established by Barnstable County in April, calls for the creation of "implementing regulations" to meet DCPC guidelines. The primary goals of the district include defining the appropriate "community scale" of renewable energy projects, looking at sand and gravel mining, and siting cables and pipelines in the defined area. The policy committee, a technical advisory work group focusing on renewable energy, visual impacts, and natural resources, stakeholder groups, and the public will help shape the regulations that the Cape Cod Commission must propose by early May 2011. Commission staff members are organizing and guiding the planning process on behalf of Barnstable County. Executive Director Paul Niedzwiecki and Planner Heather McElroy are leading the work.



(CONTINUED ON NEXT PAGE)

A sample computer-generated scene to help gauge public preferences for turbine configuration, number, and distance from shore. Image created by Phil Dascombe/CCC using a combination of 3D-modeling and photo-manipulation software.





Keeping a Special Place Special

20 Years Ago This Month...

An 11-member advisory board for the first Regional Policy Plan (RPP) began meeting in August 1990, chaired by Ben Gitlow of Wellfleet. The Cape Cod Commission Act required Barnstable County to put the first RPP into effect within one year. The RPP forms the basis for all Commission decisions and sets a regional framework for local comprehensive plans.

OCEAN PLANNING, FROM PAGE 1

The policy committee met late in July and again two weeks later, considering the adoption of 16 “guiding principles” for its work and task lists for the technical advisory work group. These and other draft documents, as well as maps, participants lists, and more, are available on the web site www.capecodcommission.org/oceanplanning. A blog linked from the site has been established for commenting on the process and on the working documents as they evolve.

One component of the process will focus on a visual assessment of potential “community scale” wind turbines in the coastal ocean waters, an element of renewable energy planning not examined in the state’s Ocean Management Plan that was released in January. The Commission has hired a specialist to help select the proper methodology to assess the public’s preferences for the appropriate scale of renewable energy projects in Cape Cod ocean waters. For that work, the Commission’s Senior Community Design Planner Phil Dascombe is developing life-like computer-generated scenes (“visualizations”), and the agency will conduct opinion polls of those scenes at several public beaches and harbors throughout the region this month and later in the fall.

RESET Helps Yarmouth with Economic Redevelopment Opportunity

The Cape Cod Commission’s multi-disciplinary planning and technical assistance staff team, known within the agency as the Regional Economic Strategy Execution Team or RESET, works in an intensive process to help identify development and redevelopment impediments and opportunities in areas designated for growth on the Regional Land Use Vision Map.

RESET efforts this year focused on the Town of Yarmouth, specifically looking at the Route 28 economic centers near Parkers River. The team completed a land use and business analysis and developed a set of recommendations for streetscape improvements, re-zoning, and re-use of key properties to stimulate balanced and sustainable economic development.

The town is considering plans for a marine park and marina at the 22-acre town-owned parcel that is the site of the former Yarmouth Drive-In. In the meantime, the town sought

help in researching temporary uses for the land. The RESET group conducted a site inventory and analysis, developed ideas for interim use options, and created maps and visualizations of the Parkers River Bridge and entrance to the drive-in site (see right and below). The work will be completed this fall.

RESET will next work with the towns of Sandwich and Bourne. Contact Economic Development Officer Leslie Richardson for information.



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.

BOURNE

- ✓ ● **New Generation Wind Joint Venture**—proposed construction of seven commercial wind energy turbines and access roadways on multiple parcels.

BREWSTER

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

CHATHAM

- **Commerce Park Cellular Tower Expansion**—proposed increase in height of existing tower, from 80 ft. to 115 ft., and expansion of compound area to 2,737 sq.ft.

FALMOUTH

- **Falmouth Ice Arena**—proposed redevelopment of an existing 6.9-acre vacant commercial site to construct a new 59,251-sq.ft. (floor area) ice arena for public use.
- **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.

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 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 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.
- ✓ ● **Simpkins Residences**—proposed renovation and 39,366-sq.ft. addition to an existing 41,834-sq.ft. 1930 school building to create 65 units of housing on 4.1 acres in South Yarmouth.

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

- **SouthCoast 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.
- **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 Village at 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

■ Active Districts of Critical Planning Concern (DCPCs):

- **Craigville Beach DCPC/Barnstable**—On 6/10/10, CCC found that the draft implementing regulations prepared by the Town of Barnstable conformed to the DCPC guidelines, but could be strengthened. The Town Council considered the draft regulations on 8/5/10 but did not get the number of votes needed to adopt them. The limited building moratorium remains in effect until November, when CCC would determine whether to enact implementing regulations itself.

- **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. Information is available online at www.capecodcommission.org/oceanplanning

Personnel Notes

Staff Regulatory Officer

Marianna Sarkisyan

recently accepted a position with the Mashpee office of the law firm

of Gargiulo/Rudnick, LLP. Sarkisyan originally joined the staff of the Cape Cod Commission in December 2008.



The Dennis Board of Selectmen recently appointed **Richard Roy** as the town's representative to the Cape Cod Commission. Roy fills the slot made vacant by the February 2010 resignation of Brad Crowell.

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.

Regulatory Calendar

■ **August 26:** HEARING: Forestdale Village (Sandwich project), 6 p.m., Meeting Room, 16 Jan Sebastian Drive, Sandwich. PROCEDURAL ONLY; NO TESTIMONY.

■ **August 27:** HEARING OFFICER: Simpkins Residences (Yarmouth project), 10 a.m., CCC. PROCEDURAL ONLY; NO TESTIMONY.

■ **August 30:** HEARING: New Generation Wind Project (Bourne project), 6 p.m., Bourne High School Auditorium.

■ **September 6:** CONTINUED HEARING: The Village at Barnstable Development Agreement (Barnstable project), 3:15 p.m., CCC.

■ **September 16:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm:
- Proposed amendment to Technical Bulletin 97-001: Guidelines for DRI Review of Wireless Communication Towers

■ **September 16:** CONTINUED HEARING: Forestdale Village (Sandwich project), 6 p.m., Meeting Room, 16 Jan Sebastian Drive, Sandwich.

Standing Committees

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

Monday, September 13
Monday, September 27

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:
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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