



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

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 Yarmouth during Fiscal Year 2013 follow.**

PLANNING, COMMUNITY DEVELOPMENT, AND TECHNICAL SERVICES

AFFORDABLE HOUSING

- The Barnstable County HOME Consortium, coordinated by the Commission's affordable housing staff specialist, made two down payment/closing cost loans totaling \$17,921 to low-income, first-time home buyers.
- The HOME Consortium also closed a \$150,000 loan of HOME funds and construction is under way by the Stratford Capital Group for its 65-unit Simpkins School Residences development



project. Fifty-eight of those 65 units will be affordable, age-restricted rentals.

- The Commission filled four apartment units through the Regional Ready Renters program. (Online: www.capecodcommission.org/departments/planning/housing/renters)

PLANNING AND TRANSPORTATION

- The Commission’s planning and technical staff initiated a “Living Streets” project for a two-mile section of Route 28 (from West Yarmouth Road to Forest Road) in Yarmouth. The study is exploring transportation improvement alternatives that will reduce conflicts, improve traffic flow, and incorporate multi-modal transportation options along the corridor. It aims to further the creation of vibrant, pedestrian- and bicycle-oriented mixed-use centers along the corridor. The study will explore the potential impact of proposed land use and zoning changes under consideration by the town and make recommendations for roadway changes that accommodate traffic volumes and all users of the roadway. The project will establish a preferred roadway redesign that incorporates “Complete Streets” design strategies and low-impact development (LID) techniques to mitigate stormwater runoff. The Commission staff will conduct public workshops, make presentations, and develop a final report in Fall 2013. (Online: www.capecodcommission.org/departments/planning/design/sustainabledesign/livingstreets_yarmouth)

TRANSPORTATION

- The Commission’s transportation staff completed the final report for the Yarmouth Road Corridor Study in December 2012 and the final report for the Hyannis Access Study Implementation in June 2013. Both projects involved working with a task force of community members, business representatives, and leaders to identify “preferred alternative” concepts for segments of those heavily travelled roadways and intersections leading into and out of Hyannis. The Yarmouth Road project addressed the design of Yarmouth Road/Willow Street area and developed alternatives to improve



access for all modes of transportation along this corridor; see http://www.capecodcommission.org/resources/transportation/Yarmouth_Road_2012_report_12272012.pdf

The Hyannis Access Study Implementation project addressed the design of Route 28 from the Airport Rotary to the Barnstable/Yarmouth town line, taking into consideration large-scale development along sections of Route 132; see http://www.capecodcommission.org/resources/transportation/hyannisaccess/HASI_2013_final_report06282013.pdf

- Commission staff transportation planners continued to support local work to extend the Cape Cod Rail Trail from Dennis through Yarmouth and Barnstable. The staff hosted an informational meeting in February 2013 for the public to discuss the proposed project. As envisioned, the proposed project may extend the Cape Cod Rail Trail from Old Town House Road Park in Yarmouth to Iyannough Road (Route 132) in Barnstable, with improvements such as the construction of a continuous, paved shared-use path with grassed shoulders. The project may also include construction of parking areas, rest stops, and pedestrian road crossings at public and private roadways. The design, if approved and funded, would conform to all Massachusetts Department of Transportation (MassDOT) design guidelines and engineering directives.
- The Commission's transportation staff conducted a Road Safety Audit of a segment of Route 6A in the Yarmouth Port area.
- The Commission's transportation staff conducted annual summer traffic counts in Yarmouth, including automatic traffic recorders (ATRs) and turning movement counts (TMCs). Traffic data are available online: www.capecodcommission.org/departments/technicalservices/transportation/counts

Roadway segments and intersections in Yarmouth included Route 28 west of Long Pond Drive, west of Lyman Lane, east of North Main Street, east of Seaview Avenue, east of South Sea Avenue, and east of Wood Road; Route 6 at the Barnstable/Yarmouth town line, between Exits 7 and 8, and at the Yarmouth/Dennis town line; Route 6A at the Barnstable/Yarmouth town line, west of Setucket Road, and at the Yarmouth/Dennis town line; Abells



Road east of Higgins Crowell Road; Buck Island Road west of Pumphouse Lane and east of West Yarmouth Road; Camp Street north of Route 28; Forest Road north of Route 28 and south of Constance Avenue; Great Western Road over Route 6; Higgins Crowell Road north of Abells Road, north of Buck Island Road, and east of Willow Street; Highbank Road west of Great Western Road; Long Pond Drive west of Station Avenue and north of Route 28; North Main Street north of Regional Avenue; Setucket Road at the Yarmouth/Dennis town line; and Strawberry Lane south of Route 6A.

WATER RESOURCES

- The Commission water and planning staff continued to support the town's work to address wastewater management in a comprehensive way and to pursue measures to restore the water quality in the Lewis Bay and Parkers River watersheds. With an award from the US Environmental Protection Agency, the Commission worked this year with the towns of Barnstable and Yarmouth on a "green infrastructure" pilot project in the two nitrogen-impacted watersheds. An EPA contractor, the Commission, and the towns worked to (1) identify suitable green infrastructure techniques in the target locations; (2) develop conceptual designs from site inventories, aerial photography, GIS data and mapping analyses, and watershed modeling to quantify water-quality benefits; and (3) identify preliminary cost estimates. The initiative in these watersheds may result in a cost-effective model for other towns as they attempt to implement sustainable wastewater options.

GEOGRAPHIC INFORMATION SYSTEM (GIS)

- The Commission's GIS staff supported all of the above as necessary, including supporting the Living Streets project. The GIS staff also provided draft maps of wildfire hazard areas and regional vulnerability assessment to municipal staff for review and update of the local Multi-Hazard Mitigation Plan.



STRATEGIC INFORMATION OFFICE

- The Cape Cod Commission, with funding from a 2012 state Community Innovation Challenge Grant, began working with the town on an E-Permitting, Licensing, and Inspection System. (The towns of Chatham, Yarmouth, and Nantucket were the first to be involved in development of the system; Harwich and Provincetown will also become involved in Fiscal Year 2014.) 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, using a common technology infrastructure and software adopted regionally but tailored to each town.
- The Commission's GIS staff continues to support the regional e-permitting project by providing right time standardized datasets to Accela, the vendor for the project. Working with a third-party contractor, GIS staff created a procedure for receiving bi-weekly feeds from the assessing vendors in the towns of Chatham and Yarmouth. Those weekly feeds are processed into a standardized format and delivered to Accela. The automation process can be applied to other towns as they implement e-permitting. GIS also spent effort on standardizing the GIS layers that Accela access in their Online map service. GIS hosts these maps on their Online Server for Accela to access.

REGULATORY ACTIVITIES

DEVELOPMENT OF REGIONAL IMPACT (DRI) DURING FISCAL YEAR 2013

- **Mayflower Place Expansion and Memory Care Facility** – The Cape Cod Commission approved a DRI with conditions on 3/28/13 for the proposed construction of independent living and memory care facilities on a redeveloped site (the former Mill Hill Club on Route 28 and several adjacent house lots) and on the Mayflower Place Continuing Care Retirement Community campus near Buck Island Road, Route 28, and Mill Pond Road in West Yarmouth. The project will construct a new, connected building wing in the northwest portion of the



campus to house 50 independent living units plus one care-taker's apartment. The project will also construct a memory care building in the expanded southeast portion of the campus to house 75 memory care units.

DRI MINOR MODIFICATIONS – TYPE #1

- The Commission's executive director approved requested minor modifications to the previously approved decision for the Simpkins School Redevelopment (TRHDEX10018) on 8/9/12.

DRI CERTIFICATES OF COMPLIANCE

- The Commission issued a Final Certificate of Compliance for the Owl Club/Cultural Center of Cape Cod (TR08026) on 1/14/13.
- The Commission issued a Preliminary Certificate of Compliance for the Simpkins School Redevelopment (TR/HDEX10008) on 10/3/12.

DRI REVIEWS PENDING AT YEAR END

- Parker's River Marine Park – a proposed marine park on a 22-acre site of the former drive-in theater. The DRI review is pending issuance of a Massachusetts Environment Policy Act (MEPA) certificate.

OTHER REGULATORY ASSISTANCE

- The Commission provided a comment letter on the Chapter 40B proposal for Laban Lane, a two-lot, two-house Habitat for Humanity affordable ownership project. Comment letter submitted 10/18/12.



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