



# CAPE COD COMMISSION

3225 MAIN STREET  
P.O. Box 226  
BARNSTABLE, MA 02630  
508-362-3828  
FAX: 508-362-3136

DATE: June 26, 1992 EX# 92038

TO: Mr. Wallace C. Stark, Sea Education Association  
P.O. Box 6  
Woods Hole, MA. 02543

FROM: Cape Cod Commission

RE: Development of Regional Impact Exemption Application  
Cape Cod Commission Act, Section 12(k)

APPLICANT: James L. Madden Center for Maritime Studies

PROJECT: A proposed addition (8,400 sq.ft.) to the existing educational  
facility in Wood Hole, MA.

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## DECISION OF THE CAPE COD COMMISSION

### SUMMARY

The Cape Cod Commission (the Commission) hereby approves the application of James L. Madden Center for Maritime Studies for a Development of Regional Impact Exemption under Section 12 (k) of the Commission Act (the Act), c. 716 of the Acts of 1989, as amended, for an addition to the existing campus. The decision is rendered pursuant to the vote of the Commission on June 25, 1992.

### PROJECT DESCRIPTION

The proposed James L. Madden (SEA) Center is located on a 4.64 acre campus in Woods Hole. The property is on a high point near the groundwater divide between the Buzzards Bay and Vineyard sound watersheds. The applicant represented that the site is usually occupied by approximately 20 staff members and 48 students. The students are housed in five small houses along the front of the site. Wastewater is disposed of in two septic systems on the site.

The proposal is to construct an 8,400 sq.ft. addition to the existing SEA campus for marine science and maritime studies. The addition will be on the site of the Blakie mansion which burned in 1972 and will utilize the front portion of the existing stone work foundation. The addition will house library space, two classrooms and additional faculty offices. The application states this addition is to relieve crowded conditions in the existing facilities and not to expand student enrollment, faculty or staff.

### PROCEDURAL HISTORY

A Development of Regional Impact (DRI) Exemption application was filed by the applicant on May

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14, 1992. The public hearing was opened and closed on June 18, 1992. The subcommittee report was presented to the full Commission on June 25, 1992.

### **MATERIALS SUBMITTED FOR THE RECORD**

#### **A. Materials submitted by the applicant:**

1. A DRI Exemption Application
2. A letter to Alix Ritchie

May 14, 1992  
June 15, 1992

#### **B. Materials submitted by the public:**

No materials were submitted by the public

The Commission also received oral testimony from public officials and members of the public as described in the minutes of the subcommittee public hearing dated June 18, 1992.

The application and notice of public hearings relative thereto, the Commission's staff's reports, notes and exhibits, minutes of all hearings and all written submissions received in the course of the proceedings are incorporated into the record by reference.

### **JURISDICTION**

The proposed project qualifies as a Development of Regional Impact under Section 12(c)(6) .... "Any proposed retail or wholesale business, office or industrial development, as well as any private, health, recreational or educational development which has a floor area as follows.... addition or auxiliary buildings: greater than five thousand square feet."

### **FINDINGS**

The Commission has considered the Development of Regional Impact Exemption application of the James L. Madden Center for Maritime Studies. Based on consideration of such application, the information presented and Commission staff recommendations, the Commission makes the following findings pursuant to Sections 12 and 13 of the Act:

1. The site is not within a critical wildlife or plant habitat area as defined by the Massachusetts Natural Heritage and Endangered Species Program.
2. The subcommittee finds that the proposed addition will not present significant impacts regarding environmental issues, provided that the following occur:
  - a. The applicant agrees to review the nitrogen loading evaluation.
  - b. If in the opinion of the Commission the restudy shows the Nitrogen loading exceeds the Regional Policy Plan Minimum Performance Standard 2.1.1.2.C.3 and/or E.1, the applicant has agreed to mitigate the loading by installing a nitrogen removal system to bring project in compliance with the above mentioned Minimum Performance Standard.
  - c. The applicant agrees that the addition is to relieve existing overcrowding of the facility and will not result in an increase in student enrollment, faculty or staff.
3. The subcommittee finds that the proposed addition will not present significant impacts regarding transportation issues outside the Town of Falmouth due to its low trip generation.
4. The subcommittee finds that the proposed addition will not present significant community

character impacts outside the Town of Falmouth due to the following design consideration: Height, design and scale of a new building and the reuse of the stonework of the Blakie Mansion.

5. At this time the Town of Falmouth has not yet developed its local comprehensive plan. Therefore, this review standard is not applicable to the application.

6. The Zoning Bylaw of the Town of Falmouth allows the proposed use.

7. This project is not located within a District of Critical Planning Concern.

### CONCLUSION

Based on the findings above, the Cape Cod Commission hereby concludes:

The location, character and environmental effects of the development will prevent its having any significant impacts on the values and purposes protected by this act outside of the municipality (Falmouth) in which the development is to be located. This conclusion is supported by findings # 1, 2, 3 and 4 listed above.

The application is consistent with the Commission's Regional Policy Plan. This conclusion is supported by finding(s) listed above.

The application is consistent with local development bylaws. This conclusion is supported by finding # 6 listed above.

The application is not located within a District of Critical Planning Concern. This conclusion is supported by finding # 7 listed above.

The Commission hereby approves the Development of Regional Impact Exemption Application for James L. Madden Center for Maritime Studies, pursuant to Section 12(k) of the Act.

  
Alix Ritchie, Chair

7/9/92  
Date

COMMONWEALTH OF MASSACHUSETTS  
Barnstable, ss.

Subscribed and sworn to before me this 9<sup>th</sup> day of July 1992.

Katharine L. Peters  
Name, Notary

My Commission Expires:

                      
Date

My Commission Expires December 5, 1997

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