

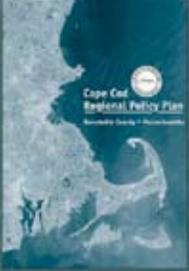


This presentation provides an overview of the kinds of mitigation that the Cape Cod Commission may require when reviewing Developments of Regional Impact, or DRIs, and what the benefits are for our communities.

SLIDE:

What is “Mitigation”?

- ◆ Mitigate (v.): 1. To make better; 2. To moderate; 3. To relieve.
- ◆ DRI Mitigation: The “Fix What You Break” Principle



What is Mitigation?

The dictionary offers several definitions for the term “to mitigate.”

In the world of DRIs, mitigation serves a particular principle: to “Fix What You Break.”

SLIDE:

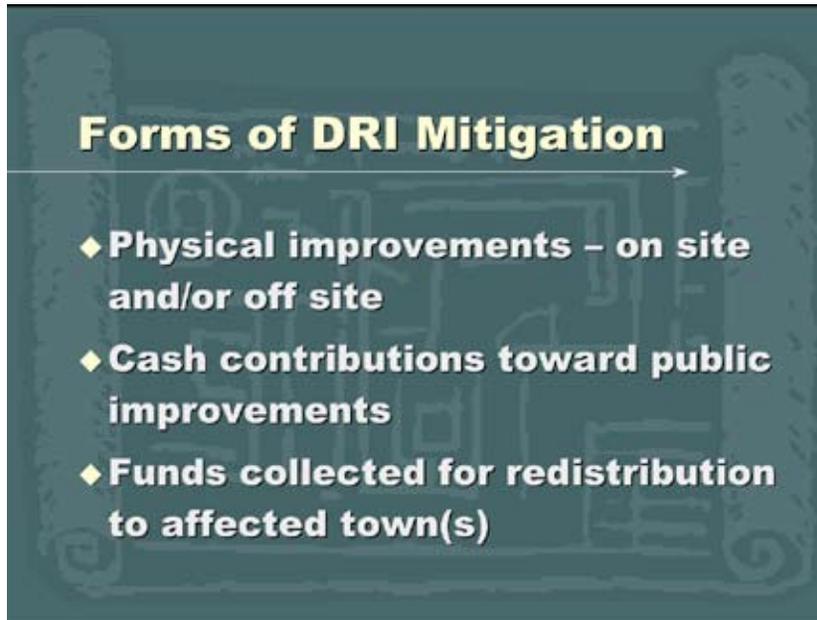
What is “Mitigation”?

*“The rate of growth for any town should not exceed the ability of that town to provide the services necessary to support that growth. **New development should be required to pay its own way**—either to provide or to contribute to the provision of the necessary facilities and services to manage the demands created by that development. The provision of those services should be timed to meet the demand created by new development. Public and private investments should be coordinated both to control the rate of growth and to direct new development into appropriate locations.”*

– Cape Cod Regional Policy Plan (April 2002)

This passage from the growth policy of the Regional Policy Plan most succinctly states what we mean.

SLIDE:



Forms of DRI Mitigation

- ◆ **Physical improvements – on site and/or off site**
- ◆ **Cash contributions toward public improvements**
- ◆ **Funds collected for redistribution to affected town(s)**

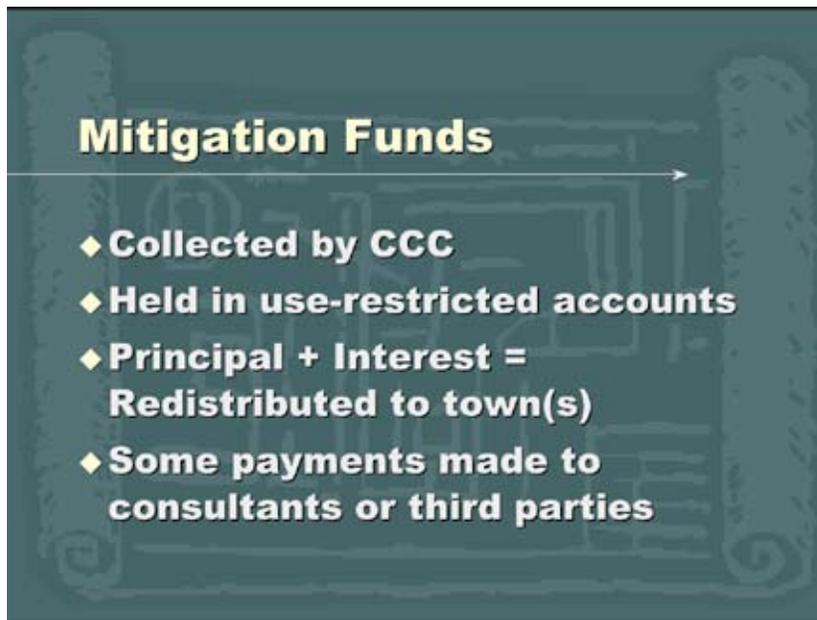
DRI mitigation can take several forms:

Physical improvements provided by the developer. These improvements can be on site or off site.

Cash contributions toward public improvements in the town or study area affected by the development.

Funds collected by the Cape Cod Commission for use by the affected town—at the town’s discretion.

SLIDE:



Mitigation Funds

- ◆ **Collected by CCC**
- ◆ **Held in use-restricted accounts**
- ◆ **Principal + Interest = Redistributed to town(s)**
- ◆ **Some payments made to consultants or third parties**

People often question how we handle the DRI mitigation funds.

After the Commission approves a DRI and the project completes its development requirements, the Commission collects any funds called for in the decision and sets those funds aside in restricted accounts that are separate from any other County accounts.

As required in the decision, the Commission redistributes the funds, generally through Memoranda of Agreement, to the affected Cape towns.

On occasion, the funds can be paid directly by the Commission to consultants or other appropriate parties to fulfill the requirements of the DRI decision.

SLIDE:

Available DRI Mitigation Funds

Example as of 6/30/07

	Transportation	Open Space	Affordable Housing	Water Resources	TOTAL:
Barnstable*	\$ 752,213	\$ 264,186		\$ 967	\$ 1,017,366
Bourne	\$ 204,935		\$ 39,259	\$ 554	\$ 244,748
Brewster	\$ 4,028				\$ 4,028
Chatham	\$ 5,907				\$ 5,907
Dennis*	\$ 20,545				\$ 20,545
Falmouth*	\$ 734,093			\$ 82,479	\$ 816,572
Harwich*	\$ 256,791	\$ 151,292		\$ 5,316	\$ 421,389
Mashpee*	\$ 460,747		\$ 269,321	\$ 459,199	\$ 1,189,267
Orleans*	\$ 37,026	\$ 555,749	\$ 104,180	\$ 2,406	\$ 699,361
Sandwich*	\$ 353,215	\$ 24,509	\$ 11,690	\$ 14,283	\$ 403,697
Yarmouth*	\$ 245,730	\$ 25,236			\$ 270,966
TOTAL:	\$ 3,075,230	\$ 1,028,972	\$ 424,450	\$ 565,204	\$ 5,093,856

*Current Memoranda of Agreement commit some of these available funds.

This table provides a summary of available DRI mitigation funds for the eleven Cape towns in which DRIs had been approved as of the end of June 2007.

At that time, more than \$5 million was available to the towns, and \$3.8 million had been distributed in the past for a variety of purposes, including: improvements to transit and transportation infrastructure, permanent protection of open space, provision of affordable housing, protection of water quality and coastal resources, and more.

SLIDE:

Examples of DRI Mitigation

- ◆ Affordable housing
- ◆ Water resources
- ◆ Transportation
- ◆ Open space
- ◆ Community character
- ◆ Historic preservation

This presentation will show some examples of DRI mitigation in the categories of

- Affordable housing
- Water resources
- Transportation
- Open space
- Community character, and
- Historic preservation

SLIDE:

DRI Mitigation: Affordable Housing

◆ 108 units completed to date:
❖ 17 as ownership units
❖ 91 as rental units

From the 1996 Cliffside Estates DRI in Bourne:



Tatler Circle
Cataumet

Peaked Cliff
North Sagamore

Sheppard Road
North Sagamore

Residential projects reviewed as Developments of Regional Impact (DRI) have provided an additional 108 affordable units:

- 17 ownership units
- and
- 91 rental units completed to date.

Some examples include these three homes as a result of a cash contribution from the Cliffside Estates subdivision in Bourne. They are located in Cataumet and North Sagamore.

Other examples include...

SLIDE:

DRI Mitigation: Affordable Housing

From the 1999 Norse Pines DRI in Sandwich:



28 Sconset Circle, Sandwich

10 Muskegat Circle, Sandwich

9 Manamok Circle, Sandwich

22 Greenville Drive, Sandwich

...the purchase of existing homes for affordable housing with \$1.25 million as cash mitigation from the Norse Pines subdivision in Sandwich.

Seven homes have been purchased, four of which are shown here: 28 Sconset Circle, 10 Muskegat Circle, 9 Manamok Circle, and 22 Greenville Drive.

The others are located in Sandwich on Lakewood Drive, Nottingham Drive, and Farmersville Road.

Using the mitigation money off site produced a greater benefit than using it on site would have. If the units had been built in the Norse Pines development, only four affordable units would have resulted.

SLIDE:

DRI Mitigation: Affordable Housing

Epoch Senior Living
(formerly Brewster House)
Brewster

Seashore Point
(formerly Cape End
Manor Care Campus)
Provincetown

Phase 1

Phase 2

Cape Cod Senior Residences
(formerly Barnstable
County Hospital)
Bourne

Another type of affordable housing that has been or will be provided through DRIs are units in assisted living and nursing care facilities.

The Epoch assisted living facility on Route 124 in Brewster hosts 7 affordable rental units as a result of the DRI known as Brewster House.

The 84-unit assisted living facility on County Road in Pocasset is entirely affordable, offering 24 independent living and 60 assisted living units.

And the redevelopment of the Cape End Care Campus reviewed in 2006 in Provincetown as a “Project of Community Benefit” will provide 9 affordable assisted living rental units once completed.

SLIDE:

DRI Mitigation: Water Resources

- ◆ Wastewater management
- ◆ Stormwater management
- ◆ Water quality studies and monitoring programs

The Commission’s DRI review process has helped protect drinking water, coastal estuaries, and freshwater ponds by requiring development projects to provide

proper wastewater management or treatment,

stormwater management, and

water quality studies and monitoring.

SLIDE:

DRI Mitigation: Water Resources

◆ Wastewater management



Provincetown Wastewater Management Facility

Crooked Pond Water Filtration Facility

The Commission has reviewed as DRIs a wide variety of projects with potential impacts on water quality, including municipal wastewater treatment facilities such as this one in Provincetown, and municipal well sites such as this one in Falmouth. Water quality monitoring to protect groundwater and nearby freshwater ponds and coastal embayments is an important element of these reviews.

SLIDE:

DRI Mitigation: Water Resources

◆ Wastewater management



Mashpee Industrial Park

Marstons Mills Marketplace

Of course, the Commission also reviews private developments. DRI mitigation for wastewater management has included on-site wastewater treatment facilities such as the one at the Health Center in the Mashpee Industrial Park (one of our Development Agreements) and the Marstons Mills Marketplace, where we required excess capacity to be provided in order to enable neighboring properties to hook in.

SLIDE:

DRI Mitigation: Water Resources

◆ Wastewater management



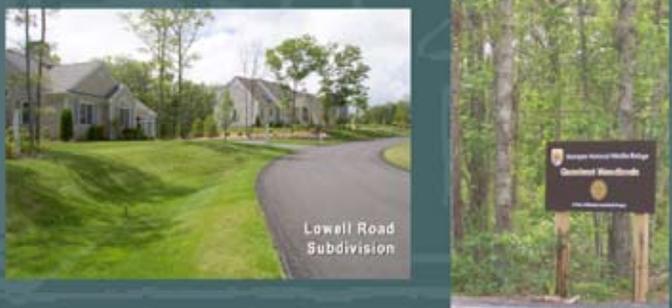
Willowbend Golf Course

DRI mitigation for the Willowbend Golf Course expansion in Mashpee included connecting the neighboring Cotuit Bay Condominium complex to Willowbend's wastewater treatment system to offset nitrogen.

SLIDE:

DRI Mitigation: Water Resources

◆ Wastewater management



Lowell Road Subdivision

And DRI mitigation for the Lowell Road Subdivision in Mashpee required the installation of denitrifying septic systems for these homes because of the development's location within the Mashpee River Watershed. Quashnet Woodlands is adjacent to the development.

SLIDE:

DRI Mitigation: Water Resources

◆ Stormwater management



Stormwater runoff can be handled in a number of ways—some of which are effective for handling water, but may not be best for ensuring protection of groundwater from pollutants found in road and parking lot runoff.

Also, “traditional” designs for stormwater management can be unattractive, such as the one shown here along Route 28 in Hyannis.

SLIDE:

DRI Mitigation: Water Resources

◆ Stormwater management



Rectrix Aerodrome
(2003 DRI Exemption)

Here instead are two examples of stormwater management techniques as a result of the Commission’s DRI review process that are effective, environmentally sound, and attractive:

The first is the “rain garden” stormwater management area at the Rectrix Aerodrome facility at the Barnstable Municipal Airport.

SLIDE:

DRI Mitigation: Water Resources

◆ Stormwater management



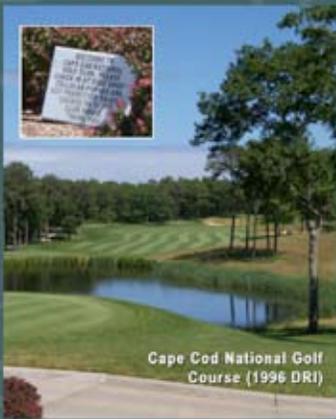
Sandwich Stop & Shop Plaza
Redevelopment (1999 DRI)

Another example is the “vegetated swale” stormwater area at the Sandwich Stop and Shop/CVS project.

SLIDE:

DRI Mitigation: Water Resources

◆ Water quality monitoring



Cape Cod National Golf
Course (1996 DRI)

Examples of DRI mitigation for water quality include:

monitoring programs for the Cape Cod National Golf Course,

and...

SLIDE:

DRI Mitigation: Water Resources

◆ Water quality monitoring



Captain's Golf Course
(2002 DRI)

...the Captain's Golf Course Expansion,

to ensure that turf management operations don't negatively impact water quality for neighboring properties in a shared Brewster/Harwich watershed;

and...

SLIDE:

DRI Mitigation: Water Resources

◆ Water quality monitoring



Truro Vineyards of Cape Cod
(Taves Farm B&B and Winery; 1992 Hardship Exemption)

...a monitoring program for the Truro Vineyards of Cape Cod to ensure that herbicides and pesticides from agricultural operations don't negatively impact the water quality of neighboring Provincetown's public supply well.

SLIDE:

DRI Mitigation: Transportation

- ◆ Improve traffic congestion and increase safety
- ◆ Fund design work
- ◆ Purchase vacant, developable land
- ◆ Support alternatives to cars

Another important component of DRI review is addressing the traffic impacts of regional developments.

Funds have been collected and used to

- address traffic congestion and safety
- provide design and redesign work
- purchase open space to remove parcels from future development
- contribute to alternatives to automobile travel, including the construction of sidewalks, bicycle paths, bus stops or shelters, and occasionally transit services.

SLIDE:

DRI Mitigation: Transportation

- ◆ Intersections



Route 28 Mashpee,
Southcoast Village, 2009 DRI

Examples of intersection work to improve traffic congestion and safety include:

- traffic SIGNALS along major regional roadways, including Route 28 in Mashpee...

SLIDE:

DRI Mitigation: Transportation

◆ Intersections



Route 28 Marstons Mills,
Cetail Stop & Shop (2001 DRI)

...Marstons Mills,

SLIDE:

DRI Mitigation: Transportation

◆ Intersections



Route 137 Harwich,
Harwich Commons Expansion (2005 DRI)

...and Routes 137 and 39 in Harwich.

SLIDE:

DRI Mitigation: Transportation

◆ Intersections



Route 28-Jones Road-Ter Heun Drive, Falmouth
Falmouth Hospital Pavilion Addition (2003 DRI)

- redesign and construction of INTERSECTIONS, including the intersection at Falmouth Hospital, and

SLIDE:

DRI Mitigation: Transportation

◆ Intersections



Lowell Road-Great Neck
Road North, Mashpee
SouthCape Village and
Lowell Road Subdivision
(both 2000 DRI)

- ...the Lowell Road-Great Neck Road North intersection in Mashpee.

SLIDE:

DRI Mitigation: Transportation

◆ Intersections



Route 39-Queen Anne Road, Harwich
Harwich Commoex Expansion (2005 DRI)

...and the ROUNDABOUT at the intersection of Queen Anne Road and Route 39 in Harwich.

SLIDE:

DRI Mitigation: Transportation

◆ Access management



Sandwich Stop & Shop
Plaza, 1999 DRI

Examples of mitigation for access and egress changes to improve traffic safety include:

- right-turn-only lanes for exiting the shopping center on busy Route 6A, for the Sandwich Stop & Shop

SLIDE:

DRI Mitigation: Transportation

◆ Access management



H.H. Snow & Sons Expansion,
Orleans, 1993 DRI

...reduced curb cuts along Main Street in Orleans for the expansion of Snow's Home and Garden store, and

SLIDE:

DRI Mitigation: Transportation

◆ Access management



Marstons Mills Marketplace
(Stop & Shop Redevelopment), 2001 DRI

...a median strip to manage turning options along a busy portion of Route 28 in Marstons Mills.

SLIDE:

DRI Mitigation: Transportation

◆ Design funds



BJ's Wholesale Club, Hyannis, 2003 DR

Route 132 Boulevard

Designing transportation improvements is an expensive activity. DRI mitigation funds can support that needed work.

For example, BJ's Wholesale Club in Hyannis provided about \$550,000 in cash mitigation for the Route 132 boulevard design and other local projects

SLIDE:

DRI Mitigation: Transportation

◆ Land acquisition



Former Mashpee Place Parcel (SouthCape Village DRI)

DRIs can also meet vehicle trip-reduction requirements by purchasing vacant, developable land in the area and preserving it as permanent open space.

For example, mitigation funds from SouthCape Village helped purchase land near the Mashpee Rotary that had been proposed for commercial development as "Mashpee Place."

SLIDE:

DRI Mitigation: Transportation

◆ Alternatives to cars



Cape Cod Five Bank, Operations Center, Orleans, 1998 DRI

Many DRIs meet their traffic mitigation requirements by providing funds for alternatives to automobile travel. Examples include:

- a sidewalk on a portion of West Road in Orleans, from the money provided by Cape Cod Five

SLIDE:

DRI Mitigation: Transportation

◆ Alternatives to cars



H.H. Snow & Sons Expansion, Orleans, 1999 DRI

...an easement for Cape Cod Rail Trail use in Orleans, from Snow's Home and Garden expansion

SLIDE:

DRI Mitigation: Transportation

◆ Alternatives to cars



Sandwich Stop & Shop
Plaza, 1999 DRI

...pedestrian paths within the shopping plaza, from Sandwich Stop & Shop

SLIDE:

DRI Mitigation: Transportation

◆ Alternatives to cars



Buzzards Bay
(Subaru of New England, 2000 DRI)

...sidewalk and streetscape improvements in Buzzards Bay, from Subaru of New England

SLIDE:

DRI Mitigation: Transportation

◆ Alternatives to cars



SouthCape Village,
Mashpee, 2000 DRI

...a pedestrian and bicycle path along a portion of Great Neck Road South, from SouthCape Village

SLIDE:

DRI Mitigation: Transportation

◆ Alternatives to cars



Harwich Star Market, 2002 DRI

...bicycle racks and a network of pedestrian paths within the parking lot, from the Harwich Star Market.

SLIDE:

DRI Mitigation: Transportation

◆ Alternatives to cars



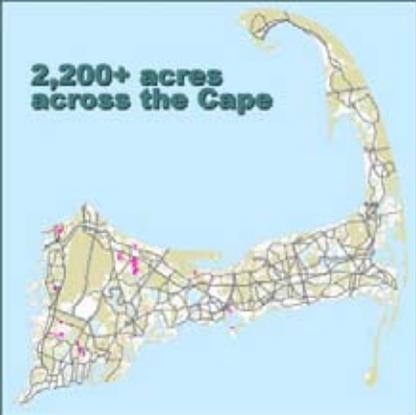
That project also shows how developments can be built with accommodations for transit services, such as this bus shelter.

SLIDE:

DRI Mitigation: Open Space

◆ Donations to towns or local conservation trusts

◆ Conservation restrictions on- or off-site



Through the Commission's review of Developments of Regional Impact, over 2,200 acres of land have been permanently protected as open space

In some instances, land has been donated to towns or local conservation trusts.

In other projects, developers have chosen to provide conservation restrictions for land either on or off-site.

SLIDE:

DRI Mitigation: Open Space

◆ Upper Cape



Megansett Ridge
Subdivision, Bourne

Examples of open space protected through DRI reviews on the Upper Cape include:

- about 26 acres protected by conservation restriction for the Megansett Ridge Subdivision in Bourne

SLIDE:

DRI Mitigation: Open Space

◆ Upper Cape



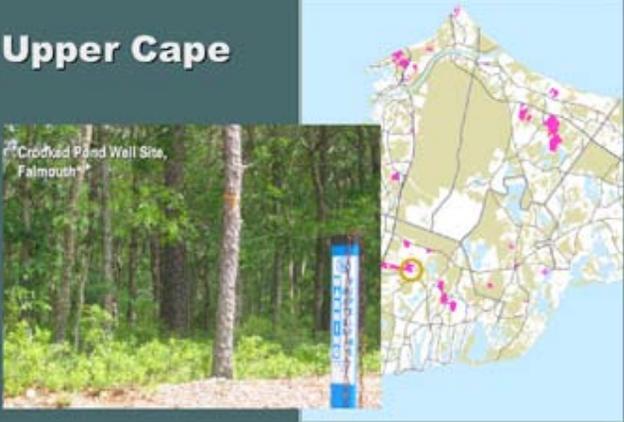
Norse Pines Cluster
Subdivision, Sandwich

...nearly 91 acres with extensive wetland buffers protected by a conservation restriction for the Norse Pines Cluster Subdivision in Sandwich

SLIDE:

DRI Mitigation: Open Space

◆ Upper Cape

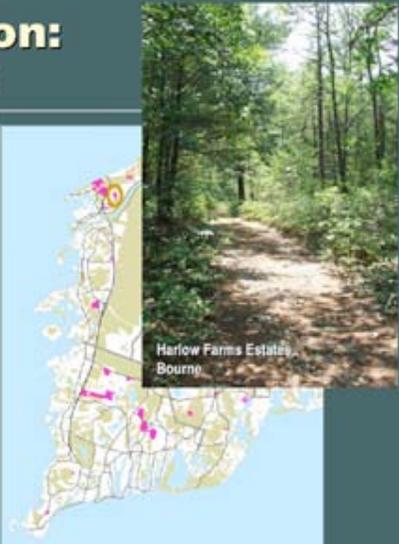


...about 25 acres with wetland buffers and a vernal pool, protected by conservation restriction for the Crooked Pond Well Site in Falmouth

SLIDE:

DRI Mitigation: Open Space

◆ Upper Cape



...more than 23 acres for Harlow Farms Estates in Bourne

SLIDE:

DRI Mitigation: Open Space

◆ Upper Cape



Sandwich Stop & Shop Plaza, Sandwich

...nearly 13 acres of Roberti Farm land for the Sandwich Stop & Shop Plaza Redevelopment

SLIDE:

DRI Mitigation: Open Space

◆ Upper Cape



Lowell Road Subdivision, Mashpee

...almost 21 acres of woodlands next to a town forest for the Lowell Road Subdivision in Mashpee, and

SLIDE:

DRI Mitigation: Open Space

◆ Upper Cape



Ballymeade Estates (Golf Club), Falmouth

...almost 185 acres protected by conservation restriction for Ballymeade Estates (Golf Club) in Falmouth.

SLIDE:

DRI Mitigation: Open Space

◆ Mid Cape



Lowell Trust ANR

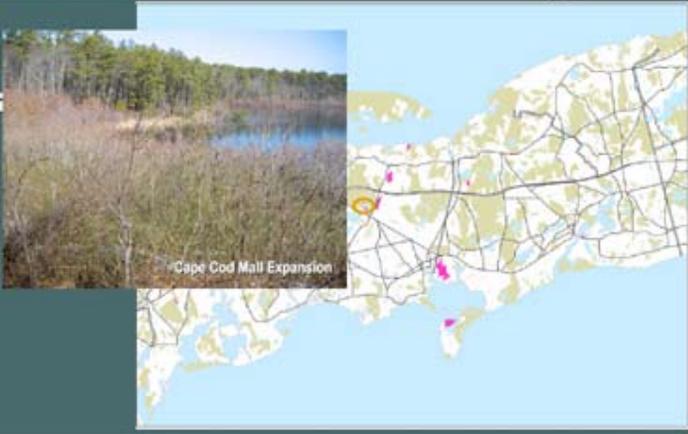
Examples of open space protected through DRI reviews in the Mid Cape include:

- almost 7.5 acres of coast and upland next to Barnstable Harbor protected by a conservation restriction for the Lowell Trust ANR

SLIDE:

DRI Mitigation: Open Space

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C:

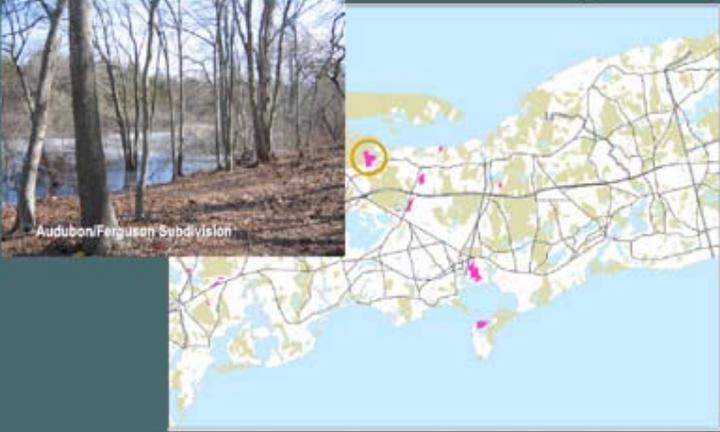


- almost 10 acres of upland adjacent to Little Hathaway Pond in Barnstable protected by a conservation restriction for the Cape Cod Mall Expansion

SLIDE:

DRI Mitigation: Open Space

◆



- almost 75 acres of freshwater and coastal wetlands and upland for the Audubon/Ferguson Subdivision

SLIDE:

DRI Mitigation: Open Space

◆ Mid
Cape



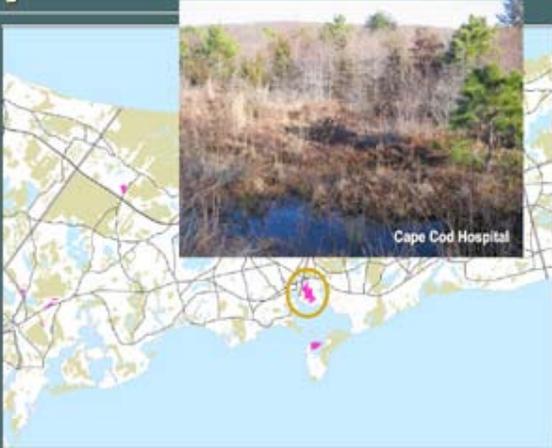
Cape Cod Aggregates

- more than 21.5 acres for the Cape Cod Aggregates subdivision in Barnstable, and

SLIDE:

DRI Mitigation: Open Space

◆ Mid
Cape



Cape Cod Hospital

- about 50.5 acres of bogs and wetland buffers in Yarmouth protected by a conservation restriction for the Cape Cod Hospital expansion.

SLIDE:

DRI Mitigation: Open Space

◆ Cape
“Elbow”



Acme Laundry Subdivision,
Chatham

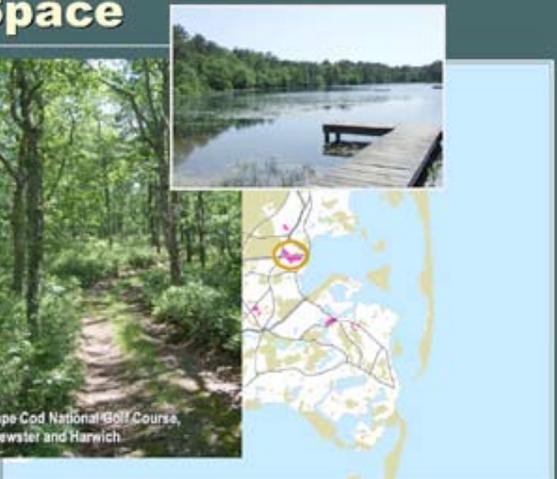
Examples of open space protected through DRI reviews in the “elbow” towns of the Cape include:

- almost 7 acres along Frost Fish Creek for the Acme Laundry Subdivision in Chatham,

SLIDE:

DRI Mitigation: Open Space

◆ Cape
“Elbow”



Cape Cod National Golf Course,
Brewster and Harwich

...more than 71 acres of open space protected by a conservation restriction for the Cape Cod National Golf Course, including buffers to Rafe’s Pond, and

SLIDE:

DRI Mitigation: Open Space

◆ Cape



Harwich Commons
(WJS Realty), Harwich

...nearly 13 acres along Route 39 protected by a conservation restriction for the Harwich Commons/WJG Realty project

SLIDE:

DRI Mitigation: Open Space

◆ Outer Cape



Shankpainter
Subdivision,
Provincetown

An example of open space protected through DRI review on the Outer Cape is the 2.5 acres of upland and 22 acres of wetland from the Shankpainter Subdivision in Provincetown.

This includes rare species habitat adjacent to a quaking bog. The town subsequently bought the remaining 7 acres of the property.

SLIDE:

**Once Slated for Development,
Now Permanently Preserved**

◆ **“Buying Time” for Protecting Open Space:**

- ❖ Local Land Bank or CPA funds
- ❖ State Self Help funds
- ❖ Private land trust purchases or conservation restrictions

The Cape Cod Commission’s regulatory process also drew attention to the value of several parcels proposed for development and subsequently helped “buy time” for some communities to negotiate the protection of that land as open space, either through the use of

- town Land Bank funds,
- state Self Help funds,
- private land trust
- purchases or conservation restrictions,

or a combination of these methods.

SLIDE:

**Once Slated for Development,
Now Permanently Preserved**

Bournedale

Mashpee/Barnstable

West Barnstable

West Dennis

Provincetown

Barnstable Village

Some examples of such properties include

- the Waterpipe Trust Subdivision in Bournedale
- the Cape Club in Mashpee and Barnstable
- the Conant Nursery Trust Subdivision in West Barnstable
- the Olde Salt Estates in Barnstable village
- the Howlin’ Howie’s commercial property in West Dennis, and
the Locke Property in Provincetown

Other examples not pictured here include Black Pond and Herring River properties in Bournedale and the Round Hill golf club in East Sandwich.

SLIDE:

DRI Mitigation: Community Character

- ◆ **Building scale and design**
- ◆ **Visual impacts:**
 - ◆ Roads and parking areas
 - ◆ Landscaping
 - ◆ Lighting
 - ◆ Signs, etc.

Community character is a planning term that may be easier to see and feel than it is to explain in words. You know character when you see it.

The term as we use it includes building scale and design. It also includes the visual impacts of roads and parking areas, lighting, and signs.

SLIDE:

DRI Mitigation: Community Character

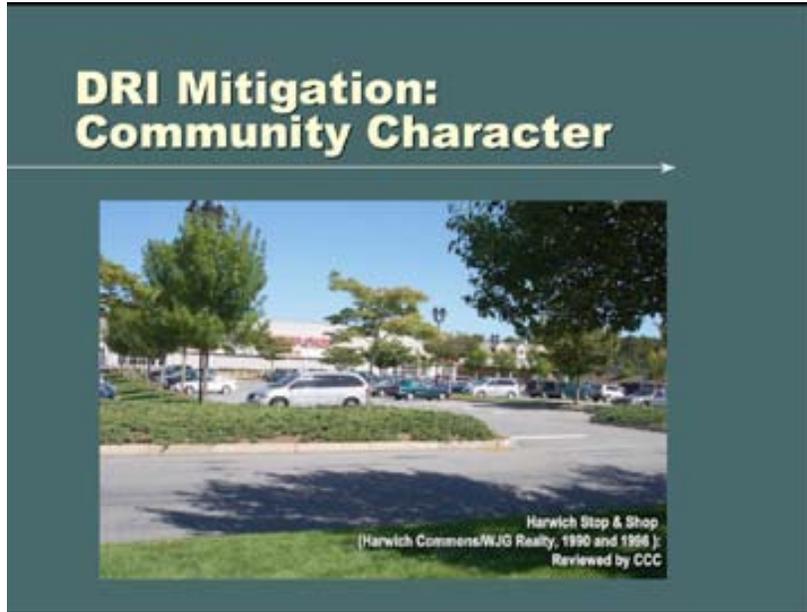


Wareham Stop & Shop:
Not reviewed by CCC

The following series of photos attempts to show how the Commission's DRI reviews help protect or enhance community character. We offer comparisons between developments that have not been reviewed by the Cape Cod Commission versus those that have.

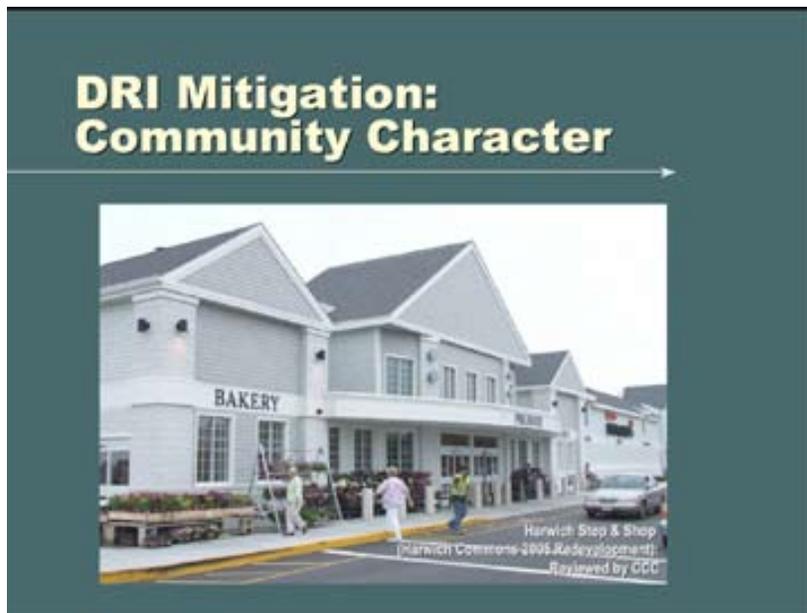
For example, the Stop & Shop in Wareham -- not reviewed by the Commission

SLIDE:



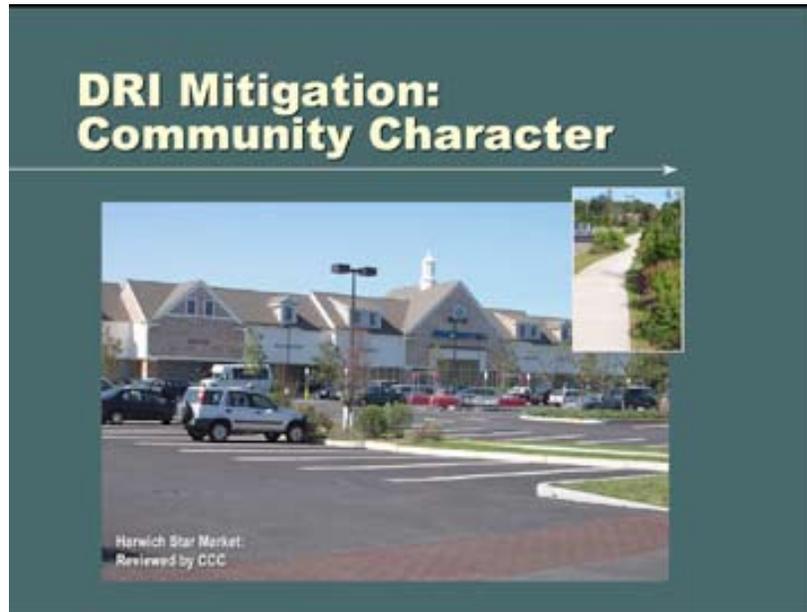
... the Stop & Shop in Harwich, part of the Harwich Commons 1990 and 1996 DRI projects

SLIDE:



...the same Stop & Shop in Harwich, redeveloped as a 2005 DRI, and

SLIDE:



...the Harwich Star Market, a 2002 DRI

SLIDE:



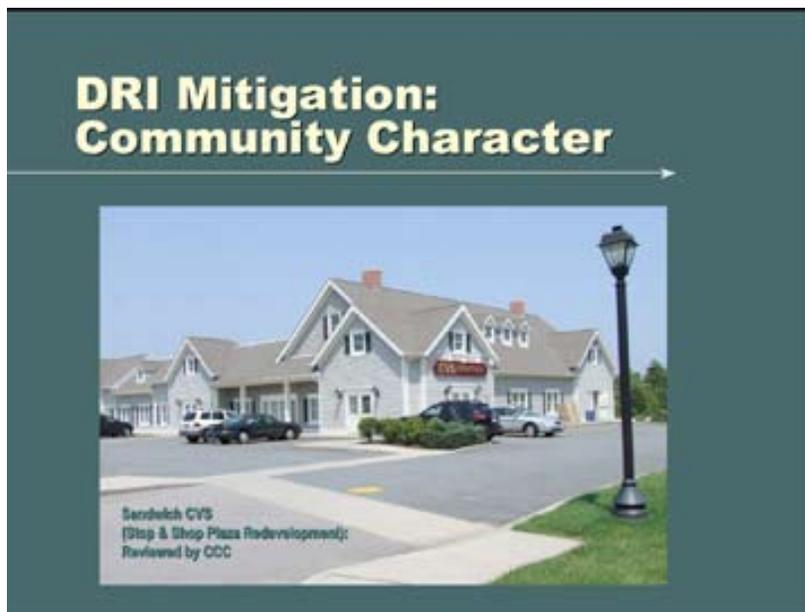
...a CVS in Wareham -- not reviewed by the Commission

SLIDE:



... a CVS in Falmouth -- not reviewed by the Commission

SLIDE:



... the CVS in Sandwich, part of the Stop & Shop Plaza Redevelopment -- a 1999 DRI

SLIDE:

DRI Mitigation: Community Character



...a BJ's Wholesale Club in Taunton -- not reviewed by the Commission

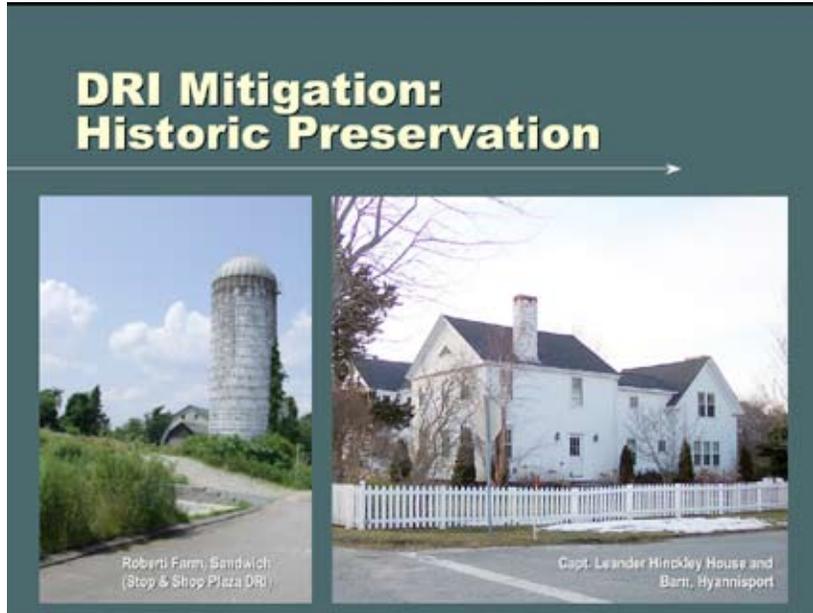
SLIDE:

DRI Mitigation: Community Character



...the BJ's Wholesale Club in Hyannis, located in a former gravel pit -- a 2003 DRI

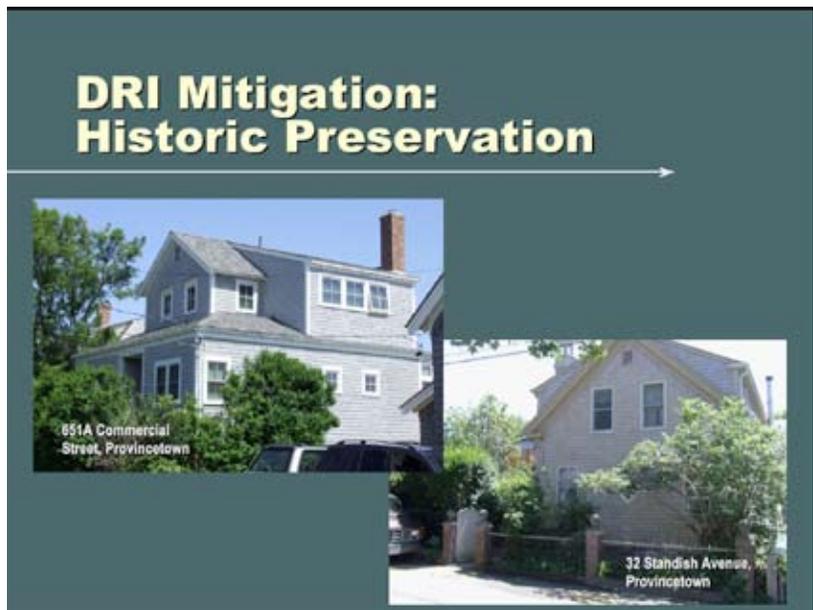
SLIDE:



Related to community character, the Commission also reviews proposed demolitions and substantial alterations of historic structures, with an eye toward helping to preserve historic features and materials.

One example is the Sandwich Stop & Shop Plaza Redevelopment, which helped preserve the neighboring Roberti Farm land and gave the town the opportunity to consider possible reuse of the associated farm buildings. Another example is the alteration to the Captain Leander Hinckley House and Barn in Hyannisport.

SLIDE:



Our historic preservation specialist works closely with local officials to assist in their reviews of specific development projects and also to help create local historic districts, such as in downtown Chatham and Provincetown.

In many cases, we are successful in working with owners to revise their plans so that demolition is not necessary. For example, in Provincetown, the applicants withdrew their DRI proposals to demolish these structures in favor of redesigning them to preserve historic features and, consequently, avoid Commission review.

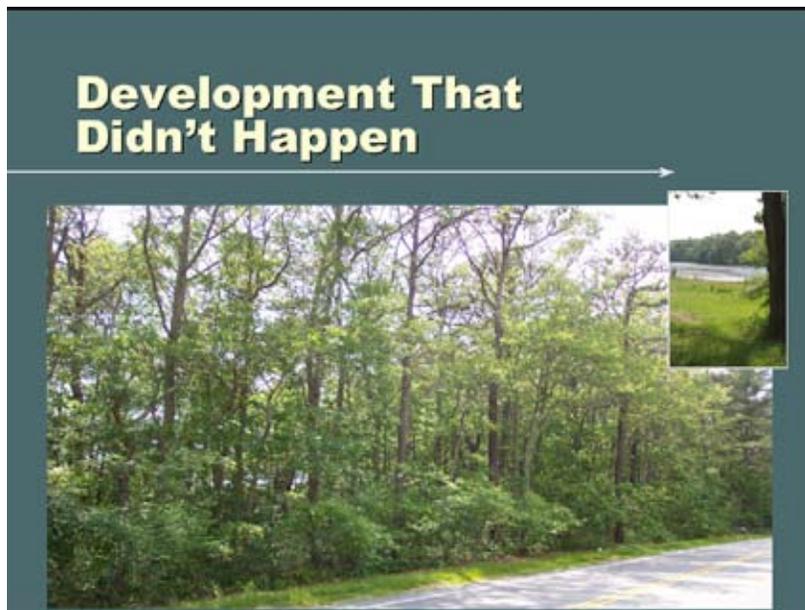
SLIDE:



The DRI process—and the fact that the Cape Cod Commission has regulatory powers at all—has helped prevent some noteworthy negative impacts Cape-wide. Here are just a few examples.

Instead of a 33-acre mining operation...

SLIDE:



...we have this forest habitat near a freshwater pond at the Daddario property in Falmouth.

SLIDE:

Development That Didn't Happen



Instead of a supermarket on Route 134...

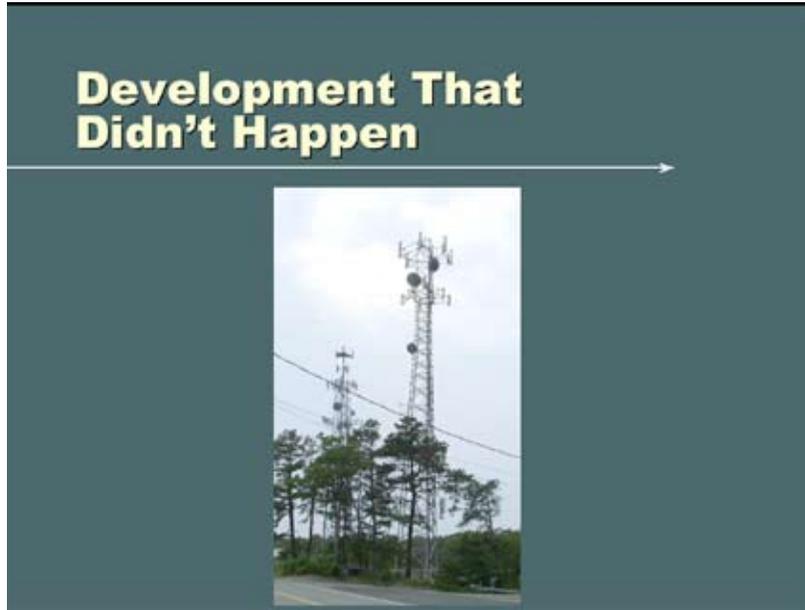
SLIDE:

Development That Didn't Happen



...we continue to have a pastoral scene at the Melpet Farm property in Dennis.

SLIDE:



Instead of a proliferation of very tall lattice-style cell towers everywhere...

SLIDE:



...we have monopole facilities such as these in Harwich and Sandwich.

Other developments we also would likely have seen without the Commission's regional regulatory role included an amusement park in Truro and a casino gambling boat operating out of Hyannis Harbor.

SLIDE:

Conclusion

- ◆ **DRI Reviews and Mitigation...**
 - ❖ Guide development to the right places
 - ❖ Fix what you break
 - ❖ Save taxpayers \$\$\$
 - ❖ Avoid development that is not well suited for certain areas
 - ❖ Improve the quality of development

In summary, we believe the Cape Cod Commission's DRI reviews and resulting mitigation serve the region well by:

- guiding development to the right places
- fixing public infrastructure and other land use and development problems,
- thereby saving taxpayer dollars
- avoiding developments that is not well suited for certain areas, and
- improving the overall quality of development.

SLIDE:

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Thank you for giving us the opportunity to make this presentation.