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CAPE COD
COMMISSION

THE REPORTER

ANNUAL CAPEWIDE HISTORIC PRESERVATION WORKSHOP: Preparing for the Future

Many structures and properties have survived for centuries on Cape Cod and continue to remind us of the rich history and cultural influences from the past that are in our midst today. They also remind us of their need for continual maintenance and attention, which often requires more than an appreciation for history and architecture.

Recent weather events remind us as well that preserving the region's historic structures requires an understanding of building technology and disaster preparedness. To that end, the Cape Cod Commission's annual historic preservation workshop, to be held this year on Monday, April 8, has the theme of "Preparing for the Future: Historic Building Failures, Code Requirements, Disaster Planning, and 50 Years of Preservation Efforts."

Sponsored by the Cape Cod Commission and the Massachusetts Chapter of the American Planning Association (APA), the workshop offers training for anyone involved in work on historic buildings, planners, members of historic commissions, builders, archivists, and others.

The four-hour program, beginning at 9 a.m. at the Harwich Community Center (100 Oak Street, Harwich, Massachusetts), includes an introduction by Sarah Korjeff, historic preservation specialist with the Cape Cod Commission, followed by these presentations:

- **Why Buildings Fail**, by Jeremy Ballard, vice president of Heritage Restoration, Inc. (Providence, Rhode Island, and Falmouth, Massachusetts)
- **Historic Preservation in High Wind-prone Regions**, by John Bologna, PE, president and CEO of Coastal Engineering Company, Inc. (Orleans, Massachusetts)

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A Greek Revival-style residence in Orleans, Massachusetts
Photo by Sarah Korjeff/CCC

■ **COSTEP MA: Your Emergency Management Partner for Cultural Resources,**

by Gregor Trinkaus-Randall, preservation specialist with the Massachusetts Board of Library Commissioners (COSTEP MA stands for “Coordinated

Statewide Emergency Preparedness - Massachusetts”)

■ **Local Historical Commissions at 50 Years,** by Chris Skelly, director of local government programs at the Massachusetts Historical Commission

As in past years, the 2013 workshop is offered without charge, but those interested in attending must register by Tuesday, April 2, 2013, by sending one’s name, affiliation, and contact information to Sarah Korjeff (skorjeff@capecodcommission.org).

Participants in the workshop are eligible to receive American Institute of Certified Planners (AICP) certification maintenance credits. Contact Korjeff for details.



Following the April 8th workshop, this year’s presentations will be available from the Cape Cod Commission’s web site, which also offers presentations from past workshops:

www.capecodcommission.org/departments/planning/historic/workshops

NOTICE OF ANNUAL ADJUSTMENT:
Affordable Housing Mitigation for Non-Residential DRIs

The Affordable Housing chapter in the Regulatory section of the 2009 Regional Policy Plan (RPP) includes Minimum Performance Standard AH3.3, which states: “The amount of the required contribution in AH3.1 shall be adjusted on March 1st of each year based upon the annual change in the US Department of Labor’s Consumer Price Index (CPI) – All Urban Consumers – for the Boston Metropolitan Statistical Area (MSA).”

The CPI for the Boston MSA increased by 1.6 percent in 2012 (2011 CPI: 243.881; 2012 CPI: 247.733); therefore, all of the mitigation required in AH3.1 in the RPP adopted January 16, 2009 (as amended), has been increased by 1.6 percent from the 2012 levels, effective March 1, 2013. See the entire 2013 notice on the web site: www.capecodcommission.org/regionalplans/RPP

Transportation Projects List Amended

The Cape Cod Transportation Improvement Program (TIP), the annual list of transportation projects to be implemented with the federal and state funds that are available for Cape Cod, has been amended.

The Cape Cod Metropolitan Planning Organization, which reviews, directs, and votes on the adoption of the TIP and other transportation plans for this region, endorsed the latest TIP Amendment in early March. The Cape Cod Commission’s web site offers the TIP Amendment for Federal Fiscal Years 2013-2016 in the Transportation Department section and in the Resource Center (see sidebar at left).

New in the Resource Center

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

- » Complete Streets/Living Streets: A Design Manual for Cape Cod
[Resource Center](#) → [Topic](#) → [Community Design](#)
- » Hyannis Access Study Implementation - “Preferred Alternative”/Recommended Concept (F)
[Resource Center](#) → [Topic](#) → [Hyannis Access](#)
- » Cape TIP (Transportation Improvement Program) News - March 2013
[Resource Center](#) → [Type](#) → [Newsletters](#)
- » TIP Amendment - Endorsed March 4, 2013
[Resource Center](#) → [Topic](#) → [Transportation Planning](#)



CCC Regulatory Status Report

Listed below 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 web site: www.capecodcommission.org/departments/regulatory

■ DRI Reviews of Proposed Projects:

BOURNE

- **Heritage Community Solar Garden**—proposed solar arrays in several phases. CCC accepted the applicant's withdrawal of the proposal on 2/14/13.
- **New Generation Wind Joint Venture**—proposed construction of commercial wind energy-generation project with four turbines expected to generate 9.5MW 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 was appealed in court.

DENNIS

- **Lowe's of Dennis**—proposed construction of an approximately 100,000-sq.ft. retail facility with an adjacent 28,000-sq.ft. garden center near the intersection of Theophilus F. Smith Road and Route 134 in South Dennis.

FALMOUTH

- **Martha's Vineyard Hybrid Cable Project**—proposed submarine installation of a 4.5-mile hybrid fiber-optic/electric cable between Falmouth on Cape Cod and Tisbury on Martha's Vineyard. The proposed project will involve horizontal directional drilling and cable-trenching. The applicant is seeking a Limited DRI Review.
- **Wireless Communication Monopole**—proposed construction of a wireless communication monopole within a 10,000-sq.ft. designated area at 284 Old Meetinghouse Road in East Falmouth.

HARWICH

- **Harwich Landfill Land Division (ANR) Plan**—proposed division of the Town of Harwich's capped landfill/recycle center into three parcels, with the larger parcel retained by the town for its current use, and the two smaller parcels to be sold or leased or used in conjunction with abutting commercial and industrial properties. CCC approved the DRI Exemption on 2/14/13.

SANDWICH

- **Greenwood Meadows**—proposed large-scale ground-mounted solar photovoltaic field on 16.56 acres in Forestdale. CCC approved the DRI with conditions on 1/31/13.
- **Sagamore Line Reinforcement Project, Western Segment Phases I & II**—proposed installation of about 23,000 feet (4.4 miles) of 20-inch diameter gas pipeline, from the Spectra Energy Station west of Route 130, across Route 130, and along Service Road to Quaker Meetinghouse Road. CCC approved the DRI with conditions on 2/28/13.

YARMOUTH

- **Mayflower Place Expansion and Memory Care Facility**—proposed construction of independent living and memory care facilities

on a redeveloped site (former Mill Hill Club on Route 28 and several adjacent house lots) and the Mayflower Place Continuing Care Retirement Community (CCRC) campus near Buck Island Road, Route 28, and Mill Pond Road in West Yarmouth. The CCRC currently contains independent living units and a skilled nursing home. The expansion proposal is to (1) construct a new, connected building wing in the northwest portion of the campus to house 50 independent living units plus one caretaker's apartment, and (2) construct a memory-care building in the expanded southeast portion of the campus (former Mill Hill Club site) to house 75 memory-care units, both with associated landscaping, parking, wastewater management, drainage, and site upgrades.

■ Potential Development Agreements:

- **Barnstable Municipal Airport Master Plan**—proposed master plan for the regional airport. CCC approved a Notice of Intent to File a Development Agreement on 11/29/12. See also "DRI Reviews Pending Massachusetts Environmental Policy Act (MEPA) Certificates."
- **South Sandwich Village**—proposed mixed-use development/village center on about 50 acres off Route 130 and Cotuit Road, involving redevelopment of three existing shopping plazas and new development (about 886,600 sq.ft. of mixed-use space) on 23 acres of the project site. The project proposes an off-site wastewater treatment facility about one mile north, off Jan Sebastian Drive. CCC approved the Notice of Intent to File a Development Agreement on 7/19/12. The Massachusetts Secretary of Energy and Environmental Affairs issued a MEPA certificate on the project's Final Environmental Impact Report (FEIR) on 11/14/12.

■ 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. The Massachusetts Secretary of Energy and Environmental Affairs issued a MEPA certificate on the ENF on 7/20/12 requiring the preparation of an Environmental Impact Report (EIR).

- **Barnstable Municipal Airport Master Plan**—proposed Master Plan improvements. See also "Potential Development Agreements."

- **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, treatment at the existing wastewater treatment facility, and recharge of additional treated water at two sites north of the existing wastewater treatment facility using sand infiltration beds. The draft also identifies several demonstration projects for non-traditional wastewater and nitrogen management methods, deferral of planned sewer construction in select areas, formation of a committee to monitor and oversee the CWMP and its implementation, and a modular approach to the construction of treatment and recharge facilities. The plan is for a 20-year planning period (2015–2035).

- **Harwich Comprehensive Wastewater Management Plan**—proposed Town of Harwich CWMP/ENF for a town-wide wastewater collection and treatment system involving a traditional wastewater program with about 92 miles of sewer pipes, 30 pumping stations, and two centralized treatment facilities. Components will be phased over 40 years. Collected wastewater will be treated at the existing facility in Chatham and at a new facility in Harwich.

- **Herring River Tidal Restoration Project (Wellfleet and Truro)**—proposed re-establishment 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. Proposed restoration actions include reconfiguration of the Chequessett Neck Road dike and tide gates, replacement of additional upstream culverts, additional upstream tidal-control structures, and mitigation to low-lying roadways, structures, and private properties. A hearing on the DEIS/DEIR was held on 11/8/12 and closed on 12/12/12. The project now must undergo MEPA review of a Final Environmental Impact Report (FEIR).

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

In addition, the regularly scheduled full Cape Cod Commission meetings (generally every other Thursday, beginning at 3 p.m., in the Assembly of Delegates Chamber in the First District Courthouse, Barnstable, Massachusetts) are recorded on video. These recordings are available in three ways:

1. broadcast as live streaming video while the meetings are taking place:
new.livestream.com/barnstablecounty/capecodcommission
2. made available for viewing from an online YouTube archive; choose the Cape Cod Commission Meetings from the right-hand side of this site:
www.youtube.com/user/BarnstableCounty
3. distributed to and rebroadcast on a regular basis by all the public access television stations on Cape Cod



NOTE: The Commission generally does not video-record meetings other than the regularly scheduled, full CCC meetings.

Regulatory Calendar

■ **March 14:** CANCELLED: CCC MEETING: 3 p.m., Assembly of Delegates Chamber, First District Courthouse, Barnstable.

■ **March 14:** SUBCOMMITTEE MEETING: Mayflower Place Expansion and Memory Care Facility (Yarmouth DRI), 4 p.m., Assembly of Delegates Chamber, First District Courthouse, Barnstable.

■ **March 28:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, First District Courthouse, Barnstable. Agenda tentative; please call to confirm.

■ **April 11:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, First District Courthouse, Barnstable. Agenda tentative; please call to confirm.

■ **April 25:** 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

■ **Route 28/Yarmouth "Living Streets" Planning Meeting:** Thursday, March 21, 2013, beginning at 5:30 p.m. at the South Yarmouth Library, 312 Old Main Street, Yarmouth, MA. A kickoff meeting for a "Living Streets" study of Route 28 from West Yarmouth Road to Forest Road, with goals for traffic safety, pedestrian and bicycle accessibility, capacity considerations, and community character.

■ **Annual Cape-wide Historic Preservation Workshop:** Monday, April 8, 2013, beginning at 9 a.m. at the Harwich Community Center. See the story on page 1 of this newsletter issue.

■ **Cape Cod Joint Transportation Committee (CCJTC) Meeting:** Friday, April 12, 2013, beginning at 8:30 a.m. at CCC.

■ **Cape Cod Pathways Spring Walking Weekend:** Friday, April 19, through Sunday, April 21, 2013, at various locations Capewide.

Visit the web site:

www.capecodcommission.org/quicklinks/walkingweekend

■ **TENTATIVE: Cape Cod Metropolitan Planning Organization (MPO) Meeting:** Monday, April 22, 2013, beginning at 1 p.m. at CCC.



Cape Cod Commission

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