





Keeping a Special Place Special

## 20 Years Ago This Month...

The Cape Cod Commission published its first issue of this newsletter in September 1990. The lead story reported on three public meetings that launched the development of the first Regional Policy Plan. Six hearing notices and 11 summaries of Commission decisions on Developments of Regional Impact (DRIs) were also included. The Commission continued to publish an eight-page edition of the REPORTER every two weeks until July 2005, when it became a monthly publication.

Looking for Up-to-date Economic & Demographic Data about Barnstable County?

# statscapecod.org

### WATERSHED TOUR, FROM PAGE 1

appropriate wastewater treatment solutions for Barnstable County.

“We want to engage citizens, helping them to understand the dynamics of the watershed in which they live, and to look past their town’s boundary when considering solutions for wastewater treatment,” says Commission Technical Services Director Patty Daley.

The first six forums will take place this fall, and the Commission will plan others to focus on the remaining watersheds thereafter. At each forum, staff will distribute localized maps and data to better acquaint citizens with their watersheds, and will release the Regional Wastewater Management Plan.

Updates will be posted online, and citizens can offer comments through a blog. Start at this web site: [www.capecodcommission.org/watertour](http://www.capecodcommission.org/watertour)



## Annual Analysis of Chapter 40B Projects

Cape Cod Commission Affordable Housing Specialist Paul Ruchinkas recently updated the annual inventory/study of Comprehensive Permit (Chapter 40B) activity throughout Barnstable County. Some of the results are given below, current through August 15, 2010:

- Thirty-nine percent of the Cape’s affordable housing units have been produced through the 40B process.
- Fifty-seven percent of the units in the Cape’s 40B developments are affordable.
- Of the units produced under 40B permits, 67 percent have been rental and 33 percent have been ownership.
- The median 40B project size is 16 units; the average size is 25 units.
- Sixty-four percent of the 1,596 affordable housing units added to the region’s inventory between October 2001 and August 2010 were the result of 40B developments.
- Excluding group home units that were allowed to be counted starting in 2003, 81 percent of the newly added units this decade were permitted via 40B.
- Fifty-six percent of all 40B projects in the region have been done since 2001.

“I hope this data helps to inform the discussion about Question 2,” said Ruchinkas, referring to the November ballot initiative to repeal Chapter 40B.

For more information on the report, the 40B process in general, and related affordable housing issues, contact Ruchinkas ([pruchinkas@capecodcommission.org](mailto:pruchinkas@capecodcommission.org)) or check the web site: [www.capecodcommission.org/housing](http://www.capecodcommission.org/housing)



# 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 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. On 8/31/10, the Massachusetts Supreme Judicial Court affirmed the decision of the EFSB.
- **Gladstone LP**—proposed relocation of a 17,150-sq.ft. structure from Hyannis to 31 Aaron’s Way, West Yarmouth.
- **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:

- **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.
- **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.

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)

## ■ 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

## ■ 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. Policy Committee and Technical Advisory Work Groups began meeting in summer 2010. Implementing regulations must be adopted by 5/5/11. Information is available online: [www.capecodcommission.org/oceanplanning](http://www.capecodcommission.org/oceanplanning)

# 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

■ **September 23:** CONTINUED HEARING and MEETING: The Village at Barnstable Development Agreement (Barnstable project), 2 p.m., CCC. Meeting to follow immediately after hearing.

■ **September 27:** HEARING: Barnstable Local Comprehensive Plan, 9 a.m., CCC.

■ **September 27:** CONTINUED HEARING: New Generation Wind Joint Venture (Bourne project), 6 p.m., Bourne High School Auditorium.

■ **September 28:** HEARING OFFICER: Windrift Acres (Brewster project), 10 a.m., CCC. PROCEDURAL ONLY; NO TESTIMONY WILL BE TAKEN.

■ **September 30:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm:

- Provincetown Waste Treatment Telecommunications Monopole DRI
- Proposed amendment to Technical Bulletin 97-001: Guidelines for DRI Review of Wireless Communication Towers
- Windrift Acres/Brewster DRI
- Forestdale Village/Sandwich DRI

■ **October 5:** HEARING: Red Jacket Resorts Development Agreement (Yarmouth project), 6 p.m., Yarmouth Police Department (1 Brad Erickson Way), West Yarmouth.

## Standing Committees

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

Monday, September 27

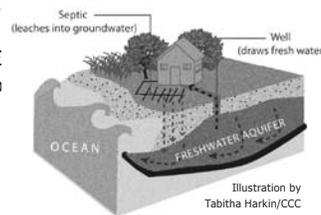
TUESDAY, October 12

Monday, October 25

## Other Events

### ■ "Getting to Know Your Watershed"

**Tour:** Begins Thursday, September 2, 2010. See sto page 1.



## Cape Cod Commission

### ■ FISCAL YEAR 2011 OFFICERS ■

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Royden Richardson

**Vice Chair:**  
Peter Graham

**Secretary:**  
Michael Blanton

### ■ REPRESENTATIVES ■

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Bourne:  
Michael Blanton

Brewster:  
Elizabeth Taylor

Chatham:  
Lynne Pleffner

Dennis:  
Richard Roy

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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:  
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Sheila Lyons

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

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02664  
PERMIT 30  
S. YARMOUTH, MA

3225 Main Street • P.O. Box 226  
Barnstable, Massachusetts 02630-0226

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