

**LIMITED DRI REVIEW - SCOPING CHECKLIST
NEW DEVELOPMENT**

Land Use	Question	Required Info	Yes	No
Compact Growth and Resource Protection	Is the project consistent with the land use categories and their characteristics? (check "Yes" if Town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map which shows project site	<input type="checkbox"/>	<input type="checkbox"/>
Compact Growth and Resource Protection	Is the development clustered on the site?	Preliminary project plans, Local zoning	<input type="checkbox"/>	<input type="checkbox"/>
Capital Facilities and Infrastructure	Does the project create new infrastructure?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Capital Facilities and Infrastructure	Does the project propose to construct a new wireless facility?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Rural Lands	Is the project site adjacent to rural landscapes or land under active agricultural production?	Staff consultation/Preliminary project plans showing prime agricultural lands	<input type="checkbox"/>	<input type="checkbox"/>
Rural Lands	Is the land capable of sustained agricultural production as evidenced by recent use, soils, or adjacent land use?	Staff consultation/Preliminary project plans showing prime agricultural lands	<input type="checkbox"/>	<input type="checkbox"/>
Water Resources	Question	Required Info	Yes	No
Drinking Water Quality and Quantity, Marine Water Embayments and Estuaries, Freshwater Ponds and Lakes	Is the project located in a Wellhead Protection Area, Potential Public Water Supply Area, Marine Water Recharge Area, or Fresh Water Recharge Area?	Site locus map showing watersheds described by Water Resources Classifications Maps I & II	<input type="checkbox"/>	<input type="checkbox"/>
Public and Private Sewage Treatment Facilities	Is the project's wastewater facility an on-site septic system or private treatment plant?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
General Aquifer Protection	Does the project's nitrogen load from wastewater, stormwater and turf exceed 5 parts per million?	Nitrogen loading calculations per Technical Bulletin 91-001	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management	Does the project incorporate Low Impact Design stormwater treatment to the greatest extent possible?	Engineered grading, drainage, and erosion control plans that show existing and proposed conditions and stormwater design details	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management	Does the project have a comprehensive engineer-certified Operations and Maintenance Plan (Plan) that 1) demonstrates compliance with the Massachusetts Stormwater Policy & Guidelines 2) provides a schedule for inspection, monitoring and maintenance 3) identifies the parties responsible for Plan implementation and 4) includes an inspection and maintenance log	Copy of project's Stormwater Operation and Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Resources	Question	Required Info	Yes	No
Protecting Maritime Industry, Character and Public Access	Does the project involve a new or expanded non-water dependent use within a working waterfront or within 250 feet of the mean high water line?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Protecting Maritime Industry, Character and Public Access	Does the project restrict or impede public access to the shoreline?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Protecting Maritime Industry, Character and Public Access	Does the project limit views of the ocean and/or shoreline from public ways, waterways, access points, and existing development relative to existing conditions?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Hazard Mitigation	Does the project involve any new construction or site disturbance in or within 100 feet of: land subject to coastal storm flowage, barrier beach, coastal dune, or coastal bank?	Preliminary project plans indicating flood zone boundary, and Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>
Preserving Coastal Water Quality and Habitat	Does the project involve any alteration of or propose new development in a coastal wetland or its 100 foot buffer zone?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>

**Responses in the shaded boxes may be included in the scope of Commission review.
Consultation with Commission staff recommended.**

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Wetlands/Wildlife & Plant Habitat		Question	Required Info	Yes	No
Wetlands	Does the project involve any alteration of a wetland that is greater than 500 square feet in size or to a vernal pool?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	Does the project involve any alteration of a 100 foot buffer to a wetland that is greater than 500 square feet in size?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	Does the project involve any alteration of a 350 foot buffer to a vernal pool?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>	
Wetlands	Will the project result in any direct stormwater discharge within 100 feet of a wetland or waterbody of 500 square feet in size or a vernal pool?.	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Wildlife & Plant Habitat	Will the project disturb or alter naturally vegetated areas?	Existing Conditions Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Wildlife & Plant Habitat	Is the project site mapped as Estimated or Priority rare species habitat by the Massachusetts Natural Heritage & Endangered Species Program (NHESP)?	NHESP Atlas	<input type="checkbox"/>	<input type="checkbox"/>	
Open Space Protection & Recreation		Question	Required Info	Yes	No
Open Space & Recreation	Is the project located outside an Economic Center? (Check "Yes" if Town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision map	<input type="checkbox"/>	<input type="checkbox"/>	
Open Space & Recreation	Is the project located within a Significant Natural Resource Area (SNRA)?	SNRA Map, Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Open Space & Recreation	Outside of SNRA, will the project disturb or alter more than 2 acres of land?	SNRA Map, Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Energy		Question	Required Info	Yes	No
Energy	Has the project been designed to meet LEED Certification?	Design information or LEED Certification Checklist	<input type="checkbox"/>	<input type="checkbox"/>	
Energy	Is the project Mixed Use as defined by the Regional Policy Plan?	Project description, RPP definition of Mixed Use	<input type="checkbox"/>	<input type="checkbox"/>	
Energy	Is the project located in an Economic Center? (check "No" if Town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map which shows project site	<input type="checkbox"/>	<input type="checkbox"/>	
Economic Development		Question	Required Info	Yes	No
Low Impact and Compatible Development	Is the project located outside an Economic Center or an Industrial Service & Trade Area? (check "Yes" if Town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map which shows project site	<input type="checkbox"/>	<input type="checkbox"/>	
Low Impact and Compatible Development	If located in an Industrial Service & Trade Area, will this project accommodate non-industrial uses as defined in the Regional Policy Plan? (check "Yes" if Town has not adopted a Land Use Vision Map)	Statement from Applicant	<input type="checkbox"/>	<input type="checkbox"/>	
Low Impact and Compatible Development	Is the project located in a resource-based economically productive area?	Existing Conditions Plan, Assessors Data	<input type="checkbox"/>	<input type="checkbox"/>	
Balanced Economy	Does the development involve Class III gaming?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Infrastructure Capacity	Will the project develop new infrastructure as defined in the Regional Policy Plan?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Affordable Housing		Question	Required Info	Yes	No
Affordable Housing (Residential Projects)	Does the project include 10 or more units/lots in a Town that has an affordable housing bylaw under which this project will be permitted?	Project affordable housing narrative, Local affordable housing bylaw	<input type="checkbox"/>	<input type="checkbox"/>	
Equal Opportunity	Does the project include 10 or more units/lots in a Town that has an affordable housing bylaw under which this project will be permitted?	Project affordable housing narrative, Local affordable housing bylaw	<input type="checkbox"/>	<input type="checkbox"/>	
Community Participation (Commercial Projects)	Does the project involve additional commercial development?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	

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Transportation		Question	Required Info	Yes	No
Congestion Management	Will the project generate more than 250 new daily trips?	ITE Trip Generation Manual	<input type="checkbox"/>	<input type="checkbox"/>	
Transportation Balance & Efficiency	Will the project generate more than 250 new daily trips?	ITE Trip Generation Manual	<input type="checkbox"/>	<input type="checkbox"/>	
Safety	Does the project have direct access on or does the project directly abut a regional roadway?	Cape Cod Metropolitan Planning Organization functional classification	<input type="checkbox"/>	<input type="checkbox"/>	
Safety	Will the project generate more than 25 new peak hour trips at a high crash location?	State / Local crash data	<input type="checkbox"/>	<input type="checkbox"/>	
Heritage Preservation & Community Character		Question	Required Info	Yes	No
Historic Structures / Cultural & Archaeological Resources	Is the building and/or site listed on the National Register of Historic Places or within a National or Local Historic District?	Historic District Map	<input type="checkbox"/>	<input type="checkbox"/>	
Historic Structures / Cultural & Archaeological Resources	Is any part of the site known to be archaeologically significant or archaeologically sensitive, including areas within 100 feet of a wetland or water body?	Massachusetts Historical Commission consultation, Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input type="checkbox"/>	
Historic Structures / Cultural & Archaeological Resources	Is there a building or structure on the property, which is more than 75 years old or known to be historically significant?	Local Historical Commission / staff consultation	<input type="checkbox"/>	<input type="checkbox"/>	
Site & Building Design	Is the development proposed within a distinctive area, such as a historic district, along a scenic road, cultural landscape, regional road or shoreline?	Staff consultation	<input type="checkbox"/>	<input type="checkbox"/>	
Site & Building Design	Outside of distinctive areas, does the project consist of a single mass greater than 15,000 square feet?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Site & Building Design	Does the project incorporate site design and building design features consistent with the Commission's Design Manual and Design Manual Addendum guidelines?	Staff consultation	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape Design	Is the project subject to habitat restoration requirements resulting from on or off-site disturbance of significant wildlife or plant habitat?	SNRA Map, Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape Design	Is the project's landscape design consistent with MPS HPCC2.10 and does it include the use of site appropriate, non-invasive plantings to reduce water use and maintenance needs?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Lighting Design	Is the project's exterior lighting design consistent with MPS HPCC2.11 and the Exterior Lighting Technical Bulletin?	Exterior lighting information including fixture cut sheets and foot-candle plans	<input type="checkbox"/>	<input type="checkbox"/>	
Hazardous Materials & Waste		Question	Required Info	Yes	No
Hazardous Materials and Waste Management	Does the project involve greater than household quantities of hazardous materials or hazardous wastes in an existing Wellhead Protection Area or Potential Public Water Supply	Project Inventory, RPP Map	<input type="checkbox"/>	<input type="checkbox"/>	
Hazardous Materials and Waste Management	Does the project use, handle, generate, treat or store hazardous waste?	Project Inventory	<input type="checkbox"/>	<input type="checkbox"/>	
Solid Waste	Does the project involve greater than 25,000 square feet of new development?	Preliminary project plans	<input type="checkbox"/>	<input type="checkbox"/>	
Solid Waste	Does the project involve a significant amount of land clearing wastes or construction and demolition debris?	Estimate of amounts of land clearing and construction/demo wastes, Plan to address recycling and disposal of wastes	<input type="checkbox"/>	<input type="checkbox"/>	
Local Concerns		Question	Required Info	Yes	No
Town Concerns	Has the Town identified issues or concerns that should be addressed through DRI review?		<input type="checkbox"/>	<input type="checkbox"/>	
Public Comment / Concerns	Has the public identified issues or concerns?		<input type="checkbox"/>	<input type="checkbox"/>	

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