



THE REPORTER

CCC, WOODS HOLE RESEARCH CENTER COLLABORATION:

Land Use, Climate Change Time-series Maps

Matchmaker, matchmaker, make me a map [sic]...

Matchmaking two of the region’s renowned organizations focused on land use and environmental issues and combining their staff talents have resulted in an enhanced and updated series of images and data about land use changes and climate change impacts on Cape Cod.

In 1999, the Woods Hole Research Center (WHRC) originally published what became a popular poster/map, called “Losing Cape Cod.” The piece powerfully communicated through time-series maps the remarkable land use changes that occurred in this region over four decades, 1951–1990. WHRC’s web site notes: “[WHRC] scientists study the environment of Cape Cod not only because it has a



(CONTINUED ON PAGE 2)

AFFORDABLE HOUSING NEWS:

Three Rental Developments Completed

Three Barnstable County HOME Consortium-funded 100-percent affordable rental housing developments were completed within the last two months and are now occupied:

- » Province Landing in Provincetown (photo at right): New construction of 50 units of family rental housing at 90 Shank Painter Road. The Community Builders, a national nonprofit affordable housing developer, constructed and will manage this \$14.6-million town-sponsored project. The project also received funding from federal low-income housing tax credits, federal stimulus funds, additional state resources, and the Provincetown Community Preservation Act (CPA).



(CONTINUED ON PAGE 2)

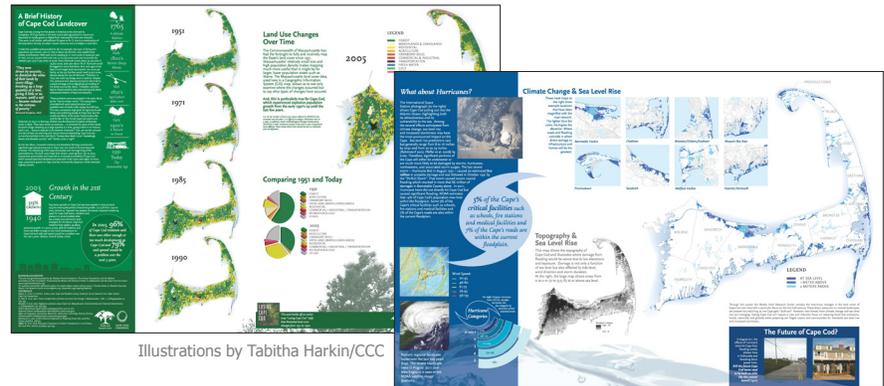
Photo by Paul Ruchinkas/CCC

combination of ecosystems unique in New England but also because it has changed rapidly—more rapidly than any other region in New England.”

This summer, with funding support from the Sheehan Family Foundation, The Horizon Foundation, and the Aldelard and Valeda Lea Roy Foundation, WHRC collaborated with the Cape Cod Commission to update the data and maps to 2005 and reframe the message, producing a poster/brochure now called “Losing Cape Cod, Saving Cape Cod.” WHRC Senior Research

Associate Thomas Stone and Cape Cod Commission Special Projects Coordinator Tabitha Harkin managed the project jointly.

Print versions of the piece are available without charge from WHRC, the Cape Cod Commission, and the Association to Preserve Cape Cod. Read more about the project and download a PDF of the poster/brochure from the WHRC web site: www.whrc.org/mapping/capecod/



Illustrations by Tabitha Harkin/CCC

» Clay Pond Cove in Bourne (photo below, left): New construction of 45 units of age-restricted rental housing off MacArthur Boulevard. Housing Assistance Corporation partnered with the nonprofit Preservation of Affordable Housing as sponsors and developers of this \$14-million project. The project also received funding through federal low-income housing tax credits and additional state resources.

Through its 20-year history, the HOME Consortium has provided about \$7 million in funding for 69 completed affordable housing developments that have created or preserved 1,100 affordable units—more than 20 percent of the region’s total affordable housing resource.

» 83 Shank Painter Road in Provincetown (photo below, right): Redevelopment of an existing multi-family, mixed-use building to create 15 affordable efficiency and one-bedroom rental units. Community Housing Resource developed this \$2.6-million project, which also received funding from the state and the Provincetown Community Preservation Act.



Photo by Preservation of Affordable Housing



Photo by Community Housing Resource

CCC Staff Appointed to State Commissions

Massachusetts Governor Deval Patrick recently tapped two Cape Cod Commission staff members to serve on state policy/advisory commissions.



Water Resources Program Manager Tom Cambareri (left) has been reappointed to the Water Resources Commission (WRC)

chaired by Massachusetts Secretary of Energy and Environmental Affairs (EEA) Richard K. Sullivan.

According to the state's web site, the WRC "is responsible for developing, coordinating, and overseeing the Commonwealth's water policy and planning activities."

Members include representatives from the EEA and its four environmental departments, the Secretary of Housing and Community Development, and five public members representing a wide range of water users and environmental interests. Public members are appointed by the Governor. Cambareri is one of the five "public" members.



Natural Resources Specialist Heather McElroy (left) has been appointed to the Ocean Advisory Commission

(OAC). The OAC advises EEA on the development and implementation of the Massachusetts Ocean Management Plan.

According to the state's web site, the OAC "provided valuable support in reviewing options for the plan framework; establishing the goals, strategies, and outcomes for the plan; and commenting on the management approach."

The OAC has 17 members, including state legislators; state agency heads; representatives from commercial fishing, environmental, and offshore renewable energy organizations; and representatives from the state's regional planning agencies that cover coastal areas. McElroy represents the Cape Cod Commission as one of the latter.

In her position as the Cape Cod Commission's natural resources

specialist, she most recently managed the Cape Cod Ocean Management Planning District of Critical Planning Concern (DCPC) process from December 2009 through July 2011. As an outgrowth of that work, she also guided the development of the Cape Cod Ocean Management Plan, which went into effect in October 2011.

For more information about both state commissions, see the web site: www.mass.gov/eea/. Water policy is organized under the "Air, Water, & Climate Change" tab, and ocean and coastal management, including the Massachusetts Ocean Management Plan, is organized under the "More" tab.



State Public Meetings to Help Determine the Future of Transportation in Massachusetts

Through late November, the Massachusetts Department of Transportation (MassDOT) will hold a series of statewide public meetings for residents, community leaders, and business owners to discuss the future of transportation in the state. Representatives from each MassDOT division will be available to answer questions and provide information. The input received at these meetings will help MassDOT prepare a long-term financing plan for the state's transportation system next year.

"Every person in the Commonwealth has a stake in our transportation system," said MassDOT Secretary and CEO Richard A. Davey in a recent press release. "Whether someone drives, walks, takes public transit, or rides their bike, there is rarely a day that goes by that they don't interact with the system. These statewide discussions are intended to allow the users of our system to share their ideas, thoughts, and proposals for improving and paying for our transportation network for many years to come."

The Cape Cod meeting will be held on **Thursday, October 25, 2012**, beginning at **6 p.m.** at the Cape Cod Regional Transit Authority offices in the **Hyannis Transportation Center** (215 Iyannough Road, Hyannis). Comments may be submitted by e-mail to yourvisionourfuture@dot.state.ma.us. For details about the other scheduled meetings, visit the web site: www.mass.gov/massdot/yourvisionourfuture

Harwich CCC Representative



The Cape Cod Commission thanks Robert Bradley for his service as representative from the Town of Harwich to the Commission. Bradley joined the board in June 2009 and resigned in mid September 2012. The Harwich Board of Selectmen have not yet named his replacement.

OCTOBER 22–23, 2012

Wastewater Conference



Scan with a QR code reader to check CCC's Wastewater Initiative web site!

The Cape Cod Commission will join the US Environmental Protection Agency and the Water Alliance as cosponsors of a conference focusing on sustainable approaches to managing wastewater later this month. The event is planned for October 22 and 23, 2012, at the Resort & Conference Center at Hyannis. Those interested in attending should register through the Water Alliance web site:

www.water-alliance.org/events

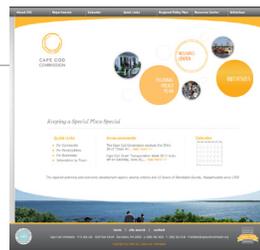
Commission Executive Director Paul Niedzwiecki will be one of the featured speakers, joining representatives from government, research and academic institutions, and business and industry in the United States and abroad.

The conference will help inform the Commission's ongoing work to prepare a regional wastewater management plan for Cape Cod that identifies a suite of solutions that could be implemented most affordably for taxpayers and most effectively for the restoration of water quality and the ecology of regional watersheds.

New in the Resource Center

Check out these recent additions to the web site
www.capecodcommission.org/resourcecenter:

- » Massachusetts Military Reservation (MMR) Joint Land Use Study Update - Scope of Work, Overview Presentation, Timeline, Narrative, and more
[Resource Center](#) → [Topic](#) → [Massachusetts Military Reservation \(MMR\)](#)
- » Shank Painter Road Corridor Study, Provincetown (September 2012)
[Resource Center](#) → [Town](#) → [Provincetown](#)
- » Cape Cod Commission Fiscal Year 2012 Annual Report
[Resource Center](#) → [Type](#) → [Reports - Annual](#)



MA Citizen Planner Training Collaborative Fall 2012 Workshops



The Citizen Planner Training Collaborative (CPTC) provides local planning and zoning

officials in Massachusetts with tools to make effective decisions about current and future land uses in their communities. CPTC's Fall 2012 schedule includes 22 workshops around the state, two of which will take place on Cape Cod:

» **Vested Rights and Nonconforming Uses and Structures**

Tuesday, October 30, 2012
7 p.m. at Orleans Town Hall

This workshop clarifies the difference between a nonconforming structure, lot, and use; explains the difference between a nonconforming and a noncompliant structure; and familiarizes board members with issues regarding alterations to nonconforming structures or uses.

» **Intro to Subdivision Control Law/ANR**

Monday, November 5, 2012
7 p.m. at Yarmouth Town Hall

This workshop addresses the purposes of the Subdivision Control Law; important procedural requirements and board responsibilities when reviewing subdivision and ANR plans; adoption of subdivision regulations; review of ANR plans; access issues; preliminary and definitive plans; planning board waivers; modifying, amending and rescinding plans; enforcement; and vested rights and zoning freezes.

For more information, visit the web site www.umass.edu/masscptc or contact Michael DiPasquale at CPTC, 413-545-2188. The registration form and fee (\$30 per workshop) are required five calendar days before each selected session.

Regulatory Status Report

■ DRI Project Reviews:

BARNSTABLE

- **Cape Cod Healthcare/Cape Cod Hospital Emergency Department Expansion**—proposed 26,500-sq.-ft., single-story expansion to Cape Cod Hospital for an enlarged emergency center. New and/or reconfigured parking lots are proposed within the main hospital campus and at 8, 16, 20, and 47 Park Street. CCC approved the Hardship Exemption/Project of Community Benefit (POCB) application on 10/11/12.

BOURNE

- **New Generation Wind Joint Venture**—proposed construction of commercial wind energy-generation project with four turbines expected to generate 9.5 megawatts (MW) of power, on multiple parcels west of the Cape Cod Canal. CCC voted to deny the project without prejudice on 2/16/12. The decision has been appealed in court.

BREWSTER

- **MP Renaissance LLC**—proposed facility off Route 124 with one 131,877-sq.-ft. building having two two-story wings connected by a central common core, with a total of 132 units (66 memory-care units, 65 assisted-living units, and one manager's unit). CCC accepted the applicant's withdrawal of an earlier proposal on 1/5/12. The applicant resubmitted the revised proposal on 1/12/12. CCC approved the DRI with conditions on 8/2/12.

FALMOUTH

- **Green Cove, LLC and Falmouth Airpark Homeowners Association**—proposed modification of a Definitive Plan/Special Permit to re-divide and re-combine 52.14 acres of land. CCC approved a DRI Exemption for the project on 8/30/12.
- **F.W. Webb**—proposed demolition of existing block and steel building and construction of a 24,652-sq.-ft. building for a wholesale, retail, and warehouse plumbing facility. CCC approved the DRI with conditions on 9/13/12.
- **Teledyne Instruments Inc. Expansion of 49 Edgerton Drive**—proposed construction of up to 44,850 sq.ft. of new commercial space for electronics manufacturing, research and development, and related offices to be added to an existing 27,750-sq.-ft. facility in North Falmouth. CCC approved a Hardship Exemption for the project on 7/19/12.

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. Limited review.

YARMOUTH

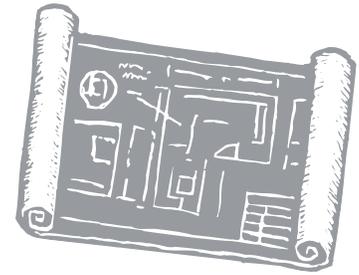
- **Mayflower Place Expansion**—proposed construction of an independent living and memory care facility on a redeveloped site (former Mill Hill Club) on Route 28.

■ Potential Development Agreements:

- **Barnstable Municipal Airport Master Plan**—proposed master plan for the regional airport. See also "DRI Reviews Pending Massachusetts Environmental Policy Act (MEPA) Certificates" (below).
- **South Sandwich Village**—proposed mixed-use development/village center on approximately 50 acres of land off Route 130 and Cotuit Road. The project involves redevelopment of three existing shopping plazas and new development on 23 acres of the project site. The project also proposes an off-site wastewater treatment facility about one mile north of the development area off Jan Sebastian Drive. Notice of Intent to File a Development Agreement approved by CCC on 7/19/12. See also "DRI Reviews Pending Massachusetts Environmental Policy Act (MEPA) Certificates" (below).

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

- **Barnstable Comprehensive Wastewater Management Plan**—proposed Town of Barnstable Comprehensive Wastewater Management Plan (CWMP)/Environmental Notification Form (ENF). The CWMP will assess the wastewater needs, evaluate mitigation measures, and develop a recommended plan. MEPA certificate on ENF issued on 7/20/12 requiring the preparation of an Environmental Impact Report (EIR).
- **Barnstable Municipal Airport Master Plan**—Comments on the Final EIR are due to MEPA on 10/19/12.
- **Comcast and NSTAR Fiber Optic/Electric Cable Project (Falmouth)**—proposed submarine installation of a hybrid fiber optic/electric cable between Falmouth on Cape Cod and Tisbury on Martha's Vineyard (approximately 4.5 miles), within the jurisdiction of the Massachusetts Ocean



Management Plan. MEPA certificate issued for the Single EIR on 8/24/12.

- **Falmouth South Coast Watersheds Comprehensive Wastewater Management Plan: Draft Environmental Impact Report**—proposed draft Comprehensive Wastewater Management Plan (CWMP) for Falmouth's south coast watersheds and recommendations for the West Falmouth watershed. The draft identifies a preferred scenario for wastewater management, including sewerage select areas with treatment at the existing wastewater treatment facility. The draft also proposes several non-traditional wastewater and nitrogen management demonstration projects. Applicant filed Draft EIR (DEIR) with MEPA on 8/31/12. The deadline for comments on the DEIR is 11/7/12.
- **Herring River Tidal Restoration Project (Wellfleet and Truro)**—proposed reestablishment of tidal flow to the 1,100-acre Herring River estuary and floodplain in and adjacent to the Cape Cod National Seashore. The Herring River Restoration Committee and the National Park Service (NPS) are preparing a Draft Environmental Impact Statement/Environmental Impact Report (DEIS/DEIR) for the proposed project in accordance with the National Environmental Policy Act (NEPA), the Massachusetts Environmental Policy Act (MEPA), and the Cape Cod Regional Policy Plan. The DEIS/DEIR will present several alternatives for implementing tidal restoration and assess the impacts that could result from continuing current practices (the no-action alternative) or implementing the action alternatives. The review period for the DEIS/DEIR begins October 12, 2012, and ends December 12, 2012. The NEPA and MEPA processes will determine the preferred alternative for restoring the estuary.
- **Provincetown Airport Capital Improvements Plan**—proposed safety and facility improvements to the Provincetown Municipal Airport. Withdrawn from DRI review by the applicant on 6/7/12 with intent to resubmit at a later date.
- **South Sandwich Village**—see description under "Potential Development Agreements" (above). Final EIR filed with MEPA 10/1/12; comments due to MEPA on 11/7/12.

Listed above are Developments of Regional Impact (DRIs) and other major proposals whose applications either have been recently decided or are currently under review by the Cape Cod Commission. Details about these activities may be found online in the Regulatory Department of the Commission's web site: www.capecodcommission.org/departments/regulatory

Cape Cod Commission Meetings and Events

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

www.capecodcommission.org/calendar

Regulatory Calendar

■ **October 25:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, First District Courthouse, Barnstable. Agenda tentative; please call to confirm.

■ **October 29:** CONTINUED HEARING and SUBCOMMITTEE MEETING: Falmouth South Coast Watersheds Comprehensive Wastewater Management Plan Draft Environmental Impact Report (DEIR), 10 a.m., CCC. Subcommittee meeting to follow immediately after the public hearing, in the same location.

■ **October 30:** HEARING and SUBCOMMITTEE MEETING: South Sandwich Village, 6 p.m., Sandwich Town Hall Meeting Room (130 Main Street, Sandwich). Subcommittee meeting to follow immediately after the public hearing, in the same location.

■ **November 8:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, First District Courthouse, Barnstable. Agenda tentative; please call to confirm.



Standing Committees

Planning, Regulatory, and Executive committee meetings are generally held at the CCC office (3225 Main Street/Route 6A, Barnstable) on the Mondays of the weeks in which full CCC Meetings occur (see Regulatory Calendar, at left). Times vary. Please check the online calendar for cancellations and last-minute changes.

Other Events



■ **"Living Streets" Project - Public Meeting:** Tuesday, October 16, 2012, beginning at 6 p.m. in the Nauset Room of Orleans Town Hall (19 School Road, Orleans). Staff will present best management practices and conceptual plans for street design that considers traffic safety, pedestrian and bicycle accessibility, historic considerations, and community character for the 1.7 miles of Route 6A between Nickerson State Park in Brewster and the Skaket Corner intersection in Orleans.

■ **Barnstable County HOME Consortium Advisory Council Meeting:** Thursday, October 18, 2012, beginning at 8:30 a.m. at CCC.

■ **Sustainable Cape Cod: New Tools and Practices for Clean Water and Community Benefit:** Wastewater management conference on Monday, October 22, and Tuesday, October 23, 2012, at the Resort and Conference Center at Hyannis. For details and to register, visit the web site: www.water-alliance.org/events

■ **Massachusetts Department of Transportation (MassDOT) "Your Vision, Our Future" Public Meeting:** Thursday, October 25, 2012, beginning at 6 p.m., at the Hyannis Transportation Center. See story, page 3.

■ **Cape Cod Metropolitan Planning Organization (MPO) Meeting:** TENTATIVE Monday, October 29, 2012, beginning at 1:00 p.m. at CCC.



CAPE COD
COMMISSION

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The REPORTER is a digital-only publication of the Cape Cod Commission, the regional planning, regulatory, and economic development agency for all of Barnstable County. The newsletter is published periodically and is available without charge. PDF files are posted on the web site and are e-mailed upon request only. Material included within each issue may be reused freely, with credit to the Cape Cod Commission.