



FY2013 Annual Report of the Cape Cod Commission to the Town of Falmouth

The Cape Cod Commission is the regional land use planning, economic development, and regulatory agency created in 1990 to serve the citizens and 15 towns of Barnstable County, Massachusetts. The Commission's mission is "to keep this special place special," and the agency strives to achieve technical excellence, environmental protection balanced with economic progress, and regional consensus. The Commission pursued the following **regional priorities** for Fiscal Year 2013 (July 1, 2012 to June 30, 2013):

1. Wastewater Management – Related to this priority, this year the Commission prepared an initial Regional Wastewater Management Plan to serve as a framework and a set of tools to help begin identifying several water quality solutions for each watershed across the Cape. The Commission also prepared a guidance document for the agency's regulatory review of local Comprehensive Wastewater Management Plans (CWMPs), conducted a Cape-wide buildout analysis to support local and regional planning, developed the Watershed MVP application for technical experts and municipalities to explore various potential management scenarios, developed a "green infrastructure" siting tool as a companion to the Watershed MVP, and pursued pilot projects to better understand green approaches to treating wastewater and stormwater. In January 2013, the Commonwealth of Massachusetts directed the Cape Cod Commission to prepare an update to the 1978 Area-wide Water Quality Management Plan for Cape Cod, a requirement under Section 208 of the federal Clean Water Act. The Commission subsequently developed a Program Work Plan for the 208 Update and has embarked on that work plan. The work plan has an ambitious set of tasks to complete within three years, the bulk of which is to be completed in FY2014. The Commission and its consultants are tackling the technical analyses, planning, financial, and public participation requirements for the 208 Update simultaneously. Stakeholders are engaged in the program's policy, affordability, financing, planning, and implementation issues, and in watershed- or basin-specific issues, needs



assessments, evaluation of alternatives, and evaluation of costs. The overall goal is to identify the most cost-effective, appropriately scaled and phased solutions on a watershed-by-watershed basis, focusing on the most severely impaired waters and the most easily and affordably implemented solutions while maximizing the use of existing infrastructure.

2. Strategic Information Office – Related to this priority, this year the Commission helped establish a governance committee. The Smarter Government Steering Committee then executed a data-sharing agreement with Cape towns to collaborate on opportunities for digital regionalization and recommend potential regional solutions for services and products that increase governmental efficiency and decrease costs to taxpayers. One example activity is the development of an “ePermitting, Licensing, and Inspection System” that is under development now. When fully implemented, the online system will allow Cape Cod municipalities to issue and monitor permits, licenses, and inspections, with a web-based portal for citizens and contractors. The system uses a common technology infrastructure and software that can be adopted regionally but tailored to each town.

3. Community Design Services – Related to this priority, this year the Commission managed a number of complex planning projects for which the staff provided community design services to Cape municipalities. Design services can focus on land use, streetscape, roadway, development patterns, transportation alternatives such as bicycle and pedestrian amenities, stormwater management, sustainable landscape design, and more. Design services are frequently integrated through Regional Economic Strategy Executive Team (RESET) assistance projects, which offer a multi-faceted, multi-disciplined approach to community and economic development planning.

4. Economic Development – Related to this priority, the Commission continued to pursue the implementation of priority projects that were identified in the Five-year (2009-2014) Comprehensive Economic Development Strategy (CEDS). This year the focus was on wastewater management planning in economic centers; continuation of the SmarterCape Initiative to promote the use of technology infrastructure that helps the region’s economy evolve from service-based to knowledge-based; and initial work on a comprehensive Cape Cod Canal area transportation study, which includes considering major congestion, safety, and community/economic issues associated with the bridges and the rotaries.



5. Regional Consensus – Related to this priority, the Commission coordinated a number of ongoing planning and policy-making endeavors striving to achieve consensus across the region. In addition to the activities mentioned above, the Commission embarked on a consensus-building update to the Joint Land Use Study (JLUS) for the Massachusetts Military Reservation and surrounding communities. The US Department of Defense-funded planning process between the military installation and the communities of Bourne, Falmouth, Mashpee, and Sandwich aims to ensure that future community growth and development is consistent with the military training and operational missions and to help reduce the impacts of military operations on the adjacent land. The Commission also continued to help Cape communities prepare Multi-Hazard Mitigation Plans for FEMA certification and potential future funding.

In addition to the Cape-wide regional services and programs that the Cape Cod Commission pursues each year (the highlights mentioned above), each of the 15 municipalities in Barnstable County receives direct assistance from the Commission that is tailored to that community's specific needs. **Some highlights of Cape Cod Commission activities specific to the Town of Falmouth during Fiscal Year 2013 follow.**

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

PLANNING

- As mentioned above, the Commission's planning and technical staff pursued an update to the Massachusetts Military Reservation (MMR) Joint Land Use Study (JLUS), including collecting and analyzing data, plans, studies, shared-services agreements, and land use/zoning and buildout analyses. The staff convened meetings of policy and technical advisory committees, completed a report on community-military partnerships, and held several workshops to identify potential shared-services opportunities.



Commission staff members are now completing initial feasibility studies for several potential shared services, and the staff will develop a model agreement and a final report by the end of September 2013.

The Commission's GIS staff has provided locus maps for the JLUS Update project showing features such as owners/occupants and land use, the boundary of Camp Edwards, protected open space and energy projects, buildout potential, and location of 40B affordable housing sites near the study area. Cooperative work with the military base's GIS staff resulted in a GIS layer that more closely matched the defined boundary of the Upper Cape Water Supply Reserve of the MMR.

- The Commission provided RESET (Regional Economic Strategy Executive Team) assistance to Falmouth to conduct a planning analysis of its Spring Bars Road property and the surrounding area. The work included an assessment of the infrastructure and transportation needs and the financial viability of a 30 rental-unit affordable housing project proposed on the property and an analysis of broader land use issues and opportunities in the area.
- The Commission's historic preservation and planning staff worked with the GIS department to help map heritage landscapes in Falmouth in cooperation with graduate students from Boston University. The graduate student interns identified historical "pockets" that may not be designated a historic district. Maps of the Falmouth-designated heritage landscapes and seasonal communities were completed.

AFFORDABLE HOUSING

- The Barnstable County HOME Consortium, coordinated by the Commission's affordable housing staff specialist, made a conditional commitment of \$105,000 in HOME funds to The Resource Inc. to assist in the acquisition and rehabilitation of a foreclosed property at 20 Shore Street to create three affordable rental units.
- The HOME Consortium also made a conditional commitment of \$175,000 in HOME funds to the Falmouth Housing Corporation



to assist in the redevelopment of its 11-unit, 100% affordable, family rental project known as Notantico Woods in Woods Hole.

TRANSPORTATION

- The Commission's transportation staff collected data and made observations about the accommodation of bicyclists on Woods Hole Road, issuing a memorandum report in late September 2012.
- The Commission's transportation staff conducted annual summer traffic counts in Falmouth, including automatic traffic recorders (ATRs) and turning movement counts (TMCs). Roadway segments and intersections in Falmouth included Route 151 east of Route 28, east of Route 28A, and at the Falmouth/Mashpee town line; Route 28 north of Lakeview Avenue, east of Spring Bars Road, north of Thomas Landers Road, and at the Bourne/Falmouth town line; Brick Kiln Road east of Sandwich Road; Carriage Shop Road east of Collins Street, north of Fresh Ponds Road, and west of Old Barnstable Road; Church Street south of Woods Hole Road; Gifford Street north of Jones Road; Hatchville Road north of Sandwich Road; Jones Road between Route 28 and Beacon Street; Jones Road west of Dove Cottage Road; Katherine Lee Bates Road east of Route 28; Locust Street south of Route 28; Maravista Avenue east of Route 28; Maravista Extension south of Route 28; Old Barnstable Road south of Carriage Shop Road; Palmer Avenue west of Hewins Street; Red Brook Road at the Falmouth/Mashpee town line; Sandwich Road at the Falmouth/Mashpee town line; Shoreview Drive north of Whittier Road; Surf Drive east of Elm Road; and Woods Hole Road south of Oyster Pond..

WATER RESOURCES

- The Commission's water staff supported the town's effort to develop its Comprehensive Wastewater Management Plan (CWMP) and exploration of traditional and non-traditional nutrient/nitrogen management methods and participated in the joint MEPA/DRI process for the draft CWMP/Draft Environmental Impact Report (DEIR). The town has proposed a collection system, facility upgrades, and pilot project implementation for the Little Pond watershed. The Commission staff also supported the additional



evaluation of the Massachusetts Military Reservation as a potential shared regional facility for the Upper Cape as one of the town's alternatives.

GEOGRAPHIC INFORMATION SYSTEM (GIS)

- The Commission's GIS staff supported all of the above as necessary, including the heritage landscapes work and RESET analyses project for the Spring Bars Road area. The GIS department also continues to support the Massachusetts Estuaries Project (MEP), providing GIS analysis of the Salt Pond watershed to the UMASS-Dartmouth School for Marine Science and Technology this year.

REGULATORY ACTIVITIES

DEVELOPMENT OF REGIONAL IMPACT (DRI) MITIGATION FUNDS IN FISCAL YEAR 2013

- The Commission provided \$137,551 toward the design and construction of intersection improvements at Worcester Court/Jones Road and Davisville Road/Route 28; and \$50,300 to support the Massachusetts Estuaries Project work at Wild Harbor.

DRI DECISIONS IN FISCAL YEAR 2013

- Teledyne Instruments Inc. Expansion of 49 Edgerton Drive – The Cape Cod Commission approved a Hardship Exemption on 7/19/12 for the proposed construction of up to 44,850 sq.ft. of new commercial space to be added to an existing 27,750-sq.ft. facility in North Falmouth.
- Green Cove, LLC, and Falmouth Airpark Homeowners Association – The Cape Cod Commission approved a DRI Exemption on 8/30/12 for the proposed modification of a Definitive Plan/Special Permit to re-divide and re-combine more than 52 acres of land.



- F.W. Webb – The Cape Cod Commission approved a DRI with conditions on 9/13/12 on the proposed demolition of an existing block-and-steel building and the construction of a 24,652-sq.ft. building for a wholesale, retail, and warehouse plumbing facility.
- Martha’s Vineyard Hybrid Cable Project – The Cape Cod Commission approved on 5/23/13 a Limited DRI with conditions for the 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 Commission’s review was limited to coastal and marine resource issues.

MINOR MODIFICATIONS – TYPE #1

- The Commission’s executive director approved requested minor modifications to these previously approved decisions:
 - Falmouth Self Storage (CU07012) on 9/19/12
 - Teledyne Instruments, Inc. Expansion (HDEX12018) on 9/27/12
 - Seacoast LP/Falmouth Monopole (TRO2019) on 1/31/13

DRI CERTIFICATES OF COMPLIANCE

- Final Certificates of Compliance:
 - WHOI LOSOS Building (TR11001) – Issued on 7/3/12
 - Falmouth Self Storage (CU07012) – Issued for Phase One on 9/18/12
- Preliminary Certificates of Compliance:
 - Teledyne Instruments, Inc., Expansion (HDEX12018) – Issued on 9/28/12
 - F.W. Webb (TR12020) – Issued on 2/21/13

DRI REVIEWS PENDING AT YEAR END

- Falmouth South Coast Watersheds Comprehensive Wastewater Management Plan/Draft Environmental Impact Report (DEIR) – The Town of Falmouth’s draft plan for the south coast watersheds and recommendations for the West Falmouth watershed identifies



a preferred scenario for wastewater management and several demonstration projects for non-traditional wastewater and nitrogen management methods. The DRI review is pending the issuance of a Massachusetts Environmental Policy Act (MEPA) certificate for the DEIR.

DEVELOPMENT AGREEMENTS

- On 12/13/12, CCC approved a modification to the Falmouth Technology Park Development Agreement to enable the Falmouth Economic Development Industrial Corporation to sell a parcel within the park to the Woods Hole, Martha's Vineyard, and Nantucket Steamship Authority.

OTHER REGULATORY ASSISTANCE

- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office on a Notice of Project Change for the proposed Comcast Fiber Optic Cable project. Comment letter submitted on 8/14/12.
- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office on an Environmental Notification Form for the proposed project at 85 Associates Road (Chapoquoit Island). Comment letter submitted on 8/23/12.
- The Commission provided technical comments to the Massachusetts Environmental Policy Act (MEPA) office on an Environmental Notification Form for the proposed MMR Small-arms Range Improvements project. Comment letter submitted on 9/19/12.
- The Commission provided a comment letter on a Chapter 40B proposal for 55 Stephens Lane, a rehab of a single-family house. Comment letter submitted on 5/31/13.

For more information about the Cape Cod Commission, visit the web site: www.capecodcommission.org