



Cape Cod Commission and the TOWN OF BARNSTABLE

March 2007

Representation on the Cape Cod Commission provides each Cape Cod town with opportunities to participate in setting regional policy and to advocate for the town's interests in land use planning and regulatory matters at regional, state, and federal levels.

The Cape Cod Commission provides services and coordinates activities in these major areas:

- **planning and community development**, which includes community character, design, and historic preservation; economic development; and natural resources and land protection;
- **affordable housing**;
- **transportation**;
- **water and coastal resources**;
- **geographic information systems**; and
- **waste management**.

The Cape Cod Commission also reviews and regulates **Developments of Regional Impact** (DRIs); recommends designation of **Districts of Critical Planning Concern** (DCPCs) that allow communities to protect resources of significant regional value; and prepares and oversees the implementation of the **Regional Policy Plan**, the set of planning policies and objectives that guide development on Cape Cod.

BARNSTABLE NOTES:

Barnstable benefits from its membership in the Cape Cod Commission by being able to take advantage of the Commission's planning and technical expertise.

Barnstable also benefits by being able to influence the outcome of development proposals that occur both within its boundaries and outside of them, especially in the neighboring towns of Yarmouth, Sandwich, and Mashpee.

Regional Planning and Technical Assistance

Planning and Community Development

- The Cape Cod Commission prepares, revises, and pursues the Cape Cod **Regional Policy Plan**; supports the development, revision, and implementation of **Local Comprehensive Plans**; regulates **Developments of Regional Impact**; and recommends **Districts of Critical Planning Concern**.
- The Commission provides assistance with community character issues and prepared a manual, **Designing the Future to Honor the Past**, to help guide the design of developments in communities.
- To support local planning and growth management efforts, the Commission prepares **model bylaws** for towns to consider adapting to their needs. For example, the Commission coordinated a regional land-based wind-energy study that resulted in a technology assessment, suitability maps, and a model bylaw.
- The Commission coordinates the region's involvement in **natural hazards pre-disaster mitigation planning**. As part of that effort, the Commission developed a regional plan to keep the area eligible for possible future state and federal funds.
- In cooperation with other economic development and business groups, the Commission prepares the annual **Comprehensive Economic Development Strategy (CEDS) for Cape Cod**, which helps make Cape towns eligible for funds from the US Economic Development Administration to support job-creating infrastructure

BARNSTABLE NOTES:

- *During the last three years, the Cape Cod Commission has revised many of its regulations, development guidelines, and internal regulatory procedures. This year, guided by the Barnstable County Commissioners and the Assembly of Delegates, the Commission will pursue the recommendations included in the December 2006 report from the **21st Century Task Force on the Cape Cod Commission**. More than 35 recommendations were presented in three general categories related to the Commission's planning and regulatory work, and its management and communications. The Commission has begun by developing an implementation plan. In addition, working groups have been formed to pursue the recommendations related to DRI thresholds and mitigation, so-called "limited DRI" reviews, procedural changes, better land use mapping and changes to the Cape Cod Regional Policy Plan, and more. Chairman Brad Crowell and Executive Director Margo Fenn and other Commission members will meet with many town boards of selectmen and other civic organizations over the coming months to discuss the planned changes.*
- *In 2004, the Commission advanced a new category of hardship exemption for Developments of Regional Impact (DRIs) deemed to be **Projects of Community Benefit**. The Commission also rewrote its Administrative, Enabling, Local Comprehensive Plan, and Development Agreement regulations and adopted new regulations to enable towns to establish **Growth Incentive Zones (GIZs)**. These zones simultaneously encourage a mix of uses in village centers with adequate infrastructure and discourage sprawling development in outlying areas. Designated GIZs may qualify for*

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Planning and Community Development, cont.

projects. The vision set forth in the strategy document is for community sustainability.

- Since passage of the Cape Cod Land Bank bill in 1998, the Commission has provided **support for local Land Bank committees** by organizing regular meetings and special workshops and collecting and sharing land-acquisition data. The Commission now works in a similar effort to support Cape town committees in their **Community Preservation Act** efforts.

*reduced mitigation requirements or limited review by the Commission. The **Barnstable Development Agreement Ordinance** and the **Downtown Hyannis Growth Incentive Zone** have already helped promote revitalization in the area.*

- *The Commission provided technical assistance and worked with the Barnstable Local Planning Committee to complete and then certify the **Barnstable Local Comprehensive Plan (LCP)** in 1998. The Commission has since supported a \$125,000 growth-management grant from Barnstable County to help with a downtown Hyannis area transportation study (also described under the "Transportation" section of this report) and transfer of development rights system.*

- *In late 2005, the Cape Cod Commission recommended the town's nominations of the **Pond Village District of Critical Planning Concern (DCPC)** to the Barnstable County Assembly of Delegates. The 115-acre area approved by the Assembly in mid January 2006 encompasses Scudder Lane and Hinckley's Pond in Barnstable village under three DCPC categories: water resources; wildlife/natural/scientific/ecological resources; and cultural/historic/architectural resources. A committee of landowners and town officials have been working during the past year to develop the implementing regulations for the district.*

- *In 2001, the Commission supported the establishment of the **town-wide Barnstable DCPC** for growth management and affordable housing and approved the town's implementing regulations for the district. The Town of Barnstable and the Commission prevailed at the Massachusetts Supreme Judicial Court in a legal challenge to the town-wide district.*

- *In 2004 and 2005, the Commission provided assistance to the **Barnstable Historical Commission** about current preservation tools and National Register of Historic Places protections.*

- *In 2000, the Commission worked with the Town of Barnstable and the Commonwealth Electric*

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Planning and Community Development, cont.

Affordable Housing

- The Cape Cod Commission coordinates **Barnstable County's special affordable housing programs**; the **HOME Consortium**, which was established in 1993 to attract federal and state funds to the region through the HOME Program, the Down Payment Closing Cost Assistance Program, and the Homeowner Repair Program; the **Soft Second Loan Program**; and a **Technical Assistance Program**.
- The Commission helps **address affordable housing needs through its regional regulatory process**. Residential development projects subject to Commission review have long been required to set aside 10 percent of their development for affordable housing. Commercial development projects subject to Commission review are now required to provide an analysis of the affordable housing needs generated by their projects.
- The Commission also monitors **Chapter 40B developments** Capewide and provides technical comments to local boards reviewing Chapter 40B proposals in their communities.

*Company to ensure that the power company cut and trimmed trees properly with minimal impact on community character. The Commission also worked with Barnstable on the development of a model **tree-management ordinance**.*

- *In 2002, the Cape Cod Commission supported Barnstable County's **Pathways Grants Program**, awarding \$5,000 to Barnstable to continue to plan an east-west trail through town. The county provided \$100,000 in funding in 1999 for the acquisition of the nine-acre Fenney property as open space integrated with the east-west trail.*

BARNSTABLE NOTES:

- *The HOME Consortium, which is coordinated by the Cape Cod Commission, has made more than **\$756,500 in awards to affordable housing development projects resulting in more than 100 units in the Town of Barnstable since 1994**. For example, in 2005 the Consortium awarded \$150,000 in HOME funds for 18 affordable homeownership units in Marstons Mills and awarded \$100,000 in HOME funds for four affordable homeownership units on Gallaghers Lane. In the past, the Consortium helped fund the Habitat for Humanity project at Danvers Way (16 units), the Southside project by Housing Assistance Corporation (14 units), the CHIP's House II project (10 single-room efficiency units for persons with head injuries), the Aunt Sarah's project (12 affordable rental units), the Barnstable Housing Authority's acquisition of a single-family home on Ashley Drive for rental housing, and the Cape AIDS Ministry/Winter Street project (9 affordable rental units).*
- *Over the years, the HOME Consortium has also funded loans and awards totaling more than **\$540,000 to 112 Barnstable households through its Down Payment/Closing Cost Assistance Program** and more than **\$372,000***

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Affordable Housing, cont.

- The Commission participates on the **Leadership Council to End Homelessness** and helped the regional committee develop the “Ten-year Plan to End Homelessness” for the Cape and Islands, which was released in 2005.

to 53 Barnstable households through its Homeowner Repair Program.

- *The Cape Cod Commission’s **Soft Second Loan Program** for first-time home buyers has helped **142 Barnstable homeowners purchase their first homes**, with loans averaging about \$6,000 each.*

- *The Cape Cod Commission has awarded funds from its Affordable Housing **Technical Assistance Program (TAP)** to Barnstable departments and organizations for several years. Generally TAP awards are \$3,000 each. Barnstable recipients of TAP funds have included the Barnstable Housing Authority (BHA), which has twice received TAP awards for engineering services on BHA-owned parcels; the Town of Barnstable, which received a TAP award to update its housing action plan; the Housing Land Trust for Cape Cod, which received a TAP award for a topographical survey of trust property in Marstons Mills; Habitat for Humanity, which received a TAP award for engineering and site planning for its Danvers Way/Hyannis project; and the Housing Assistance Corporation, which received a TAP award for appraisal and architectural services on 11 lots in Hyannis.*

- *In 1999, the Cape Cod Commission assisted the Barnstable Housing Authority with the creation of various **development strategies and models** that the authority could utilize to develop affordable housing. The Commission also helped the town to identify critical housing needs and physical revitalization components of a neighborhood in Hyannis.*

- *The Cape Cod Commission provided **technical comments on the following Chapter 40B project proposals**: Pine Street, Centerville (1988); Life Inc./Lincoln Road Extension, Hyannis (1992); G.P. Affordable/Old Colony Road (1995); Whitehall Estates (1997, 1998); Dockside/Shoestring Properties (1998); Freezer Point Condos (1998); Aunt Sarah’s Harbor View House (2000); Lewis Landing/52 & 60*

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Affordable Housing, cont.

Stevens Street (2000); Cammett Woods (2001); Settlers Landing Realty Trust (2000); Parkside Village (2002); Village Green/Independence Park (2003); Williams Building Company/Marstons Mills (2003); Cotuit Equitable Housing, LLC (2005); Settlers Landing/Castlewood Circle, Hyannis (2005); and West Barnstable Communities Site A (2006).

Transportation

- The Cape Cod Commission **helps address local and regional transportation needs through its regulatory process**, guided by the goals and standards in the Cape Cod Regional Policy Plan.
- The Cape Cod Commission provides staff support to the Cape Cod Metropolitan Planning Organization, which allocates federal funds for transportation. The Commission also works with the Cape Cod Joint Transportation Committee, discussing local, regional, state, and federal transportation planning programs. Part of the Commission's work includes maintaining the **Regional Transportation Plan** and preparing the annual **Transportation Improvement Program (TIP)**, which are the primary means by which federal and state funds are allocated to the Cape's transportation projects.
- The Commission conducts **specialized transportation studies** for Cape Cod towns; for example, to analyze traffic congestion and safety problems and help communities respond to their concerns.
- The Cape Cod Commission staff is also working to implement needed improvements to public transportation identified by the **Cape Cod Transit Task Force**, a collaboration of local, regional, state, and federal officials and members of the private sector. Goals include

BARNSTABLE NOTES:

- *The Cape Cod Commission's review of Developments of Regional Impact (DRIs) over the years has made millions of dollars in **roadway improvements and transportation mitigation funds** available to the Town of Barnstable. Several examples are provided at the end of this report. As a recent example, Barnstable will benefit from more than \$550,000 in cash mitigation and additional work with an estimated value of \$400,000 for the BJ's Wholesale Club DRI; the funds will help cover the cost of Route 132 design and a landscape master plan, and intersection improvements at Route 132 and Independence Drive.*
- *As a result of Commission-coordinated **annual transportation planning** for the region (especially through the TIP), transportation improvements and reconstruction of Route 132 (\$11 million) and Bearses Way (\$1.7 million) were advertised in Federal Fiscal Year 2005. Past TIP-funded projects in Barnstable include \$350,000 for intersection work at Route 132 and Bearses Way (completed in 1996), \$4.5 million for enhancements to the Steamship Authority ferry facilities (completed in 1997), \$300,000 for signal coordination for Route 132 (completed in 1998), \$5.3 million for reconstruction work and signals on portions of Route 28 (completed in 1998 and 1999), \$700,000 for improvements to the School Street bridge between Barnstable and Mashpee (completed*

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Transportation, cont.

serving year-round needs, reducing dependency on automobiles, and mitigating summer traffic impacts.

- The Commission conducts **annual summer traffic counts** in all Cape towns; these data are particularly valuable to planners, engineers, departments of public works, and police.
- The Commission has participated in the **Rural Roads Initiative** for the Cape and Islands, which emphasizes context-sensitive design for regional roadways. Inspired by this effort, the state adopted a new **Highway Design Manual** last year.

in 2001), and \$900,000 for improvements to Craigville Beach Road over the Centerville River (completed in 2002).

- *Over the years, the Commission has conducted a variety of **transportation studies and analyses** in the Barnstable area. For example, in 2005 the Cape Cod Commission worked with the town and a consultant on a \$125,000-plus county-funded traffic study of access and circulation in downtown Hyannis; the study also looked at transferable development rights and land use. Past examples include the Commission's study of the Cape Cod Park & Ride Study (conducted in 2003 with a final report released in 2004), which included an analysis of the lot off Routes 132 and 6 in Barnstable; the Commission's 2002 study of the transportation impacts of proposed recreational ball fields in Marstons Mills; and the Commission's technical advice on the Hyannis one-way/two-way Main Street circulation study in 2002. The previous year, the Commission provided information to the Barnstable Town Council on the traffic impacts of residential development to aid their evaluation of increased minimum lot sizes. In 2000, the Commission assisted the planning boards of Sandwich and Barnstable to assess the traffic impacts of a proposed residential development near the West Barnstable/East Sandwich town line. Two years earlier the Commission advised town officials about the installation of the modern roundabout at the Route 149 and Race Lane intersection.*
- *In past years, the Commission assisted in the advancement of the **Hyannis Transportation Center**, participated on the Site Plan Review Board, and assisted in the implementation of the remote summer parking and shuttle bus system (Hyannis Trans Guide service). In 2005, the Commission's planning staff helped redesign the transportation center's Main Street entrance area.*
- *Over the years, the Cape Cod Commission has performed **traffic and turning-movement counts** at selected roadways and intersections, including*

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Transportation, cont.

portions of Barnstable Road, Bassett Lane, Bearses Way, Bridge Street, Bumps River Road, Center Street, Enterprise Road, Five Corners Road, Fuller Road, Hadaway Road, High School Road, Huckins Neck Road, Hyannis-Barnstable Road, Hyannis Road, Lewis Bay Road, Lumbert Mill Road, Main Street, Marstons Lane, North Street, Nye Road, Oak Street, Ocean Avenue, Old Colony, Old Post Road, Old Stage Road, Parker Road, Phinney's Lane, Pine Street, Pleasant Street, Race Lane, Service Road, Shoot Flying Hill Road, South Street, South County Road, Stevens Street, West Main Street, Winter Street, Yarmouth Road, and Routes 6, 6A, 6, 28, 132, and 149. In addition, in 2004 the Commission performed turning-movement counts at 64 locations in downtown Hyannis for the study of traffic and density.

- *In 2000, the Cape Cod Commission produced and distributed a **bike map/brochure** for the Old King's Highway Historic District.*

Water and Coastal Resources

- Informed by its coastal and freshwater water-quality studies, the Cape Cod Commission participates in **regional and local wastewater planning**. The Commission supports the Technical Advisory Committee (formerly called the Barnstable County Wastewater Implementation Committee) of the Cape Cod Water Protection Collaborative to help explore regional opportunities for effective wastewater management and to receive input for the development of a regional wastewater management plan for Cape Cod.

- The Commission is a technical partner in the **Massachusetts Estuaries Project**, a state, regional, and local cooperative to address water quality in the Cape's embayments. The project will determine embayment-specific nitrogen

BARNSTABLE NOTES:

- *Through Barnstable County's wastewater management initiatives and the Cape Cod Commission's Development of Regional Impact (DRI) process, the Commission has provided both **grant funds** (more than \$80,000 to date) and **scientific expertise to help the Town of Barnstable shape its wastewater management plans**. The Commission provided technical comments on the Draft Environmental Impact Report for the town's wastewater facilities plan and has since coordinated additional groundwater modeling work and assisted town staff with the development of an adaptive management plan for the Water Pollution Control Facility to help the town move toward submission of its Final Environmental Impact Report.*

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Water and Coastal Resources, cont.

thresholds and provide preliminary restoration scenarios. The School of Marine Science and Technology at the University of Massachusetts-Dartmouth is conducting the project for the Massachusetts Department of Environmental Protection. The nitrogen thresholds developed by the MEP are translated into Total Maximum Daily Loads, or TMDLs.

- The Commission coordinates the **Cape Cod Pond and Lake Stewardship Program** to study and protect freshwater water quality and, in 2003, published the *Cape Cod Pond and Lake Atlas*, the most comprehensive count of ponds and review of pond depth and water quality ever completed for the region. In six years, the Commission has also worked with a network of citizen volunteers to collect water samples each summer; in 2006 alone, 400 samples were collected from 136 ponds Cape-wide.
- The Commission works to identify future **public water supplies** and protect existing and future ones. As part of this effort, the Commission monitors groundwater levels in wells across the Cape each month.
- Through the Cape Cod Groundwater Guardian Team, the Commission conducts **water-education activities** in area schools and on the Web.

- *With funding from the county and the Massachusetts Department of Environmental Protection, the Cape Cod Commission coordinated a **study of wastewater management tools** in 2004. Wastewater management for Barnstable's Horace Mann School and nearby affordable housing was the subject of a case study for the report. The Commission also administered a \$39,500 Barnstable County grant to the town to produce a guidance document on effluent disposal siting based on Barnstable's efforts.*

- *In 2004 under the Barnstable County US Geological Survey groundwater modeling project, the Commission initiated a hydrogeologic assessment of **potential wastewater disposal sites** for the town's comprehensive wastewater management plan. The Commission continues to provide wastewater management planning support and participates on the Barnstable Nutrient Management Team.*

- *Through the county's partnership (\$500,000 to date) in the Massachusetts Estuaries Project (MEP) and related projects, the Cape Cod Commission has studied **water quality and nitrogen loading issues** for Popponesset Bay, the Three Bays (North Bay, Cotuit Bay, and West Bay) estuary system, Barnstable Harbor, and the Centerville River. This year, the Commission has worked on the MEP watershed, landuse, and nitrogen-loading analysis of Lewis Bay, has completed an MEP technical report for Rushy Marsh, the Centerville River, and the Three Bays, and is participating in the MEP pilot implementation project for Popponesset Bay. (In 2004, the Commission completed the nitrogen-loading land-use assessment for the MEP threshold report for that bay.) This work has resulted in draft Total Maximum Daily Loads (TMDLs) for nitrogen for Rushy Marsh and Three Bays, which were released last fall.*

- *The Cape Cod Commission has also reviewed the **water levels and flow** of the Marstons Mills River herring run associated with Middle Pond.*

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Water and Coastal Resources, cont.

- For six years, the Cape Cod Commission has coordinated **water quality “snapshots” (sampling and analyses) of 35 ponds and lakes in Barnstable**, including Aunt Betty’s, Bears, Bog, Crystal, Eagle, Fawcetts, Garretts, Hamblin, Hathaway, Hinckley, Joshuas, Lewis, Little, Little Parker, Long, Lovells, Lumbert Mill, Mary Dunn, Micahs, Middle, Mill, Muddy, Neck, No Bottom, Parker, Red Lily, Round, Rusty Marsh, Schoolhouse, Shallow, Shubael, and Stoney ponds, and Elizabeth, Mystic, and Wequaquet lakes. During the most recent collection (summer 2006), 53 samples were collected from 19 ponds. The lab analysis alone is valued at about \$100 per sample. The value of the actual in-the-field sampling activities and the organizational effort, all managed by the Cape Cod Commission with the help of a network of volunteers, is above and beyond that estimate.
- This year, the Barnstable Conservation Commission contracted with the Cape Cod Commission for the **“Barnstable Ponds Data and Monitoring Project.”** The work, to be completed by summer 2007, involves reviewing all available water quality data for all Barnstable ponds and lakes to help the town plan for and prioritize future work and funds needed to address water quality problems. Under this contract, the Cape Cod Commission will also conduct a diagnostic study of Lake Wequaquet, beginning with a water-quality monitoring effort in April 2007.
- The above work follows similar **pond stewardship** projects the Commission pursued on behalf of the Indian Ponds Association (Mystic Lake, Middle Pond, and Hamblin Pond) and the Lake Wequaquet Association in 2004 and 2005. The previous year, the Commission coordinated pond and lake stewardship programs for Middle Pond and the Marstons Mills Middle School.
- The Commission monitors groundwater levels in 10 US Geological Survey **observation wells** in Barnstable each month.

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Water and Coastal Resources, cont.

- *The Cape Cod Commission continues to support the **clean-up at the Barnstable County Fire Training Academy** site. The Commission is currently helping Barnstable County to implement a groundwater clean-up response plan for perchlorate contamination from marine flares used for fire-training activities at the site.*
- *In 2001, the Cape Cod Commission supported the establishment of a **federal designation of “No Discharge Area” for the Three Bays/Centerville Harbor** area. (This designation prohibits the release of wastewater from boats.)*
- *In 1999, the Commission provided assistance for and review of the revetment repair at Dowses Beach, the dredging and renourishment project at Maraspin Creek and Millway in Barnstable Harbor, and aquaculture grants in Barnstable Harbor.*
- *The Commission coordinates the Cape Cod Groundwater Guardian Team and regularly sponsors **water education festivals** for students and teachers in Barnstable. In early March 2007, the group will organize two all-day festivals at the Horace Mann School in which all 5th grade students from Barnstable schools (expected to total about 460 students) will participate. Last year, the group sponsored three at the Horace Mann School and one at the Centerville School. The festivals that year reached about 1,500 Barnstable students. The Commission helps organize 75 volunteers and professionals to lead educational activities for each all-day event.*
- *The Commission also continues to help coordinate **stormwater education** efforts.*
- *The Commission supported the work of the Bays Legal Fund and the Science Advisory Panel to ensure adequate permitting and **protection of Cape Cod and Massachusetts Bays** in light of the Massachusetts Water Resources Authority (MWRA) sewage treatment operation for Boston Harbor.*

Geographic Information System (GIS)

- The Cape Cod Commission is a service center for regional Geographic Information System (GIS) data and maps. The Commission also processes GIS **data updates** and contributes to regional programs.
- The Commission's GIS department provides Cape Cod towns with technical assistance ranging from copies of **data layers** to more-involved **maps with drafts and revisions**. Towns with their own systems often request Commission-created data, especially for neighboring towns. Towns without their own systems often request printed maps to be used for educational purposes (such as posters at town meetings) or GIS data to be used by hired consultants.
- The Commission's GIS department also provides regional support for **Pictometry software**, installing the program on municipal systems and providing training for its use, if desired. The software integrates specialized aerial photography with other geographic data analysis tools.

BARNSTABLE NOTES:

- *The Cape Cod Commission continues to provide support to the Town of Barnstable with GIS services. In recent years, the Commission has provided **digitized data for Barnstable's own GIS**, prepared maps for the town's water department, calculated the volumes of ponds, created a map depicting historic preservation features, and updated data on protected open space.*
- *The Commission's GIS department installed **Pictometry software** on Barnstable's system in 2006. The department also trained staff in Barnstable's GIS, police, and fire departments in the use of the software.*
- *In past years, the Commission's GIS department provided:*
 - *Regional Policy Plan maps and digital data*
 - *hazard mitigation maps for the town's police department*
 - *locus maps and land use analyses for proposed recreation fields in Marstons Mills*
 - *a custom map of significant natural resource areas in Independence Park*
 - *critical habitat area maps for the Barnstable Conservation Commission*
 - *"Priority Land Acquisition Assessment Project" tract maps*
 - *a base map for schools*
 - *a water resources map for the health department*
 - *maps for a Lake Wequaquet watershed study*
 - *updated open space maps and data, and*
 - *a work map for an update of historic sites.*
- *In 2001, the Commission completed the town's **build-out analysis and mapping** as part of a statewide initiative by the Massachusetts Executive Office of Environmental Affairs.*

Waste Management

- The Cape Cod Commission provides support to Cape towns on **solid and hazardous waste management** issues.
- The Commission is currently encouraging a review of and planning for **new long-term solid waste disposal options for Cape communities**. The goal is to prepare for the possible renegotiation of contracts with the SEMASS waste-to-energy facility in Rochester, Massachusetts, before current town contracts expire, and to explore feasible alternatives, if any.

BARNSTABLE NOTES:

- *The Town of Barnstable received \$30,000, the first two of what are to be five annual \$15,000 installments, from the Cape Cod Commission's Development of Regional Impact (DRI) mitigation funds from BJ's Wholesale Club and \$20,000 from mitigation funds from Home Depot to support the town's hiring of a **hazardous materials specialist** (temporary position) for inventorying/cataloging hazardous products and for **educational efforts about hazardous materials and waste**.*
- *The Cape Cod Commission has provided technical assistance to the Department of Public Works on **Pay-As-You-Throw** solid waste management, legislative issues related to solid waste, and the implementation of Barnstable's mandatory recycling bylaw.*
- *In 1998 at the request of the Barnstable Recycling Committee, the Commission provided assistance on **options to improve Barnstable's recycling rate**. The Commission also provided to Barnstable's procurement officer information on marketing recyclables.*
- *The Commission has provided assistance with the **household hazardous waste collection** for many years.*

Developments of Regional Impact

In BARNSTABLE:

Pending Developments of Regional Impact (DRIs):

- **Atlantis Development Supermarket (Stop & Shop)** – Proposed new 70,900-sq.ft. supermarket building. The proposal is undergoing joint Massachusetts Environmental Policy Act (MEPA) and Cape Cod Commission review.
- **Barnstable Wastewater Facilities Plan** – A wastewater study and implementation plan. The proposal is undergoing joint Massachusetts Environmental Policy Act (MEPA) and Cape Cod Commission review. An extension agreement is in place until 3/16/07.
- **Cape Wind Project** – Proposed wind energy facility in Nantucket Sound, with 130 wind towers transmitting power via underground cable with a proposed Yarmouth landfall. The proposal is undergoing joint Massachusetts Environmental Policy Act (MEPA) and Cape Cod Commission review.
- **Cape Cod Aggregates/BJ's ANR Modification** – Proposed subdivision of a 15.8-acre parcel on Attucks Lane into two lots: a 4.1-acre lot and an 11.7-acre lot.

Projects that have completed the DRI review process:

Type of Review	Approved	Denied
DRIs and Major Modifications	36	3
Exemptions	17	5
Hardship Exemptions	11	-
Settlement Agreements	2	-
Development Agreements	1	
Procedural Denials	-	9
TOTALS:	67	17

Listed in chronological order by date of Cape Cod Commission decision:

- **Barnstable Municipal Airport Improvement/Terminal Project** – In January 2007, the Cape Cod Commission approved with conditions a DRI for the proposed construction of a new airport terminal and other associated development, including vehicular access and parking areas.
- **Hezekiah Coleman House** – In November 2006, the Cape Cod Commission approved with conditions a DRI for the proposed substantial alteration and additions to a property listed on the Massachusetts and the National Register of Historic Places at 756 Main Street in Cotuit.
- **Supply New England** – In June 2006, the Cape Cod Commission approved a hardship exemption for the proposed construction of a new 26,132-sq.ft. warehouse/showroom in Independence Park. The Commission had previously denied a DRI exemption request for the project in October 2005.

- **Sylvia Aviation I and Sylvia Aviation II** – In May 2006, the Cape Cod Commission approved a hardship exemption for two hangars of approximately 9,744 sq.ft. and 9,792 sq.ft. constructed at Barnstable Municipal Airport.
- **YMCA of Cape Cod** – In April 2006, the Cape Cod Commission approved a hardship exemption for a “Project of Community Benefit” for the proposed 18,563-sq.ft. expansion and renovation to the YMCA facility in West Barnstable.
- **Curtin Residence** – In April 2006, the Cape Cod Commission approved a hardship exemption for the proposed construction of a 3,216-sq.ft. home with an attached garage and a detached garage on land within the boundaries of the Pond Village District of Critical Planning Concern (DCPC) in Barnstable.
- **Cape Cod Cooperative Bank** – In February 2006, the Cape Cod Commission approved with conditions a DRI for the proposed construction of a new 36,250-sq.ft. operations facility in Independence Park.
- **Mannheim Realty Trust** – In February 2006, the Cape Cod Commission denied a DRI for the proposed demolition of an historic building and construction of a new dwelling in the Hyannis Port National Register Historic District.
- **Austin and Froula Residence** – In January 2006, the Cape Cod Commission approved a hardship exemption for the proposed construction of a 2,800-sq.ft. home on land within the boundaries of the Pond Village District of Critical Planning Concern (DCPC) in Barnstable.
- **COMM Fire District Water Department and Industrial Communications & Electronics** – In 2005, the Cape Cod Commission approved with conditions a DRI for the proposed installation of a 150-ft.-tall wireless communications monopole and equipment shelters in Osterville.
- **Demko Residence** – In 2005, the Cape Cod Commission approved a hardship exemption for the proposed expansion of a 600-sq.ft. cottage to 1,200 sq.ft. on land within the boundaries of the Pond Village District of Critical Planning Concern (DCPC) in Barnstable.
- **Oyster Harbors Clubhouse** – In 2005, the Cape Cod Commission approved a hardship exemption for the proposed demolition of an existing 22,264-sq.ft. clubhouse and construction of a new 41,791-sq.ft. clubhouse on 12.7 acres.
- **Union Parsonage** – In 2005, the Cape Cod Commission approved a hardship exemption for the demolition of a building on the National Register of Historic Places.
- **Shepley Wood Products** – In 2005, the Cape Cod Commission approved a DRI exemption for the development of office space in the unfinished upper level of the building on 2.61 acres off Independence Drive in Hyannis.
- **Cape Cod Hospital Patient Bed Addition and Materials Management** – In 2004, the Cape Cod Commission approved with conditions a DRI for the demolition of two existing buildings and new construction of a 110,952-sq.ft. five-story patient addition and a 10,254-sq.ft. materials management building on 17 acres off Lewis Bay Road in Hyannis and Bayview Street in Yarmouth.
- **Centerville River Dredging & Craigville Beach Nourishment Phase II** – In 2004, the Cape Cod Commission approved with conditions a DRI for the maintenance and improvement dredging of up to 31,180 cubic yards of sediment in sections of the Centerville River and Craigville Beach.
- **Trinity Christian Academy** – In 2004, the Cape Cod Commission approved a hardship exemption for the construction of a 4,709-sq.ft. addition to an existing school structure and the creation of a 45,000-sq.ft. play field on 6.9 acres on Mary Dunn Road in Hyannis.
- **Wianno Club** – In 2004, the Cape Cod Commission approved a DRI exemption for the reconfiguration of lot lines to convey ownership of a 9,000-sq.ft. parcel to an abutter on 36.5 acres on West Bay Road/Osterville.
- **Rectrix Aerodrome Center** – In 2003, the Cape Cod Commission approved a DRI exemption for the construction and operation of a hangar, offices, lounge, etc. for five or six private jets in a 43,752-sq.ft. building at the Barnstable Municipal Airport.
- **Cape Cod Academy Science Center** – In 2003, the Cape Cod Commission approved a DRI exemption for the construction of a 19,200-sq.ft. science center on 43.71 acres on Osterville-West Barnstable Road.

- **Home Depot “Lite”** – In 2003, the Cape Cod Commission approved through settlement agreement the reuse of a vacant retail store (former Bradlees) that will include 79,995 sq.ft. of ground floor area plus 2,150 sq.ft. of mezzanine in the Southwind Plaza in Hyannis.
- **BJ’s Wholesale Club** – In 2003, the Cape Cod Commission approved with conditions a DRI for the construction of a 68,831-sq.ft. wholesale club facility on 15.78 acres on Hadaway Road in Independence Park in Hyannis.
- **Cape Cod Healthcare Ambulatory Complex** – In 2003, the Cape Cod Commission approved a Development Agreement, a 12-year contract for a healthcare campus that will eventually include 263,100 sq.ft. of space when completely built on 40.6 acres on Hadaway Road in Independence Park in Hyannis.
- **Independence Medical Arts** – In 2003, the Cape Cod Commission approved a hardship exemption for the conversion of 26,000 sq.ft. of general office space to medical office space in an existing 46,000-sq.ft. building, with 9,170 sq.ft. to be converted in future, on 7.81 acres on Independence Drive in Hyannis.
- **Industrial Communications & Electronics Inc. and Sprint PCS** – In 2002, the Cape Cod Commission approved with conditions a DRI for the construction of 180-ft. high monopole wireless communications facility on 10,000 sq.ft. of a 12.6-acre site off Old Falmouth Road in Marstons Mills.
- **Captain Leander Hinckley House and Barn** – In 2002, the Cape Cod Commission approved with conditions a DRI for the relocation of the historic barn and construction of a new addition to and alterations to two sides of the historic house on 0.5 acres on the corner of Irving and Longwood avenues in Hyannisport.
- **Nymphas Hinckley House Alterations** – In 2002, the Cape Cod Commission approved with conditions a DRI for the renovation and relocation of a 1795 house, which included demolition of two additions and a garage and construction of additions, at 48 Bay Street in Osterville.
- **Olde Salt Estates** - In 2001 the Cape Cod Commission approved through a settlement agreement a proposed 18-lot subdivision with 4.1 acres of wetlands on 27.6 acres.
- **Cotuit Landing Stop & Shop Redevelopment and Expansion** (now known as Marstons Mills Marketplace) – In 2001, the Cape Cod Commission approved with conditions a DRI for the redevelopment of a 125,584-sq.ft. strip commercial center on 47.3 acres on Route 28 in Marstons Mills.
- **Childs 19-lot Residential Subdivision** – In 2001, the Cape Cod Commission denied on procedural grounds a 19-lot subdivision on 26.2 acres on Route 28 in Marstons Mills.
- **Childs 16-lot Residential Subdivision** – In 2001, the Cape Cod Commission denied on procedural grounds a 16-lot subdivision on 21.9 acres on Osterville-West Barnstable Road in Marstons Mills.
- **Linden Place (Rogers) Residential Subdivision** – In 2001, the Cape Cod Commission denied on procedural grounds an 11-lot subdivision on 17.9 acres on Osterville-West Barnstable Road in Marstons Mills.
- **Linens and Things** – In 2000, the Cape Cod Commission approved with conditions a DRI for the demolition of three existing mixed-use buildings and the construction of a new 37,800-sq.ft. retail building on 2.55 acres on Enterprise Road in Hyannis.
- **Shepley Wood Products** – In 2000, the Cape Cod Commission approved a DRI exemption for the construction of a 23,625-sq.ft. wholesale lumber-distribution facility with a 6,300-sq.ft. overhang for outdoor storage on 14.7 acres on Thornton Drive and Benjamin Franklin Way in Hyannis.
- **Leisure Time Cruise Corporation** – In 1999, the Cape Cod Commission denied on procedural grounds the dockage and use of a casino boat for off-shore gambling cruises involving 57,559 sq.ft. outdoor area on 1.32 acres on Hyannis Harbor.
- **Mowing Fields Residential Development** – In 1999, the Cape Cod Commission denied on procedural grounds a 32-lot residential subdivision on 38 acres on Race Lane in Marstons Mills.
- **Cape Cod Academy/New Lower School** – In 1999, the Cape Cod Commission approved with conditions a DRI for a 33,000-sq.ft., one-story facility for a school, gym, stage, etc. on 43 acres on Osterville-West Barnstable Road in Osterville.

- **Renaissance Place** – In 1999, the Cape Cod Commission approved a DRI exemption for a 14,828-sq.ft. office building and associated parking on 2.07 acres on Attucks Lane in Hyannis.
- **NHL Skate at Hyannis** – In 1999, the Cape Cod Commission approved with conditions a DRI for two regulation-size skating rinks (a total of 75,000 square feet) on 9.59 acres in Independence Park in Hyannis.
- **Conant Nursery Trust Subdivision (Phase II)** – In 1999, the Cape Cod Commission approved with conditions a DRI for a subdivision with 11 new residential lots, one historic house, and one greenhouse on 24.9 acres on Meetinghouse Way/Route 149 in West Barnstable.
- **Hayden Movers Monopole** – In 1999, the Cape Cod Commission denied a DRI exemption for a 75-ft. high wireless communications monopole on a 900-sq.ft. leased area on one acre on Industrial Road in Marstons Mills.
- **Audubon/Ferguson Subdivision** – In 1998, the Cape Cod Commission denied a DRI exemption but approved with conditions a DRI for a five-lot subdivision and gift of open space to the Massachusetts Audubon Society on 103.7 acres off Route 6A in Barnstable.
- **Cape Cod Hospital Lobby Expansion** – In 1998, the Cape Cod Commission approved a DRI exemption for the relocation and 12,099-sq.ft. expansion of a lobby, ambulatory care, and pediatric units on 14.09 acres on Park Street in Hyannis.
- **Flynn Tower** – In 1998, the Cape Cod Commission denied on procedural grounds the construction of a 431-ft. high replacement tower and 1,828-sq.ft. building near a damaged tower on 5.32 acres on Oak Street in Barnstable.
- **Infinium Software** – In 1998, the Cape Cod Commission approved a DRI exemption for a 13,200-sq.ft. expansion of the company's headquarters on 6.2 acres on Communications Way in Hyannis.
- **Excel Master Campus** – In 1998, the Cape Cod Commission approved a DRI for a 99,000-sq.ft. expansion of a manufacturing facility/campus on 18.37 acres off Independence Drive in Hyannis.
- **(Cape Cod Aggregates) Lorusso Sand/Gravel** – In 1998, the Cape Cod Commission approved with conditions a DRI for the creation of a commercial/industrial subdivision on 108 acres off Kidds Hill Road in Barnstable.
- **Festival at Hyannis Addition** – In 1998, the Cape Cod Commission approved with conditions a DRI for the construction of an 18,900-sq.ft. retail building on 27.16 acres off Route 132 in Hyannis.
- **Lowell Trust ANR** – In 1998, the Cape Cod Commission approved with conditions a DRI for the subdivision of 58.98 acres into seven lots on 58.98 acres on Commerce Road and Indian Trail in Barnstable.
- **Conant Nursery Trust Subdivision (Phase I)** – In 1998, the Cape Cod Commission approved with conditions a DRI for a three-lot subdivision on 24.9 acres off Route 149 in West Barnstable.
- **Cape Cod Mall** – In 1998, the Cape Cod Commission approved with conditions a DRI for the renovation and 251,583-sq.ft. expansion of the shopping mall on 63.5 acres off Route 132 and Route 28 in Hyannis.
- **Sencorp Systems Inc.** – In 1998, the Cape Cod Commission approved with conditions a DRI for a 45,000-sq.ft. addition to a manufacturing facility on 9 acres on Kidds Hill Road in Hyannis.
- **Excel Switching Corp.** – In 1997, the Cape Cod Commission approved with conditions a DRI for the demolition of an existing building and reconstruction of two R&D facilities (46,735 sq.ft. total) on 2.36 acres on Perseverance Way in Hyannis.
- **Cape and Islands Steel** – In 1997, the Cape Cod Commission approved with conditions a DRI for a 40,000-sq.ft. steel fabrication building and a 3,000-sq.ft. saw house on 12.47 acres on Airport Way in Hyannis.
- **F.W. Webb Building** – In 1997, the Cape Cod Commission approved a DRI exemption for a 15,258-sq.ft. addition to a wholesale plumbing supply building on 2.14 acres on Attucks Lane in Hyannis.
- **Mall Liquors** – In 1997, the Cape Cod Commission approved with conditions a DRI for a 19,944-sq.ft. wine, spirits, and coffee shop on 2.44 acres on Independence Drive in Hyannis.

- **Victory Fish** – In 1996, the Cape Cod Commission approved with conditions a DRI to replace an existing building with new 25,000-sq.ft. Borders book store on 3.64 acres off Route 132 in Hyannis.
- **Cape Cod Academy** – In 1995, the Cape Cod Commission approved with conditions a DRI exemption for the construction of a 20,602-sq.ft. gymnasium on 24 acres on Osterville-West Barnstable Road in Osterville.
- **Bon Repose** – In 1995, the Cape Cod Commission approved a DRI exemption for a 19,380-sq.ft. furniture showroom and warehouse on 0.85 acres on Bearses Way in Hyannis.
- **Brislane Limited Venture Realty Trust** – In 1995, the Cape Cod Commission approved with conditions a DRI for a 22,522-sq.ft. office/retail development on 4.43 acres off Route 132 in Hyannis.
- **Women’s Body Shopp** – In 1995, the Cape Cod Commission approved a DRI exemption for a 12,000-sq.ft. recreational fitness center on 2.46 acres on Attucks Lane in Hyannis.
- **Barnstable Municipal Airport** – In 1995, the Cape Cod Commission approved with conditions a DRI for a 15,000-sq.ft. building to house the airport’s rescue, firefighting, and snow removal equipment on Barnstable Road in Hyannis.
- **Sam’s Club** – In 1994, the Cape Cod Commission denied a DRI for a 167,000-sq.ft. wholesale club on 29.5 acres in Independence Park in Hyannis.
- **Nehemiah Lovell House** – In 1994, the Cape Cod Commission approved with conditions a DRI for commercial offices in a 2,000-sq.ft. historic structure on 0.99 acres on Main Street in Osterville.
- **Roland’s Tire Service** – In 1994, the Cape Cod Commission denied a DRI exemption and a DRI for a 13,048-sq.ft. tire business on 2.06 acres on Route 28 and Old Post Road in Marstons Mills.
- **La-Z-Boy Showcase** – In 1994, the Cape Cod Commission approved a DRI exemption for a 24,000-sq.ft. furniture gallery on 1.13 acres on Airport Road in Hyannis.
- **Lyons Cottage** – In 1994, the Cape Cod Commission approved a DRI for the expansion and renovation of a 440-sq.ft. cottage on 6 acres on Sandy Neck.
- **Kurker Marina/Hyannis Marine Boat Storage Building** – In 1994, the Cape Cod Commission approved a DRI exemption for the construction of a 23,470-sq.ft. boat storage building on 0.8 acres on Arlington Street in Hyannis.
- **Southwind Plaza Expansion** – In 1993, the Cape Cod Commission approved a DRI for a 20,000-sq.ft. addition to the Southwind Plaza Mall on 27.74 acres off Route 132 in Hyannis.
- **On-Cape Lithographers** – In 1993, the Cape Cod Commission approved a DRI for a 7,742-sq.ft. addition to a printing facility on 2.3 acres on Attucks Way in Hyannis.
- **Festival Addition** – In 1993, the Cape Cod Commission denied on procedural grounds a 47,682-sq.ft. addition to a retail facility on 27.16 acres off Route 132 in Hyannis.
- **Hayes Subdivision** – In 1992, the Cape Cod Commission approved a DRI for a subdivision of four single-family residential lots on 62.26 acres off Route 6A in West Barnstable.
- **BHPH Leasing Company Inc.** – In 1991, the Cape Cod Commission denied a DRI exemption for changes from an existing 10,760-sq.ft. farm stand to a used car leasing company on 1.29 acres on Falmouth Road in Hyannis.
- **Cape Cod Hospital** – In 1991, the Cape Cod Commission approved a DRI exemption for a 34,517-sq.ft. addition to the hospital emergency room on the hospital’s 11.7-acre site on Park Street in Hyannis.
- **Marstons Mills Church** – In 1991, the Cape Cod Commission approved a DRI exemption for a 2,600-sq.ft. addition to a church on 0.23 acres on Main Street in Marstons Mills.
- **Two Block Realty Trust** – In 1990, the Cape Cod Commission approved a DRI for a 6,000-sq.ft. addition to a commercial office building on 1.2 acres on Route 6A in West Barnstable.
- **Independence Park/Lot 8-1** – In 1990, the Cape Cod Commission denied a DRI exemption but approved a DRI for a 22,000sq-ft. warehouse for light manufacturing on 2.46 acres on Mary Dunn Road in Barnstable.

- **East Bay Lodge** – In 1990, the Cape Cod Commission denied on procedural grounds a 23,500-sq.ft. addition to an existing lodge on 5.03 acres on East Bay Road in Osterville.
- **Berkshire Trail** – In 1990, the Cape Cod Commission approved a hardship exemption for a 48-lot residential subdivision on 58.39 acres on Cedar Street in West Barnstable.
- **Mitchells Way** – In 1990, the Cape Cod Commission denied on procedural grounds an 11,800-sq.ft. office/retail building on 0.86 acres on Mitchells Way in Hyannis.

In the neighboring towns of MASHPEE, SANDWICH, and YARMOUTH:

Pending Developments of Regional Impact (DRIs) that will have an impact on Barnstable:

MASHPEE

- **Mashpee Commons** – Proposed master plan for a mixed-use development. The proposal is undergoing joint Massachusetts Environmental Policy Act (MEPA) and Cape Cod Commission review. An extension agreement is in place until 1/1/08.

YARMOUTH/BARNSTABLE

- **Cape Wind Project** – Proposed wind energy facility in Nantucket Sound, with 130 wind towers transmitting power via underground cable with a proposed Yarmouth landfall. The proposal is undergoing joint Massachusetts Environmental Policy Act (MEPA) and Cape Cod Commission review.

Projects that have completed the DRI review process and have or will have an impact on Barnstable:

MASHPEE

- **Mashpee Commons** - In December 2006, the Cape Cod Commission approved with conditions the construction of the commercial portion (40,900 sq.ft.) of a proposed expansion of two neighborhoods (Jobs-Whiting Neighborhoods) with a mixture of uses. Other elements of Mashpee Commons were reviewed in the past. In 2002, the Commission approved a hardship exemption for the construction of two buildings (21,235 sq.ft.) for retail space, a kidney dialysis center, and office space on 12 acres of the existing 135-acre site. In 1993, the Commission approved with conditions a DRI for the construction of a 190,000-sq.ft. commercial area north of Mashpee Commons on 20 acres off Route 151.
- **South Cape Village** – In March 2005, the Cape Cod Commission approved with conditions the proposed modification to the 2003 DRI, consisting of 104,000-sq.ft. retail use. In 2003, the Commission approved with conditions major modifications to the 2000 DRI for Phase I construction of a 42,000-sq.ft. supermarket and 14,000-sq.ft. retail space. In 2000, the Commission approved with conditions a DRI for the redevelopment of a flea market/minature golf site into a 160,000-sq.ft. outlet center and shopping mall with restaurants on 25.4 acres off Route 28.

SANDWICH

- **Canal Station Power Plant** – In 2005, the Cape Cod Commission approved with conditions a major modification to two 1999 DRIs; the new modification allows the facility to construct two 60,000-gallon storage tanks for aqueous ammonia on 10 acres off Freezer Road. In 1999, the Commission approved with conditions two DRIs for the Canal Station Unit #1 installation of SCR technology involving a 10-acre site off Freezer Road.

YARMOUTH

- **Cape Light Commons** – In 2001, the Cape Cod Commission denied a DRI for the construction of a new 25,620-sq.ft. office building and six self-storage buildings (totaling 40,450 sq.ft.) on 6.4 acres on Willow Street.

DRI Mitigation Benefits (continued)

• EXAMPLES OF DRI MITIGATION FUNDS

• BJ's Wholesale Club*			*NOTES FOR BJ'S: – Under a December 2003 Memorandum of Agreement, an additional \$15,000 per year for three more years is due from BJ's to the Town of Barnstable for hazardous materials education. – BJ's also agreed to make four annual payments of \$15,000 each directly to the Barnstable Housing Authority for affordable housing projects in town. Two payments have been made; a third is pending.
PAID:	\$579,838	– \$7,500 for REMI economic model	
		– \$30,000 for hazardous materials education	
		– \$136,122 TOTAL for open space protection (\$114,560 to Barnstable Land Bank, and \$21,562 to Barnstable Land Trust)	
		– \$206,216 for design of Route 132 improvements	
		– \$200,000 for Route 132 landscape master plan	
AVAILABLE:	\$165,636	– \$623 for Lewis Bay flushing study	
		– \$165,013 for transportation improvements	
• Brislane Limited Venture Realty Trust			
PAID:	\$45,282	– Route 132 design improvements	
AVAILABLE:	\$59,018	– Trip reduction/alternative modes of transportation	
• Cape Cod Cooperative Bank Operations Center			
AVAILABLE:	\$258,966	– Open space protection	
• Cape Cod Hospital			
PAID:	\$15,000	– Traffic study of Hyannis/South Yarmouth	
• Cape Cod Hospital/Addition			
AVAILABLE:	\$38,170	– Transportation improvements/future sidewalk construction	
• Cotuit Landing/Stop & Shop Redevelopment (now known as Marstons Mills Marketplace)			
AVAILABLE:	\$44,027	– \$33,541 for Putnam Avenue sidewalk or Route 28/Route 149 improvements	
		– \$10,486 for pedestrian/bicycle safety improvements	
• Home Depot			
PAID:	\$20,089	– Hazardous materials education	
• ICE/Sprint			
PAID:	\$6,379	– Open space protection	
• Linens & Things			
AVAILABLE:	\$17,775	– Trip reduction/alternative modes of transportation	
• South Cape Village (<u>Mashpee</u> DRI)			
AVAILABLE:	\$473,236	– Transportation planning and safety improvements	
• Trinity Academy			
AVAILABLE:	\$324	– Lewis Bay flushing study	
Totals:			
PAID:	\$666,588	(some of these funds, and additional ones, were paid by	
AVAILABLE:	\$1,057,152	developers directly to the town)	

• OTHER EXAMPLES OF BENEFITS

The Cape Cod Commission's review of DRIs in Barnstable has resulted in a variety of other benefits to the town in addition to those listed previously. For example, mitigation related to water resource protection often includes contributions towards studies of water quality or tidal flushing in fresh and salt water bodies. Conditions related to stormwater management and hazardous waste management are also often incorporated. Wastewater management is another important issue, and the DRI process can contribute to strategic management goals. For example, the Cotuit Landing/Stop & Shop DRI (now known as the Marstons Mills Marketplace) built excess capacity into its wastewater treatment facility to allow for the possibility of future hook-ups with adjacent properties.