



Cape Cod Commission and the TOWN OF BOURNE

November 28, 2006

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.

Committees and councils on which Cape Cod Commission members and staff participate include the Barnstable County HOME Consortium Advisory Council; the Technical Advisory Committee of the Cape Cod Water Protection Collaborative; the Cape Cod Groundwater Guardian Team; the Cape Cod Joint Transportation Committee, the Cape Cod Transit Task Force, and the Cape Cod Metropolitan Planning Organization; the Massachusetts Solid Waste and Hazardous Waste Advisory Committees; and more.

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

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

BOURNE NOTES:

Bourne benefits from its membership in the Cape Cod Commission by being able to take advantage of the Commission's planning and technical expertise (see specifics that follow).

Bourne also benefits by being able to influence the outcome of development proposals that occur both within its boundaries and in neighboring Upper Cape towns within Barnstable County.

Regional Planning and Technical Assistance

Planning and Community Development

- The Commission prepares, revises, and implements the Cape Cod **Regional Policy Plan** and supports development, revisions, and implementation of **Local Comprehensive Plans (LCPs)**.
- To support local planning and growth management efforts, the Commission prepared 14 **model bylaws** for towns to consider adapting to their needs. In addition, the Commission prepared a manual to guide the design of developments in communities, **Designing the Future to Honor the Past**.
- In cooperation with other economic development and business groups, the Commission prepares the annual **Comprehensive Economic Development Strategy for Cape Cod**, which helps make Cape towns eligible for funds from the U.S. Economic Development Administration to support job-creating infrastructure 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, collecting and sharing land-acquisition data, and providing a Web site of related information. The Commission is now providing a similar service for town committees implementing the **Community Preservation Act** in their communities.

BOURNE NOTES:

- *The Cape Cod Commission continues to work extensively with town and regional officials, including the Buzzards Bay Village Association, the Bourne Financial Development Corporation, the town planner, and the town administrator, on **economic revitalization initiatives for the Buzzards Bay area**. Support has included technical assistance for the village design competition and development of a position paper outlining a planning strategy and funds needed to attract growth and to establish a Growth Incentive Zone. In late October 2006, the Town of Bourne received a Smart Growth Technical Assistance Grant from the Massachusetts Executive Office of Environmental Affairs; the Cape Cod Commission helped the town prepare the grant application, which resulted in the \$30,000 award to develop guidance for redeveloping historic downtowns in flood plains. Three years earlier, the Commission distributed \$74,400 in Development of Regional Impact (DRI) mitigation funds for sidewalk improvements along Main Street in Buzzards Bay. In FY 1996, the Commission also helped Bourne secure federal funding for other Buzzards Bay street improvements.*
- *The Cape Cod Commission continues to provide assistance for the development of Bourne's **Local Comprehensive Plan (LCP)**. Early in the agency's history, the Commission allocated \$58,678 to Bourne for this purpose. The Commission also supported the town's LCP effort with the Vision 2015 Steering Committee, neighborhood "listening" sessions, and technical help for the local revitalization efforts for Buzzards Bay (see above).*
- *The Cape Cod Commission is administering an LCP Implementation Grant (\$15,435) awarded to Bourne. The work entails a **photo-simulation***

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Planning/Community Development, cont.

of redevelopment of downtown Buzzards Bay.

Using computer technology and graphic design software, the "Smart Growth Visualization" project will model both increased density and urban design as a means to increase public support for compact development in the downtown.

- The Cape Cod Commission worked closely with staff and officials from the Town of Bourne and Barnstable County to nominate, recommend, and finalize the **Bournedale District of Critical Planning Concern (DCPC)**. The Bourne Planning Board and Board of Selectmen nominated the area as a DCPC in June 1998. That summer, Commission staff worked with town representatives to determine the development potential of the area and the potential environmental impacts of future development. Analyses focused on drinking water resources, traffic safety, heritage resources, scenic roads, and natural resources. Staff also worked with town officials to consider possible zoning changes and other future planning actions to protect resources in the area. The Commission recommended creation of the DCPC to the Barnstable County Assembly of Delegates in late September 1998. The Assembly of Delegates subsequently voted to establish the Bournedale DCPC, and the Barnstable County Commissioners approved the vote in December 1998. In FY 2000, the Commission helped Bourne finalize its implementing regulations for the area.

- For years the Cape Cod Commission has provided technical expertise on **environmental and land use planning matters related to the Massachusetts Military Reservation (MMR)**. (The "Water and Coastal Resources" section of this report covers the Commission's water supply and protection activities related to the MMR as well.) In FY 2002, the Commission reviewed the Army National Guard's Final Environmental Impact Report and participated on the new MMR Citizens Advisory Council. For several years before that, the Commission helped the Community Working Group develop the 1998 "Master Plan Report" for

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Planning/Community Development, cont.

the MMR. In 2006, the Commission completed work on the “MMR Joint Land Use Study,” funded by the US Department of Defense, which reviewed and made recommendations on the impacts of military activities on bordering towns and vice versa.

- *The Cape Cod Commission has provided technical assistance to the town on a number of **historic preservation projects and issues**, working with the Bourne Historical Commission, Historical Society, and Society for Historic Preservation, among others. The Commission staff has identified appropriate renovation practices for several historic buildings, including the Old Forge, the Town Archives, and the Cataumet Schoolhouse. Recently, the Commission has provided assistance about a potential demolition delay bylaw and other historic preservation/design review regulations.*

- *The Cape Cod Commission has provided **technical comments on state Environmental Notification Forms (ENFs)** filed with the Massachusetts Environmental Policy Act (MEPA) office, including ones for the Bourne Elementary School; the Massachusetts Maritime Academy bulkhead repair; dredging projects in Buzzards Bay, Buttermilk Bay, near Gray Gables, and in the Cape Cod Canal; and more.*

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 also monitors **Chapter 40B developments** Capewide and provides technical

BOURNE NOTES:

- *The Cape Cod Commission and the HOME Consortium originally proposed and long supported the **redevelopment of the former Barnstable County Hospital site in Pocasset** into an affordable assisted living facility. In the mid 1990s, the Commission conducted a site assessment and a wastewater treatment/disposal feasibility analysis, and the HOME Consortium completed a market analysis for the site’s possible future use, then submitted a proposal to the*

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Affordable Housing, cont.

comments to local boards reviewing 40B proposals. The Regional Policy Plan provides a framework for supporting local 40B decisions. For example, in a recent Barnstable case, the Massachusetts Housing Appeals Committee indicated it will respect regional planning concerns when reviewing an appeal from a town's denial of a 40B project.

County Commissioners. In 1999, the County Commissioners issued a Request for Proposals from developers. The Commission assisted the county, with the help of the HOME Consortium Advisory Council, in selecting a developer (a partnership between Realty Resources and the Housing Assistance Corporation) for the project, which has produced 84 units (60 assisted living and 24 independent living units) for elders whose household incomes are at or below 60 percent of the region's median income. The HOME Consortium provided \$250,000 in HOME "community housing development organizations" funds toward the project.

- *The Cape Cod Commission has twice distributed **Development of Regional Impact (DRI) mitigation funds** to the Bourne Housing Authority for its project at 73 Adams Street in Sagamore: \$4,250 in FY 2004 for a rehabilitation plan and \$3,500 in September 2006 for development of and advertising a Request for Proposals for the project. In FY 2003, the Commission distributed \$120,350 in DRI mitigation funds for the Bourne Housing Partnership's three-unit homeownership project. And, in FY 2002, the Commission distributed \$18,450 in DRI mitigation funds for a roadway improvement project leading to two affordable housing lots, and \$13,355 in DRI mitigation funds to hire a consultant to prepare a development plan for those two lots.*

- *The HOME Program's **Down Payment Closing Cost Assistance** program provided loans totaling \$87,468 to sixteen Bourne households (through June 2006).*

- *The HOME Program's **Homeowner Repair** program provided \$51,839 to seven Bourne households (through June 2006).*

- *The Commission's **Technical Assistance Program (TAP)** awarded \$3,000 for a housing needs study in Bourne in 2004 and \$3,000 for the town's affordable housing action plan in 2005.*

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Affordable Housing, cont.

- *The Cape Cod Commission has provided technical assistance and comments to the town on several **Chapter 40B housing proposals** in Bourne, including Canal Bluffs (2005), Pilgrim Pines (2002), Nightingale Pond (1995), Oakland Estates (1991), and Woodland Heights (1990).*

Geographic Information System

• 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. Technical assistance for Cape Cod towns ranges 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.

BOURNE NOTES:

- *Over the years, the Cape Cod Commission has provided the Town of Bourne with a variety of Geographic Information System (GIS) support. In addition to fulfilling requests for specific maps (such as open space, roads, historic areas, water resources, and potential growth incentive zones), the Commission's GIS department has **digitized parcel data** for use in Bourne's GIS and helped with the town's GIS set-up.*
- *The Commission provided **extensive mapping and data analyses** for the Bournedale District of Critical Planning Concern, the Bourne Local Comprehensive Plan, the Canal Area Transportation Study, the MMR Master Plan, the MMR Long-range Water Supply Study, and the MMR Joint Land Use Study.*

Transportation

- The Commission maintains and updates the **Regional Transportation Plan** and prepares the annual **Transportation Improvement Program (TIP)**, which are the primary means by which federal and state funds are allocated to the Cape's transportation needs.
- 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.

BOURNE NOTES:

- *Through the annual **Transportation Improvement Program**, the Cape Cod Commission provides assistance in obtaining state and federal funds. Recent projects in Bourne funded through this process have included:*
 - \$1.24 million in 2002 for work on the Head of the Bay Road (also in Plymouth, Wareham);
 - \$155,500 in 1999 for Buzzards Bay train station improvements;

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Transportation, cont.

- 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 is addressing the subject through Governor Romney's **Highway Design Manual Task Force**, which has created a new highway design manual consistent with the Governor's "Communities First" initiative.
 - The Commission staff works with the **Cape Cod Transit Task Force**, a collaboration of local, regional, state, and federal officials and members of the private sector with an interest in improving Cape Cod's year-round needs for public transportation, reducing dependency on automobiles, and mitigating summer traffic impacts. The task force issued a Five-Year Public Transportation Plan in 2002 and is continuing to work to enhance and improve coordination of Cape transit services.
- \$251,500 in 1999 for intersection work at Route 6 and Nightingale Pond and Scenic drives;
 - \$32,000 in 1999 for Monument Beach train station improvements;
 - \$662,500 in 1998 for signalization and safety work on Route 6 at Bournedale and Nightingale roads;
 - \$545,500 in 1996 for Route 25 rest area work; and
 - \$857,500 in 1994 for work on the Perry Street Bridge.
- The Cape Cod Commission participated in many meetings with town and state officials and provided technical comments on the state's **Sagamore Rotary Grade Separation Project**. The Commission also conducted the Canal Area Transportation Study, a multi-year study to supplement other Massachusetts Highway Department studies analyzing the road network in the Cape Cod Canal area. Work included modeling traffic flows in the canal region in an effort to identify traffic-flow and safety improvements.
 - The Commission initiated a **traffic safety and alternatives study of the Otis Rotary** this year.
 - Several years ago, the Commission conducted a **multi-year study of park-and-ride lots** in the Mid and Upper Cape, including the Sagamore lot.
 - For many years, the Commission has performed **traffic counts on many roadways and intersections** in Bourne, including portions of Adams Street, Barlows Landing Road, Ben Abbey Road, Bournedale Road, Clay Pond Road, County Road, Herring Pond Road, Old Plymouth Road, Sandwich Road, Sandwich Road Access, Scenic Highway, Shore Road, Trowbridge Road, and Routes 6, 6A, 25, and 28. In addition, when requested, the Commission has performed vehicle speed and volume analyses on some Bourne roads.

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.

Water and Coastal Resources

- The Commission coordinates the Cape Cod **Pond and Lake Stewardship Program** to study and protect freshwater water quality and published the *Cape Cod Pond and Lake Atlas (2003)*, the most comprehensive count of ponds and review of pond depth and water quality ever completed for the region.
- The Commission is a technical partner in the **Massachusetts Estuaries Project**, a state, regional, and local cooperation to address

BOURNE NOTES:

- *The Cape Cod Commission continues to provide technical assistance for the town's ongoing, broad planning efforts for solid waste management and regional recycling at the **Bourne Integrated Solid Waste Management Facility**. In addition, through the Development of Regional Impact (DRI) process the Commission has positively reviewed several phases and modifications proposed by the Town of Bourne for the facility to serve as a regional landfill, recycling facility, and processing facility for construction-and-demolition and other difficult-to-manage material. In 2004, the Commission approved the town's proposal to amend the operating permit to allow the facility to accept municipal solid waste and combuster ash. The Commission has also met with Bourne facility staff and DPW directors from other parts of the Cape to gain a better understanding of the regional needs for the facility in the next several years.*
- *For many years, the Commission has provided assistance for Bourne's **household hazardous waste collections**. Bourne has taken advantage of the regional bid process for hazardous waste contractors as well.*

BOURNE NOTES:

- *The Cape Cod Commission is continuing the **Pond and Lake Stewardship** program and water-quality sampling, which in the past six years has included analyses of 28 water samples from several Bourne ponds (laboratory analysis alone is valued at more than \$100 per sample). The Commission has worked with a citizens group for Red Brook Pond and the Coalition for Buzzards Bay for other ponds to collect samples and interpret data.*

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Water and Coastal Resources, cont.

water quality in the Cape's coastal embayments. The project will determine embayment-specific nitrogen-loading management criteria 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.

- Informed by its coastal and freshwater water-quality studies, the Commission participates in **regional and local wastewater planning**. The Commission supports Barnstable County's new Cape Cod Water Protection Collaborative and its Technical Advisory Committee (formerly called the Wastewater Implementation Committee) to help explore regional opportunities for effective wastewater management and to help develop a regional wastewater management plan for Cape Cod.
- 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.
- The Commission coordinates the region's involvement in several **coastal hazard mitigation programs**.

- *The Commission continues to be involved in **estuary assessments**, particularly the Massachusetts Estuaries Project (MEP), which, among other Cape Cod estuaries, includes a study of water quality and nitrogen loading for Red Brook Harbor and Eel Pond/Back River. Work includes coordination with staff of the Bourne landfill and staff of the UMASS–Dartmouth School of Marine Science and Technology (SMAST) for Eel Pond/Back River and a coastal sampling program coordinated through SMAST and the Coalition for Buzzards Bay. The Commission contributed to the land use and nitrogen-management thresholds analyses in the MEP technical report for Eel Pond/Back River recently submitted to the Massachusetts Department of Environmental Protection. In addition, the Commission previously completed the “Cape Cod Surface Water Nutrient Management Study” and the “Cape Cod Coastal Embayment Project,” which included multi-year tidal-flushing studies of Red Brook (Bourne) and Megansett (Falmouth/Bourne) harbors.*

- *The Cape Cod Commission is providing assistance with **wastewater planning** and, through the Technical Advisory Committee for the Cape Cod Water Protection Collaborative, administered a \$13,500 grant from the county's Wastewater Reserve Fund for the Bourne Board of Health's project to map septic systems throughout town.*

- *The Commission continues to participate in monitoring, planning, and management issues related to **water supply and pollution cleanup at the Massachusetts Military Reservation**, including participating over the years in the Technical Process Action Team, the Impact Area Review Team, the LF-1 plume review, and the development of plume-response decision criteria. In FY 2001, the Commission also supported the legislation for and establishment of the Upper Cape water supply reserve and cooperative and funded a study of water supply rates.*

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Water and Coastal Resources, cont.

- *The Commission has reviewed and provided technical comments on the **Bourne landfill monitoring and hydrogeologic investigation.***
- *The Commission has provided **technical assistance** for the Sagamore Marsh Wetlands Restoration project and supported the Buzzards Bay “No Discharge Area” designation by the U.S. Environmental Protection Agency. The Commission has also provided input into Federal Emergency Management Agency (FEMA) flood map revisions that will affect Bourne.*

Regulatory Reviews of Developments of Regional Impact

In Bourne:

Projects that have completed the DRI review process:

Type of Review	Approved	Denied
DRI and Major Modifications	20	4
Exemptions	6	-
Hardship Exemptions	3	2
Settlement Agreements	-	-
Procedural Denials	-	3
TOTALS:	29	9

In alphabetical order:

- **Adventure Isle** - Demolition of an existing building and construction of a new building to house an expanded amusement center on MacArthur Boulevard; in 2003, CCC approved the DRI.
- **Algonquin Pipeline** - Installation of 2,275 feet of 6-inch pipe to supply gas in the towns of Plymouth, Wareham, and Bourne; in 1991, CCC approved the DRI Exemption. The project was followed by the **Algonquin Canal Lateral Pipeline Project** - Installation of a 4-mile, 18-inch gas pipeline starting near Route 25 in Bourne and running to Sagamore; in 1995, CCC approved the DRI. The project was followed by the **Canal Electric Natural Gas Interconnection Project** - Installation of a 0.88-mile pipeline between Bourne and Sandwich; in 1995, CCC approved the DRI.
- **Bourne Assisted Living Facility** - Demolition of the former Barnstable County Hospital buildings and construction of 84 units of affordable independent and assisted living housing for the elderly on County Road in Pocasset; in 2003, CCC approved the DRI.
- **Bourne Integrated Solid Waste Management Facility** - Redevelopment of the waste management facility on MacArthur Boulevard; in 2000, CCC approved the DRI. In 2004, CCC approved a major modification to the DRI to allow the facility to accept municipal solid waste and combuster ash.
- **Bournedale Hills Subdivision** and **Cranwood Subdivision** - Two adjacent subdivisions, one (Bournedale Hills) with 42 residential parcels on 33 acres, and the other (Cranwood) with 35 residential parcels on 22.3 acres, both off Edgehill Road in Bournedale; in 1993, CCC denied the Hardship Exemptions and the DRIs.
- **Canalscape** - First proposed as gravel mining then as the creation of 18 acres of cranberry bogs on Route 6; in 1995, CCC denied the project on procedural grounds.
- **CanalSide Commons** - Construction of a mixed-use development at the Bourne Rotary, with 78,500 sq.ft. of retail space and 6,500 sq.ft. of restaurant use, with a bypass road from MacArthur Boulevard to Sandwich Road; in July 2006, CCC approved the DRI.
- **Cape Cod Healthcare/One Trowbridge Road Trust** - Demolition and redevelopment of an existing building for use as a medical primary-care facility with some offices and retail space at One Trowbridge Road; in 2002, CCC approved the DRI Exemption.

- **Cape Sagamore Highlands** - Cluster subdivision with 33 single-family homes on Old Plymouth Road; in 2001, CCC approved the DRI.
- **Christy's of Cape Cod ("Phase 1" of CanalSide Commons)** - Replacement and relocation of a gas/service station near the Bourne Rotary on land leased from the CanalSide Commons site on MacArthur Boulevard; in 2001, CCC approved the DRI.
- **Cliffside** - First proposed as a 9-lot subdivision with 77 detached units off Norris Road and Peaked Cliff Road; in 1990 and 1991, CCC denied the project on procedural grounds. Later proposed as **Cliffside Estates** - A subdivision with 37 single-family house lots on 41.8 acres; in 1996, CCC approved the DRI.
- **Communica, Inc.** - Construction of a two-story building on MacArthur Boulevard and Otis Park Drive; in 2000, CCC approved the DRI.
- **Convention Data Services** - Construction of an office and warehouse at 107 Waterhouse Road; in 1999, CCC approved the DRI.
- **Cumberland Farms** - Redevelopment of an existing gas/service station into a gas station with a convenience store on the Bourne Rotary; in 2002, CCC denied the project on procedural grounds.
- **Guardian Self Storage** - Expansion of an existing self-storage facility in an industrial park on MacArthur Boulevard; in 2000, CCC approved the DRI Exemption.
- **Harlow Farms Estates** - A 25-lot residential subdivision on Norris Road and Old Plymouth Road; in 1999, CCC approved the DRI.
- **Herring River Lots** - Subdivision of a 41-acre parcel into 6 lots: one with 4 single-family homes, one with 6.4 acres of conservation restriction, and one with 26 acres for town open space in Bournedale; in 2001, CCC approved the DRI Exemption.
- **Hillcrest Farms** - A 39-acre subdivision of 39 lots on Route 3A; in 1995, CCC approved the Hardship Exemption.
- **Industrial Communications and Electronics Inc. (ICE) Tower** - Construction of a 200-foot-tall tower and an equipment shelter for specialized mobile radio service on Route 3A and Old Plymouth Road; in 1999, CCC approved the DRI.
- Three related subdivision projects: **Ingersoll Farms** - A 6-lot residential subdivision on Head of the Bay Road; in 1994, CCC approved the DRI. **Grazing Fields Farm** - A subdivision of horse-farm land on Head of the Bay Road; in 1995, CCC approved the DRI. **Ingersoll ANR** - A subdivision of an unbuildable lot with a fire tower from a larger parcel on Signal Hill; in 1996, CCC approved the DRI Exemption.
- **JAC Self-storage Facility** - Construction of a self-storage facility with 200 units in 5 buildings, plus an office building and on-site management facility, on Howard Foster Road; in 2001, CCC approved the DRI Exemption.
- **Megansett Ridge Subdivision** - Subdivision of 36 acres into 9 residential lots and 1 unbuildable lot on Bournedale Road; in 1998, CCC approved the DRI.
- **National Marine Life Center** - Renovation of an existing marine animal rehabilitation facility and education center on a 4.7-acre site in Buzzards Bay. CCC approved with conditions a "Project of Community Benefit" Hardship Exemption for the project in November 2005.
- **Nightingale Pond** - Subdivision of a parcel into 15 one-acre building lots on Deseret Drive; in 1993, CCC approved the DRI.
- **Omnipoint Communications Tower** - Construction of an 80-foot-tall wireless communications monopole and equipment cabinet on Route 3A; in 1999, CCC denied the DRI.
- **Onset Computer Corporation** - Conversion of a retail outlet to industrial/office use on MacArthur Boulevard; in 1997, CCC approved the Hardship Exemption.
- **Seagate Apartments** - Conversion of a 44-unit motel into a 44-unit apartment building at 100 Trowbridge Road; in 1992, CCC approved the DRI.

- **Subaru of New England** - Construction of a two-story facility for an auto dealership on Waterhouse Road; in 2000, CCC approved the DRI.
- **Thorndike** - Shopping center on MacArthur Boulevard and Clay Pond Road; in 1991, CCC approved the DRI.

Also reviewed in the past:

- **Black Pond Heights** - 1998 referral - proposal withdrawn.
- **Brookside Estates** - 1996 referral - proposal withdrawn.
- **Cape Cod Marketplace** - 1993 referral - proposal withdrawn.
- **Groundwater Analytical** - 2000 referral - proposal withdrawn.
- **Lobster Trap, Inc.** - 1999 referral - referral withdrawn.
- **Noonan Communications Tower** - 1997 referral - proposal withdrawn.
- **Tidrac Properties** - 2004 referral - proposal withdrawn.
- **Waterpipe Trust ANR** - 1998 referral - proposal withdrawn.
- **Wendy's Restaurant** - 1995 discretionary referral - proposal withdrawn.
- **Williston Road Subdivision** - 1999 referral - proposal withdrawn.

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

Projects that are now in or have completed the DRI review process with possible impacts on the town of Bourne:

FALMOUTH:

- **Cape Cod Healthcare/Falmouth Hospital Medical Pavilion** – In October 2003, the Cape Cod Commission approved a Hardship Exemption for the construction of a three-story addition to the hospital.
- **Woods Hole Oceanographic Institution's Campus Core Redevelopment Project** – In January 2004, the Cape Cod Commission approved with conditions the construction of two new science buildings and additions to an existing science building and the energy plant on the institution's Quissett Campus.

MASHPEE:

- **Mashpee Commons** – Proposed master plan for two neighborhoods that include 40,900 sq.ft. of new commercial space. The proposal is undergoing joint Massachusetts Environmental Policy Act (MEPA) and Cape Cod Commission review. An extension agreement for this proposal is in place until 1/1/07. 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 February 2005, the Cape Cod Commission approved with conditions a Major Modification to two previous DRIs (approved in 1999) to allow the facility to construct two

60,000-gallon storage tanks for aqueous ammonia on 10 acres of land off Freezer Road. In July 1999 and in October 1999, the Cape Cod Commission approved with conditions DRIs for Phase I and Phase II, respectively, for the installation of SCR technology on Unit #1 of the plant.

Examples of DRI Mitigation Benefits

The Cape Cod Commission's DRI review process has provided important mitigation for Bourne for transportation, open space protection, water resource protection, affordable housing, and more. The following items serve as examples.

• EXAMPLES OF MITIGATION FUNDS

Purpose	Available Funds	Related DRI Projects
• Affordable housing	\$156,808	Cape Sagamore Highlands, Hillcrest
• Nitrogen-management strategies	536	Adventure Isle
• Scenic Highway traffic safety improvements	1,913	Nightingale Pond
• Alternatives to automobile travel in Bourne	40,492	Adventure Isle
• Transportation improvements in Bourne	148,302	Subaru of New England, Adventure Isle, SouthCape Village (Mashpee project)
TOTAL:	\$348,054	

• OPEN SPACE SET-ASIDES (in alphabetical order)

DRI Project	Acres (rounded)	Notes
• Adventure Isle	2.8	Protected through restrictive covenant
• Bourne Assisted Living Facility	50.0	Protected through conservation restriction
• Cape Sagamore Highlands	15.4	Protected through conservation restriction
• Cliffside Estates	24.8	Protected through conservation restriction
• Convention Data Services	1.91	Protected through deed restriction; in addition, \$5,738 cash
• Harlow Farms Estates	26.0	Protected through donation
• ICE Tower	3.0	Protected through donation
• Ingersoll Farms	63.4	Protected through agricultural preservation restriction
• Grazing Fields Farm/Ingersoll	9.4	Protected through agricultural preservation restriction
• Megansett Ridge Subdivision	23.2	Protected through conservation restriction
• Nightingale Pond	29.0*	Protected through donation; *includes 9 acres of pond
• Seagate Apartments	3.5	Protected through DRI decision
• Subaru of New England	1.8	Protected through donation
• Thorndike	4.85	Protected through DRI decision
TOTALS:	259.06 acres plus \$5,738 cash	