



Serving Barnstable County
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CAPE COD
COMMISSION

THE REPORTER

DETERMINATION OF APPROPRIATE SCALE FOR OFFSHORE WIND

Cape Cod Ocean Management Plan

Following an 18-month public planning process, the Cape Cod Commission endorsed a management plan that specifically addresses potential wind-energy development within the state ocean waters surrounding Cape Cod. The Cape Cod Ocean Management Plan, approved in mid October 2011, lays out criteria that define the appropriate scale of offshore wind-energy conversion facilities (turbines and associated support services) and makes recommendations on how the Commission should pursue review of potential future development proposals in the affected area.

The Commission created the plan using technical expertise from external consultants and took into consideration the wide variety of input received during the Ocean Management Planning District of Critical Planning Concern (DCPC)

(CONTINUED ON PAGE 2)

CCC HOUSING SPECIALIST RECOGNIZED FOR EXCEPTIONAL EFFORTS

Habitat for Humanity Honors Barnstable County HOME Consortium

Each year Habitat for Humanity of Cape Cod, which has operated in the region for 23 years, honors one nonprofit or public agency with the Habitat Partner Award to recognize “exceptional contributions that further its work in building simple, decent homes in partnership with those in need.” The Barnstable County HOME Consortium is the recipient of the 2011 award, with a special note of high regard for the work of Paul Ruchinskas, the Cape Cod Commission’s affordable housing specialist, who serves as administrator of the HOME Consortium.



James Burr Road: Four homes on town-donated land in Brewster, one of the Habitat for Humanity’s HOME Consortium-funded projects.

(CONTINUED ON PAGE 2)

process and limited moratorium on development, which began with the DCPC's designation in April 2010 and ran through October 21, 2011. The DCPC afforded the Commission, as Cape Cod's regional planning agency, the time to receive extensive input from experts, stakeholders, interested persons, and a policy committee with representatives from each of the Cape towns to meet the mandate of the Massachusetts Ocean Management Plan. The state plan gave regional planning agencies the task of defining appropriate scale for offshore wind facilities within their region and, if so enabled, crafting regulatory review standards for actual proposals.

The Cape Cod Ocean Management Plan is on the agency's web site (see below). In the coming months, staff will also propose changes to the Regional Policy Plan to address additional potential offshore development activities.



New in the Resource Center

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

- Pavement Management: 2011 Status Report
[Resource Center](#) → [Department](#) → [Transportation](#)
- Orleans Village Center Streetscape: Draft Conceptual Plan September 2011
[Resource Center](#) → [Town](#) → [Orleans](#)
- Cape Cod Commission Annual Report: Fiscal Year 2011
[Resource Center](#) → [Type](#) → [Reports-Annual](#)
- Cape Cod Ocean Management Plan
[Resource Center](#) → [Topic](#) → [Districts of Critical Planning Concern \(DCPCs\)](#)

In announcing the award, Victoria Goldsmith, executive director of the local Habitat affiliate, said:

"The Barnstable County HOME Consortium has greatly influenced the advancement of affordable housing opportunities throughout the 15 towns of Cape Cod, with its funding for rental and homeownership projects, rehab, down payment assistance, and technical assistance.

"These federal funds are available to Cape Cod only through the hard work of the HOME staff in meeting many complicated requirements, and the careful guidance of the Advisory Committee. The Consortium has also served to promote and spread best practices in our region. It sets high yet sensible standards for the projects it funds.

"The funds granted to Habitat for various projects have significantly enhanced our capacity to serve more families with critical housing needs. Nearly as important is the general support towards each project's success. We have walked down many a complicated path together."



PAUL RUCHINSKAS
CCC Affordable
Housing Specialist

The Cape Cod Commission led the effort that resulted in the creation of the Barnstable County HOME Consortium, which includes the Cape's 15 towns and Barnstable County Regional Government. Since 1994 the Consortium has been allocated more than \$12.8 million in federal HOME Investment Partnerships funds. (Before becoming a consortium, the county received only \$615,628 in HOME funds.) HOME funds awarded to local projects have helped create 829 affordable housing units. Another 168 units are under construction, and commitments to additional projects will create another 264 units.

Ruchinkas accepted the award on behalf of the 17 members of the HOME Consortium Advisory Council, noting:

"The Consortium has been pleased to have provided funding support for five of Habitat's building projects. Council members are very aware of the important work that Habitat does in providing homeownership opportunities to Cape households that otherwise would not be able to afford a home in either the affordable or regular real estate market."

The five Habitat projects funded by the Consortium are Danvers Way (Barnstable/Hyannis; photo below left), James Burr Road (Brewster; photo on page 1), Sam Turner Road (Falmouth; photo below right), Gomes Way (Harwich), and Habitat Mashpee.

For information about the HOME Consortium, see the Affordable Housing Department of the Commission's web site: www.capecodcommission.org
For information about Habitat, see: www.habitatacapecod.org



Danvers Way : Sixteen units on bank-donated land in Barnstable



Sam Turner Road: Four units on parcels donated by the town and a family in Falmouth

CCC Regulatory Status Report

■ DRI Project Reviews:

BARNSTABLE

● **Airport Way Nominee Trust**—proposed installation of 1.4MW ground-mounted, grid-connected solar photovoltaic system.

● **Barnstable Municipal Airport Terminal Access and Egress Design**—proposed major modification to access and egress. CCC review was limited to transportation issues. CCC approved the DRI on 6/24/10. A commercial abutter to the airport has challenged the DRI approval in Land Court.

● **BJ's Wholesale Club Addition**—proposed 19,438-sq.ft. addition to an existing wholesale-club facility on Attucks Lane in Hyannis. CCC reviewed the project as a Limited DRI for affordable housing, economic development, energy, and transportation issues. CCC approved the Limited DRI application on 9/15/11.

● **Cahoon Museum of American Art**—proposed expansion of existing museum, including demolition of a 10x14-ft. rear wing and construction of a new two-story addition. The museum is a contributing structure within the Santuit Historic District and is in a National Register District and a National Register Multiple Resource Area.

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. Extension agreement to 11/14/11.

● **Edgehill Park Subdivision**—proposed preliminary subdivision plan creating five roads and eight new lots on the same land that is subject to the New Generation Wind Joint Venture DRI review.

BREWSTER

● **MP Renaissance LLC**—proposed 201-unit 185,620-sq.ft. residential care facility with associated parking and an onsite wastewater treatment facility on Route 124.

● **Windrift Acres Subdivision**—resubmittal of proposed 22-lot subdivision on 55 acres in West Brewster. CCC reviewed the project as a Limited DRI for water resources, plant and wildlife habitat, open space, and affordable housing issues. CCC approved the Limited DRI application on 8/4/11.

DENNIS

● **Deerwild Realty Trust ANR**—proposed Approval Not Required (ANR) plan on a 41.45-acre tract of land.

FALMOUTH

● **The Golf Club at Cape Cod/Ballymeade**—proposed construction of an 18-hole golf course

on 183.41 acres within Ballymeade Estates. Extension agreement to 9/29/13.

MASHPEE

● **Cape Cod Coop Bank Preliminary Plan**—proposed subdivision of 48 acres. CCC accepted the applicant's withdrawal of a resubmitted proposal on 3/17/11. CCC received a resubmitted application on 3/21/11 and received a Hardship Exemption application on 7/19/11. Extension agreement to 12/31/11.

● **Community Health Center of Cape Cod**—proposed two-story, 22,000 sq.ft. expansion to the existing 9,900-sq.ft. Mashpee Community Health Center. CCC approved a Hardship Exemption for the proposal as a Project of Community Benefit (POCB) on 8/4/11.

● **Mashpee Watershed Plan**—proposed watershed nitrogen management plan.

ORLEANS

● **Orleans Comprehensive Wastewater Management Plan**—proposed draft Comprehensive Wastewater Management Plan that identifies and evaluates three alternative plans for wastewater treatment and disposal. MEPA issued a certificate of adequacy for the Environmental Impact Report on 1/28/11, beginning the time clock for DRI review of the proposal. Extension agreement to 12/20/11. CCC approved the DRI on 10/13/11.

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.

YARMOUTH

● **Gladstone, LLC**—resubmittal of proposed relocation of a 17,150-sq.ft. structure from Hyannis to 31 Aaron's Way, West Yarmouth, for warehouse, accessory, and office uses, for Limited DRI Review for land use, wetlands, open space, hazardous waste, and energy issues. CCC approved the Hardship Exemption application on 7/7/11.

BOURNE, SANDWICH, & BARNSTABLE

● **NSTAR SEMA 345kV Transmission Line**—proposed construction of 1.5 miles of 345-kilovolt (kV) transmission line on existing rights of way in Bourne, separation of an existing double-circuit 345kV transmission line, increase in voltage from 115kV to 345kV on approximately

7.6 miles of transmission line, and construction of a new 345kV substation on NSTAR-owned property in West Barnstable.

■ 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 water supply well/pump station.

● **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 (Wellfleet and Truro)**—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.

■ Development Agreements:

● **Mashpee Commons Master Plan (Mashpee)**—CCC approved the "Notice of Intent to File a Development Agreement." Extension agreement to 2/17/12.



Listed on this page are Developments of Regional Impact (DRIs) and other major proposals currently under regulatory review by the Cape Cod Commission. Details about these activities and those listed on the back cover may be found online in the Regulatory section 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. Check the web site for last-minute changes: www.capecodcommission.org/calendar

Regulatory Calendar

■ **November 7:** SUBCOMMITTEE MEETING: Cahoon Museum of American Art (Barnstable project), 12 p.m., CCC.

■ **November 9:** HEARING (ADJUDICATORY PROCESS): NSTAR SEMA 345kV Transmission Line (Bourne, Sandwich, and Barnstable project) 11:30 a.m., CCC.

■ **November 10:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm: – HEARING: New Generation Wind Joint Venture (Bourne project)

■ **November 23:** CONTINUED HEARING/ HEARING OFFICER: Cahoon Museum of American Art Barnstable project) 10 a.m., CCC. Procedural only; no presentations to be made and no testimony to be taken.

■ **December 1:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.

■ **December 15:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.

Standing Committees

Regulatory, Planning, and Executive committee meetings are public meetings generally are held at the Cape Cod Commission office (3225 Main Street/Route 6A, Barnstable). Times vary; call (508) 362-3828 or check the Commission's online calendar.

Monday, November 7
Monday, November 28
Monday, December 12

Other Events



■ **Provincetown, Truro, & Wellfleet Regional Workshop: Bicycle & Pedestrian**

Master Plan – Saturday, October 29, 2011, from 9:30 a.m. to 12:30 p.m. at the Wellfleet Senior Center, 715 Old Kings Highway, Wellfleet. Sponsored by the Cape Cod Commission and the Cape Cod National Seashore/National Park Service.

■ **Veteran's Day** – Friday, November 11, 2011 – All Barnstable County offices to be closed.

■ **Citizen Planner Training Collaborative Workshop: "Planning with Community Support"** – Wednesday,

November 16, 2011, beginning at 7 p.m. in the Hearing Room of Barnstable Town Hall. Presented by Falmouth Town Planner Brian Currie. Sponsored by the Cape Cod Commission. \$30 workshop fee; register five days before the workshop. See www.umass.edu/masscptc for details.



■ **Thanksgiving Day** – Thursday, November 24, 2011 – All Barnstable County offices to be closed.

■ **Cape Cod Joint Transportation Committee (CCJTC) Meeting** – Friday, December 9, 2011, beginning at 8:30 a.m. at CCC.

Cape Cod Commission

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Elizabeth Taylor

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