Serving Barnstable County
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THE REPORTER

CAPE COD COMMISSION

"AN EXCELLENT BLUEPRINT FOR INVESTMENT IN COMMUNITY IMPROVEMENTS"

Orleans Village Center Streetscape Plan

The *2011 Orleans Village Center Streetscape Plan* is one more accomplishment in the community design portfolio that the Cape Cod Commission staff has been building during the last several years. The plan, unanimously approved by the Orleans Board of Selectmen in late November, documents a year-long state-funded effort by the Commission's staff in partnership with Orleans community groups. The streetscape plan recommends improvements to the circulation, furniture, lighting, signage, and landscaping of Orleans Village Center.

According to Orleans Director of Planning and Community Development George Meservey, "The Cape Cod Commission provided the professional expertise necessary to evaluate our village center and recommend an overall plan that will improve the attractiveness and function of the core business district of Orleans."

Several participants in a 2011 charrette work through design considerations for the Orleans Village Center Streetscape Plan.

Commission staff sought and received input from a variety of stakeholders, and the draft plan was widely accepted at its initial presentation.

"We hope to take the elements of this plan forward as the village center is transformed by public and private investment," adds Meservey.

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Commission staff members worked with the Orleans Planning Board and the Orleans Community Partnership (OCP). John Fallender, a member of both groups, offers praise for the generosity and expertise of the Commission staff in developing the streetscape plan. "The Planning Board and the OCP enthusiastically endorse the streetscape plan, and we have just formed a project development committee to set priorities for and work on the plan's recommendations." He calls the plan "an excellent blueprint for investment in community improvements," and believes the improvements can be undertaken with private funding, grants, and working in partnership with other organizations and departments.

Commission Special Projects Coordinator/Landscape Design Specialist Tabitha Harkin managed the project, alongside Senior Community Design Planner Phil Dascombe, Planner and Historic Preservation Specialist Sarah Korjeff, and Chief Planner Sharon Rooney. Harkin believes the plan highlights the effectiveness of the Commission team's community design services, which include a variety of technical resources and expertise in several disciplines, such as site design, planning, economic development, architecture, historic preservation, and landscape architecture, "as evidenced in the plan's illustrative and computer renderings, GIS mapping, and landscape design plans."

Steve Bornemeier, vice chair of the Orleans Planning Board, testifies to the quality of the work. "The streetscape plan prepared for the Town of Orleans is an exceptionally useful document for the Orleans Village Center Vitalization process. Not only did Tabitha and the rest of the staff team grasp the unique physical and cultural character of Orleans,

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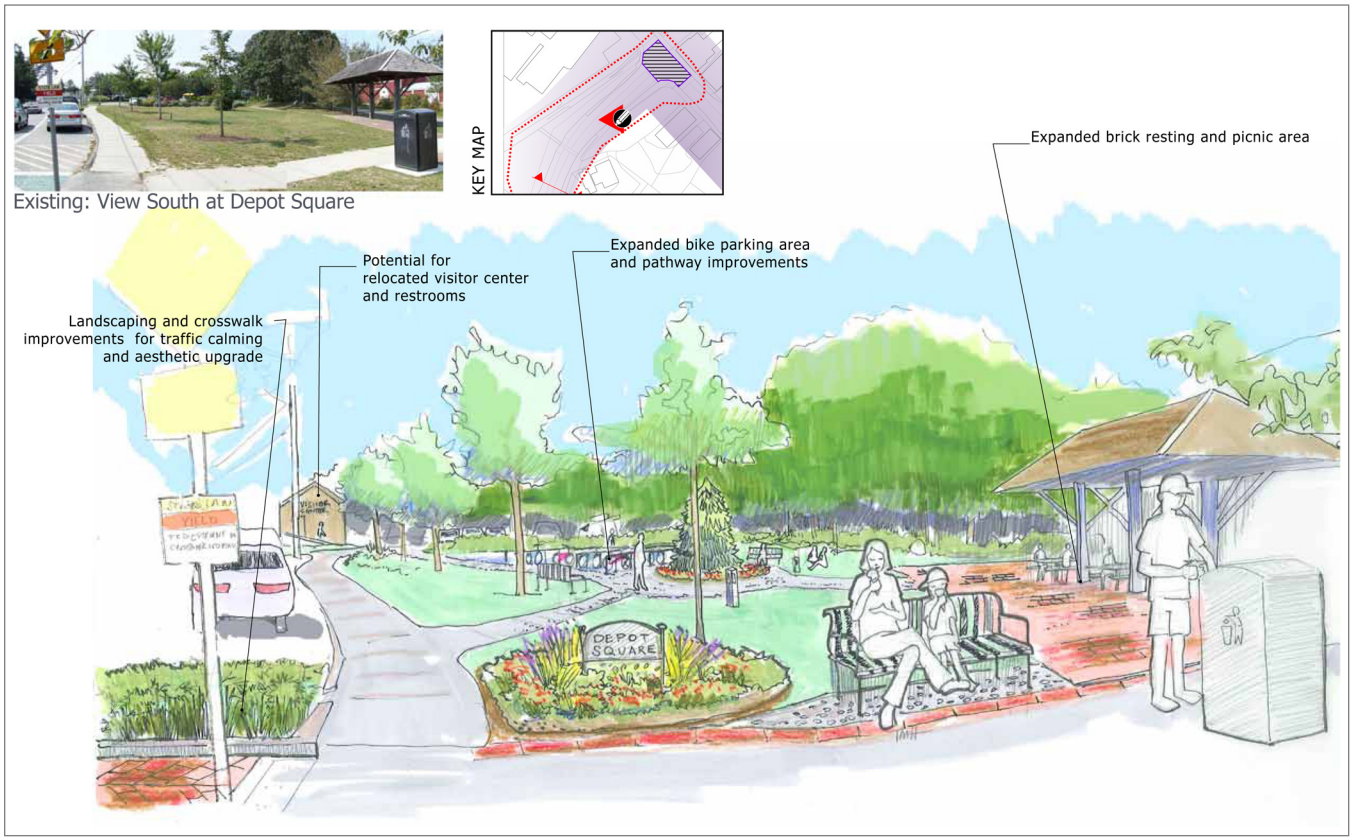
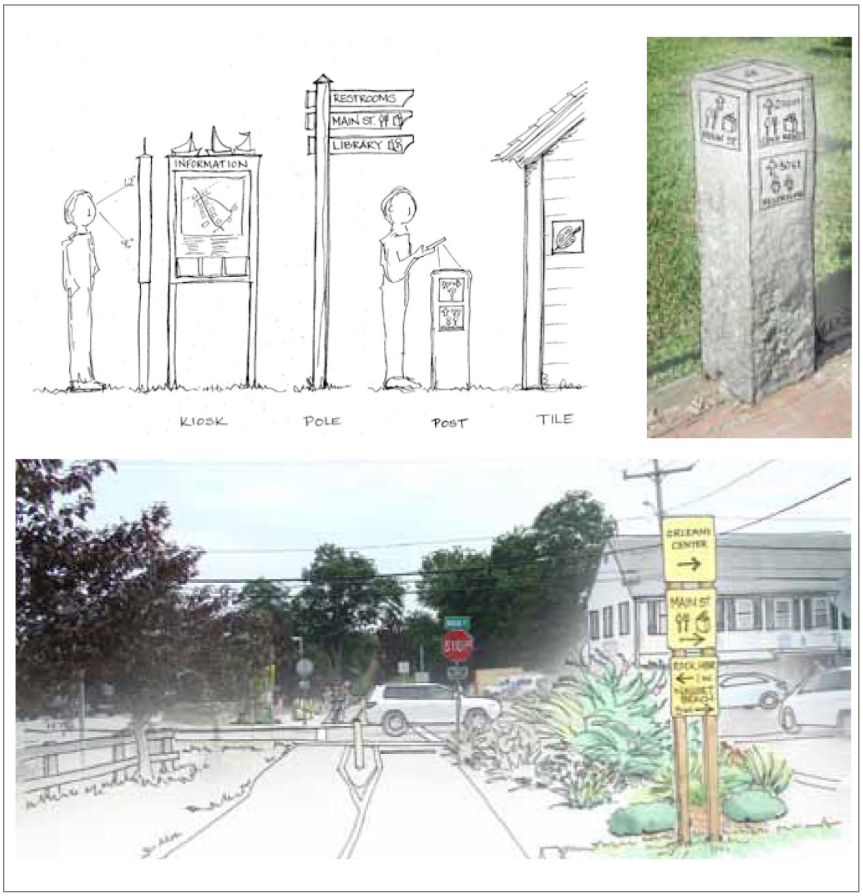
Proposed design elements for the "Depot Square" area of Orleans Center (artwork by Tabitha Harkin/CCC).



they translated this understanding into a practical set of recommendations, prospective specifications, and implementation steps. The team was highly responsive to community concerns and suggestions that arose in the design charrette and progress review meetings, resulting in a final plan that will be immensely productive in generating substantial positive change for the Town of Orleans."

The Commission's services are available to all 15 Cape Cod towns. Interested persons may contact Harkin, Dascombe, Korjeff, or Rooney about them.

A copy of the *2011 Orleans Village Center Streetscape Plan* may be downloaded from the Resource Center at the Commission's web site: www.capecodcommission.org



Suggested "wayfinding" signs and markers for Orleans Center (artwork by Sarah Korjeff/CCC).

SMARTER CAPE PARTNERSHIP

Defining Cape Cod's Future as a Smarter Community

In May 2011, community leaders from across Cape Cod came together at the first Smarter Cape Summit to envision what a Smarter Cape might look like—searching for ways technology would combine with the entrepreneurial spirit and creative skills of Cape Codders to improve opportunities for living, working, and visiting the region that so many treasure. The summit was a powerful and energizing event that focused on key themes of technology-enabled economic development, efficient public services, and improved quality of life. Summit organizers quickly formed a working group, dubbed the Smarter Cape Partnership, to advance a vision that grew out of that conference.

"Last May's summit was such an electrifying experience that we wanted to be sure to harness the energy and ride it to the next level. We didn't want the summit to be a dead end, but rather the initiation of a new Cape Cod, so we held a follow-up visioning session in September," said Wendy Northcross, CEO of the Cape Cod Chamber of Commerce, one of the member's of the Smarter Cape Partnership.

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SMARTER CAPE, FROM PAGE 3

Through weekly meetings, the partnership of the Cape Cod Chamber, the Cape Cod Technology Council, OpenCape, Barnstable County's Cape Cod Economic Development Council, and the Cape Cod Commission are moving forward.

This past December the partnership presented its draft of a working vision statement to a wide range of participants, many of whom had found inspiration at the May summit. The vision statement will serve as the foundation for Smarter Cape Summit 2012, which will take place on May 14 and 15.

The new vision statement (see www.smartercapepartnership.com) describes the region in 2025 and beyond, as supported by OpenCape and the opportunities it will afford. The partnership's vision is the Cape as "a transformative community" with technology-enabled economic development, efficient public services, and improved infrastructure that make living, working, and visiting here better. The vision statement communicates in one page what it will mean for the region to be an "intelligent community." That community would use improved technologies to...

» protect and manage its water supplies and wastewater;

» create thriving village centers with fewer cars clogging the streets and more versatile retail, office, and residential options;

SAVE THE DATES:
MAY 14 & 15, 2012

Smarter Cape Summit

SEA CREST BEACH HOTEL
FALMOUTH, MA

www.smartercapesummit.com

» prepare a knowledgeable workforce that can capitalize on technology to better compete in a global economy;

» improve access to comprehensive healthcare services and manage them efficiently;

» reduce traffic nightmares and increase the options for traveling around and to the region; and,

» help municipalities broaden services while simultaneously streamlining costs to taxpayers.

These are just a few of the ways the Smarter Cape Partnership envisions the future. Major milestones, such as the development of a "regional umbrella services system" (a clearinghouse for services and data), will mark the way.

Details will be reported in the news and here as the partnership moves the region towards its shared vision of a Smarter Cape. On the Commission's web site (www.capecodcommission.org), monitor the Smarter Cape "Initiatives" page.

Community members interested in serving in an advisory capacity for the Smarter Cape initiative should send an email to info@smartercape.org.

New in the Resource Center

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

» 2011 Traffic Counting Reports
Resource Center → Topic → Traffic Counts

» Orleans Village Center Streetscape Plan (November 2011)
Resource Center → Town → Orleans

» Technical Bulletin #11-02: DRI Guidelines for Compliance with Land-based Wind Energy Standards (DRAFT; December 2011)
Resource Center → Type → Technical Bulletins

Region Remains An Expensive Place to Own and Rent

Cape Cod Commission Affordable Housing Specialist Paul Ruchinskas reports that the *2011 Paycheck to Paycheck* study released by the Center for Housing Policy in Washington, DC, confirms that Cape Cod remains one of the nation's most expensive markets in which to own or to rent—despite the softening of the real estate market over the last four years. The data in the table to the right are taken from the 2011 study, which is available on the web site: www.nhc.org/chp/p2p

CAPE COD REGION	**Rank** (From **most** to **least** expensive)
Ownership:	
Sales Prices	22nd out of 209 US Metropolitan Areas surveyed
Rental:	
Two-bedroom Fair Market Rents	28th out of 208 US Metropolitan Areas surveyed

Occupations that can afford to...	**Number**	**Rank** (From **least** to **most** affordable)
Own a median-priced home	1 out of 74 (1% of occupations)	tied for 2nd
Rent a two-bedroom unit	21 out of 74 (28% of occupations)	tied for 24th

Cromwell Court's Affordability Preserved

With the November 2011 completion of the rehabilitation work at Cromwell Court Apartments in Hyannis, another HOME Consortium-funded affordable rental development has been accomplished.

The nonprofit organization Preservation of Affordable Housing (POAH) acquired the 124-unit property in March and then completed needed exterior and interior upgrades to the buildings and units with the assistance of $150,000 in Barnstable County HOME funds and $14.9 million in other public and private financing.

The existing affordability on the development would have expired in 2016. POAH's acquisition means that all 124 units will remain affordable in perpetuity.

"With such a great need for affordable rental units in the region, it is imperative that the existing affordable rental stock be preserved," notes Paul Ruchinskas, the Cape Cod Commission's affordable housing specialist and coordinator of the Barnstable County HOME Consortium. "The Consortium is pleased to have played a role in POAH's preservation efforts."

A portion of the Cromwell Court Apartments, a HOME Consortium-funded affordable rental development in Hyannis

Since 1994, the HOME Consortium has provided funding to 65 affordable housing developments that have created 953 affordable units in the region, 829 of which have been affordable rental units.

Cape Cod MPO Welcomes New Members

The Cape Cod Metropolitan Planning Organization (MPO) has four new members. Election results were tallied and reported at the board's December 2011 meeting as follows:

» Michael Richardson (Mashpee) representing Sub-region A, which includes the towns of Bourne, Falmouth, Mashpee, and Sandwich

» Curtis Sears (Yarmouth) representing Sub-region B, which includes the towns of Yarmouth and Dennis

» Sims McGrath (Orleans) representing Sub-region C, which includes the towns of Brewster, Harwich, Chatham, and Orleans

» Austin Knight (Provincetown) representing Sub-region D, which includes the towns of Eastham, Wellfleet, Truro, and Provincetown

The balance of the board includes representatives from the Massachusetts Department of Transportation, the Cape Cod Commission, the Cape Cod Regional Transit Authority, the Barnstable County Commissioners, the Mashpee Wamponoag Tribe, and the Barnstable Town Council. *Ex officio* members include representatives from the Federal Highway Administration; Federal Transit Administration; US Army Corps of Engineers; Cape Cod National Seashore/ National Park Service; Woods Hole, Martha's Vineyard, and Nantucket Steamship Authority; and the Cape Cod Joint Transportatino Committee (which serves as the advisory group for the MPO).

The Cape Cod Metropolitan Planning Organization (MPO) is a collaboration of local, regional, state, and federal officials, designated by federal transportation legislation (the Safe, Accountable, Flexible, Efficient Transportation Equity Act–A Legacy for Users, or SAFETEA–LU, enacted in August 2005) and is based on the US Census. The MPO's purpose is to review, direct, and vote on aspects and products of the transportation planning process.

The Cape Cod Commission coordinates transportation planning activities under the guidance of the MPO. Related Commission work includes the preparation of an annual Unified Planning Work Program for transportation planning activities, an annual update of the Transportation Improvement Program (TIP) and any necessary TIP amendments, and the Cape Cod Regional Transportation Plan.

For information, view the Transportation Department page on the Commission's web site: www.capecodcommission.org

Regional Waste Reduction Coordinator

Last fall, the Massachusetts Department of Environmental Protection awarded more than $1.4 million in Sustainable Materials Recovery Program (SMRP) grants to 107 cities, towns, regional groups, and nonprofit organizations to increase the diversion, reuse, and recycling of materials in the solid waste stream. The Cape Cod Commission received one of those grants on behalf of Barnstable County, a $95,000 award for activities involving a "Regional Waste Reduction Coordinator" for about 18 months.

The position will provide technical assistance to the 15 Cape towns for waste reduction, Pay As You Throw disposal, and other programs. The coordinator will work with the towns to assess current gaps in services and to evaluate local and regional demand. Another aspect will be to identify opportunities for collaboration on waste minimization (for example, potentially centralized resource recovery, cooperative processing, resource management districts, and the optimization of routes)—a priority of the Five-year Comprehensive Economic Development Strategy (CEDS) for Cape Cod.

The CEDS, which the US Economic Development Administration approved as prepared in 2009 by the Cape Cod Commission and partner organizations throughout the region, highlights 16 priorities. One of those priorities is the establishment of regional waste-minimization strategies and best management practices to be shared across the Cape.

Cape Cod Commission Special Projects Coordinator Sandra Perez, a member of the CEDS staff team, and Cape Cod Cooperative Extension Educator Michael Maguire will serve as Barnstable County points of contact for the Regional Waste Reduction Coordinator.

CCC Regulatory Status Report

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**

DRI Project Reviews:

BARNSTABLE

- **Airport Way Nominee Trust**–proposed installation of 1.38 megawatt (MW) ground-mounted, grid-connected solar photovoltaic system on 12.4 acres of land at 180 Airport Way in Hyannis. CCC approved the DRI with conditions as a 'Project of Community Benefit' Hardship Exemption on 12/15/11.
- **Barnstable Municipal Airport Terminal Access and Egress Design**–proposed major modification to access and egress. CCC's review was limited to transportation issues. CCC approved the Limited DRI on 6/24/10. A commercial abutter to the airport challenged the DRI approval in Land Court. The Land Court affirmed the DRI decision on 12/21/11.
- **Cahoon Museum of American Art Addition**–proposed 3,566-sq.ft. expansion of an existing museum at 4676 Falmouth Road in Cotuit, 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. CCC approved the DRI with conditions on 12/1/11.
- **Cape Cod Commercial Linen Service Relocation**–proposed change of use of an existing 27,000-sq.ft. industrial building with minor modifications to the loading areas but no structural changes to the exterior of the building or the layout of the 1.86-acre site at 880 Attucks Lane in Hyannis. The property's prior use was as a wholesale plumbing supply facility. CCC approved the Limited DRI, which was reviewed for water resource issues only, on 1/5/12.

BOURNE

- **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. CCC voted to procedurally deny the DRI without prejudice on 12/15/11.
- **Hydroid Inc.**–proposed combination of lots and proposed 30,000-sq.ft. commercial development (with future expansion to 40,000 sq.ft.) at Henry Drive. CCC approved the DRI with conditions as a 'Project of Community Benefit' Hardship Exemption on 12/15/11.
- **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 3/31/12.

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. CCC accepted the applicant's withdrawal of the proposal on 1/5/12.

DENNIS

- **Deerwild Realty Trust ANR**–proposed Approval Not Required (ANR) plan on a 41.45-acre tract at 102 Sesuit Neck Road in East Dennis. CCC approved a DRI Exemption for the project on 12/1/11.

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 recombination and reorganization of an existing 48-acre subdivision at 588 Main Street (Route 130). 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. CCC voted to approve the DRI with conditions as a Hardship Exemption on 12/15/11.
- **Mashpee Watershed Plan**–proposed watershed nitrogen management plan.

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.

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. MEPA issued its certificate on 7/29/11.

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, Bournes, 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.

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

■ **January 9:** SUBCOMMITTEE MEETING: NSTAR SEMA 345kV Transmission Line (Bourne, Sandwich, and Barnstable project) 10 a.m., CCC.

■ **January 19:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm:
– CONTINUED HEARING: NSTAR SEMA 345kV Transmission Line (Bourne, Sandwich, and Barnstable project)

■ **February 2:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm:
– HEARING: New Generation Wind Joint Venture (Bourne project)

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.

- Tuesday, January 17
- Monday, January 30
- Monday, February 13

Other Events

■ **Martin Luther King Jr. Day –** Monday, January 16, 2012 – All Barnstable County offices to be closed.

■ **Cape Cod Metropolitan Planning Organization (CCMPO) Meeting –** Monday, January 23, 2012, beginning at 10 a.m. at CCC.

■ **Cape Cod Joint Transportation Committee (CCJTC) Meeting –** Friday, February 10, 2012, beginning at 8:30 a.m. at CCC.

■ SAVE THE DATES: **Smarter Cape Summit 2012**: May 14 and 15, at the Sea Crest Beach Hotel in Falmouth. See story on page 3.

Cape Cod Commission

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Vice Chair:
Michael Blanton

Secretary:
Elizabeth Taylor

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Bourne:
Michael Blanton

Brewster:
Elizabeth Taylor

Chatham:
Lynne Pleffner

Dennis:
Richard Roy

Eastham:
Joyce Brookshire

Falmouth:
(vacant)

Harwich:
Robert Bradley

Mashpee:
Ernest Virgilio

Orleans:
Leonard Short

Provincetown:
Austin Knight

Sandwich:
Joanne O'Keefe

Truro:
Peter Graham

Wellfleet:
Roger Putnam

Yarmouth:
Jack McCormack

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Native American:
Mark Harding

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CAPE COD COMMISSION

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