



Cape Cod Commission and the TOWN OF CHATHAM

April 3, 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; natural resources and land protection; and solid and hazardous waste management;
- **affordable housing;**
- **geographic information systems;**
- **transportation;** and
- **water and coastal resources.**

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.

CHATHAM NOTES:

The Town of Chatham 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).

The town also benefits by being able to influence the outcome of development proposals that occur both within its boundaries and outside of them, for example, in the neighboring towns of Harwich and Orleans.

Regional Planning and Technical Assistance

Planning and Community Development

- The Cape Cod Commission prepares, revises, and implements the Cape Cod **Regional Policy Plan** and supports the development, revision, and implementation of **Local Comprehensive Plans**. The Commission also recommends designation of **Districts of Critical Planning Concern** (DCPCs) that allow communities to protect resources of significant regional value.
- The Commission provides assistance with historic preservation and community character issues and prepared an American Planning Association award-winning manual, **Designing the Future to Honor the Past**, to help guide the design of developments in communities.
- Since the 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 **local Community Preservation Act committees**.
- 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, which included preparation of a technology assessment, suitability maps, and a model bylaw.

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CHATHAM NOTES:

- *The Cape Cod Commission has worked with the Town of Chatham and its Long-range Planning Committee on the town's **Local Comprehensive Plan (LCP)** for many years, facilitating a visioning workshop for the citizens of Chatham in 1999 and a public workshop on a draft of the LCP in 2001. Two years later, the Commission provided assistance with a \$25,000 LCP Implementation Grant awarded to Chatham by the county; the grant funded engineering and architectural work to rehabilitate West Chatham and to develop bylaw changes to allow village-style design. In 2004, the Commission issued a preliminary report on the LCP, encouraging the town to implement elements of the plan.*
- *The Cape Cod Commission has provided **assistance with historic preservation issues** to the Town of Chatham for many years. The Commission has recently hosted several workshops related to historic preservation issues in the Community Preservation Act, including one on the Secretary of the Interior's Standards for Treatment of Historic Properties, and one on preservation restrictions.*
- *The Cape Cod Commission's historic preservation specialist **helped the Old Village Association as it pursued the creation of a National Register Historic District**. Since the district was established in December 2001, the Commission's specialist has worked closely with the Chatham Historical Commission to review proposed alterations to buildings in the district (approximately 12 project proposals each year, only two of which needed to be referred to the Cape Cod Commission as Developments of Regional Impact: the Valleau Residence at 47 Eliphamets Lane and the Habib Residence at 43 Holway Street). In addition, the Cape Cod Commission's historic preservation specialist has worked with the Chatham Historical Commission and owners/architects, making site visits and preparing approximately five*

Planning and Community Development (cont.)

- The Cape Cod 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 and has helped Cape towns develop local plans.
- The Cape Cod Commission coordinates **Cape Cod Pathways** and organizes Cape Walk and Walking Weekends to highlight Cape Cod's natural and scenic resources.
- 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 projects. The vision set forth in the strategy document is for community sustainability.

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comment letters each year since the district was created. Also in 2002, the Cape Cod Commission's historic preservation specialist provided technical assistance on the architectural history of the Old Atwood House.

- *In 2001, the Cape Cod Commission provided technical assistance for a **potential District of Critical Planning Concern nomination for the Pleasant Bay Area of Critical Environmental Concern**. The year before, the Commission presented to the Chatham Board of Selectmen a preliminary analysis on how a District of Critical Planning Concern could be applied to address the town's growth-related issues.*
- *The Cape Cod Commission helped organize and worked with the town's representative to the **Lower Cape Wireless Working Group** on a regional effort to coordinate the siting of wireless communications facilities on the Lower Cape. A final report was issued by the Working Group in 2001; the report analyzed existing and future wireless telecommunications needs and made recommendations for policies, regulations, and actions.*
- *Working closely with local planning officials, the Commission completed a **buildout analysis** for the town in 2000. This analysis, funded by the Massachusetts Executive Office of Environmental Affairs, makes extensive use of Commission Geographic Information System (GIS) mapping and data analyses to project current zoning into the future in order to assess the final impacts of residential, commercial, and industrial growth when all remaining developable land is built. The analysis allowed the town to examine the cumulative potential impacts of growth and to reconsider current zoning and other bylaws.*
- *In partnership with the Association to Preserve Cape Cod, in 2000 the Cape Cod Commission held three regional workshops that linked **growth management efforts and watershed protection**. The one held in Chatham focused on growth threats to Cape Cod's lakes and ponds.*

Planning and Community Development (cont.)

- 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.

Affordable Housing

- The Cape Cod Commission coordinates a variety of affordable housing programs, including the **Barnstable County 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 the Commission's **Technical Assistance Program**.
- The Commission also monitors **Chapter 40B developments** Capewide and provides technical comments to local boards reviewing Chapter 40B proposals in their communities. The Regional Policy Plan provides a framework for supporting local decisions. For example, in a recent Barnstable case, the Massachusetts Housing Appeals Committee indicated that it will respect regional

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- *The Commission has discussed **SEMASS contract issues** with Chatham's town manager. Discussions are ongoing and a regional contract committee is being planned.*
- *In 2004, the Cape Cod Commission, at the request of the former Chatham DPW Director, provided technical assistance on recycling initiatives and the benefits of **Pay-As-You-Throw solid waste management**. Two years earlier, the Commission provided technical assistance about a private initiative for the collection and transportation of recycled materials to an off-Cape paper-processing facility.*
- *The Commission has provided assistance at Chatham's **household hazardous waste collection events** for many years. The town also benefits from participation in the county's joint bid for hazardous waste collection services.*

CHATHAM NOTES:

- *In 2005, the Town of Chatham was awarded \$100,000 in HOME Program and \$50,000 in Barnstable County Rental Housing Program funds for the **47-unit Lake Street affordable family rental development**.*
- *One Chatham household has received housing assistance (\$1,400) from the HOME **Down Payment/Closing Cost Assistance Program**, and three Chatham households have received assistance (totaling \$22,637) from the HOME **Homeowner Repair Program**.*
- *In 2006, Chatham was awarded \$3,500 in Cape Cod Commission **Technical Assistance Program (TAP)** funds to conduct a housing needs survey. Two years before, the town was awarded \$5,000 in Barnstable County technical assistance to augment town funds to hire a consultant to implement elements of the action*

Affordable Housing (cont.)

planning concerns when reviewing an appeal from a town's denial of a 40B project.

- The Commission participates on the **Leadership Council to End Homelessness** and on the regional committee that developed a Ten-year Plan to End Homelessness.

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 **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.

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plan. In 2002, Chatham was awarded \$3,000 in Commission TAP funds to update the town's housing action plan.

- *The Cape Cod Commission's affordable housing specialist has provided technical assistance on **proposed affordable housing bylaws** at various times since 2003. In 2005, he provided a feasibility analysis for a potential affordable housing development and technical comments on an affordable housing incentive zoning bylaw.*
- *In 1998, the Cape Cod Commission's affordable housing specialist consulted with the Chatham Housing Authority regarding the **potential creation of a Lower Cape Regional Housing Authority**.*
- *The Commission's review of a **Development of Regional Impact** in Chatham (the Acme Laundry DRI) required the construction of one new affordable housing unit. The new two-bedroom unit sold for \$73,000 to a first-time home buyer. The unit will remain affordable for at least 40 years through a deed restriction.*

CHATHAM NOTES:

- *The Cape Cod Commission's GIS department has worked extensively with the Town of Chatham to **digitize thematic maps** and create new maps for many projects. This year projects have included:*
 - *Harbor Bathymetry: This project involves using the Commission's GIS software to process GPS coordinates collected by Chatham staff or volunteers into digital map files of themes such as bathymetric contours of the harbor.*
 - *In a similar project, the Commission's GIS staff assisted Chatham by processing GPS data to show the location of shellfish and invertebrates and generate a species density map for the natural resources department.*

Geographic Information System (cont.)

– The Commission’s GIS staff provided a map of historic districts requested by the town.

- Over the years, a major project has been the conversion of paper assessor’s maps that show property boundaries into **digital parcel layers** (“parcels”) for use in the GIS. The parcels combined with an assessor’s database enable a GIS user to calculate areas, types of land use, location of protected open space, and more. Detailed analysis was done for each of about 8,000 parcels in Chatham, representing approximately \$30,000 to \$40,000 in staff time at no cost to the town. Staff in the Chatham planning department and the water quality lab have benefited from the use of this GIS data.
- In the early 1990s, the Cape Cod Commission helped the town to use **data layers digitized from aerial photos** flown by the town. The Commission’s GIS department processed the AutoCADD-formatted files and provided maps to the town.
- Chatham’s town planner also regularly requested that the Commission **update digital data and produce maps** from them, including zoning, sewer areas and parcels, town-owned properties, vacant land, and buffer distances around the town landfill. The Commission provided data layers as they were developed, including 34 individual thematic layers for use with the town’s GIS software.
- The Commission’s GIS department has helped the town’s private consultant for its **wastewater plan** by providing many digital layers, maps, programs used to create the maps, and instruction to the consultant’s staff on how to use the files.
- The Commission prepared 14 thematic maps for the Chatham **Local Comprehensive Plan (LCP)**, and numerous maps for harbor plans and studies, including 14 for the **South Coast Harbor Management Plan**.
- Chatham has also benefited from the Commission’s GIS services for these **regional projects**:
 - Monomoy Lens Project (1993), which included statistical analysis, digitization of five towns’

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Geographic Information System (cont.)

parcels, mapping of private well locations, and mapping of freshwater recharge areas;

– Monomoy Capacity Study, which included statistical analysis for traffic modeling, build-out analysis, nitrogen-loading analysis, and land-use analysis;

– Priority Land Acquisition Assessment Project (1999), which ranked vacant parcels for potential public water supply;

– Cape Cod Coastal Embayment Project (1998), which included maps and statistical analysis;

– Cape Cod Wildlife Conservation Project (1998), which included maps with GIS data for biologists to locate significant natural habitat;

– Pleasant Bay Resource Management Plan (1998), which included 33 final maps plus statistical analysis and many draft maps;

– Pleasant Bay Citizen Water Quality Monitoring Program (2001), which included a map of the location of monitoring stations; and

– Pre-Disaster Mitigation Plan (2003), which included creation of a Risk and Vulnerability Assessment Map for the Town of Chatham.

• *The Cape Cod Commission's GIS Department installed **Pictometry** aerial images and processing software on computers in Chatham's Information Technology Department, Assessing Department, and GIS department in December 2005, at no cost to the town.*

Transportation

• The Cape Cod Commission provides staff support to the **Cape Cod Metropolitan Planning Organization (MPO)**, 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 transportation needs.

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CHATHAM NOTES:

• *The Cape Cod Commission recently performed a regional **traffic congestion and safety study of a portion of Route 28** through Chatham, Dennis, Harwich, and Yarmouth. The report provides analyses of traffic flow volumes and conditions, crash data, and a model of traffic operations showing*

Transportation (cont.)

- The Cape Cod 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 projects. The Cape Cod MPO votes on federally required documents.
- The Cape Cod Commission provides staff support to the **Cape Cod Joint Transportation Committee** and the **Cape Cod Transit Task Force** for additional input into the transportation planning process.
- 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 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 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.

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signal operations, queueing, delays, etc. Recommendations specific to Chatham include alignment and signalization of George Ryder Road, and signal-timing optimization, lane markings, pedestrian accommodations, and access management along the entire Route 28 corridor. As an outgrowth of this effort, in summer 2006 the Commission's transportation staff worked with the Chatham planning department to review specific changes to Route 28 to submit to MassHighway to improve safety and traffic flow.

- *In 2000, the Cape Cod Commission provided technical assistance with the transportation and traffic elements of Chatham's **Main Street project**.*
- *The Cape Cod Commission has provided assistance in obtaining state and federal funds for transportation projects through the annual Transportation Improvement Program (TIP), including the construction of the **Chatham-Harwich bicycle path spur** at a cost of \$1,438,041.*
- *The Commission's transportation staff is continuing to explore **transit-related opportunities for Chatham**, recently developing a \$100,000 grant funding request with the Monomoy National Wildlife Refuge to include Chatham in the Flex transit bus service area and to develop alternative transportation service to the Monomoy National Wildlife Refuge and the South Beach Unit of the Cape Cod National Seashore. Other options to be explored include potential locations for park-and-ride lots in the Chatham area served by alternative transportation services. The Chatham Board of Selectmen endorsed the grant proposal in February 2007. If successfully funded, the study will be conducted by the Volpe National Transportation Systems Center.*

- *The Cape Cod Commission has performed **traffic counts** on road segments and intersections in Chatham each year, for more than 150 counts at more than 50 locations since 1990. Road segments and intersections have included portions of Barn Hill Road, Bridge Street, Cedar Street,*

Transportation (cont.)

Chatham Bars Road, Cockle Cove Road, Crowell Road, Fox Hill Road, George Ryder Road, Hardings Beach Road, Main Street, Main Street Rotary, Morris Island Road, Morton Road, Old Comers Road, Old Harbor Road, Old Queen Anne Road, Queen Anne Road, Ridgevale Road, Sam Ryder Road, Shore Road, Stage Harbor Road, Stepping Stones Road, Stony Hill Road, Training Field Road, Wilfred Road, and Routes 28 and 137.

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 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.

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CHATHAM NOTES:

- *The Cape Cod Commission has provided assistance with **ongoing wastewater management planning** for Chatham for many years. Through Barnstable County, the Commission managed a \$300,000 project (with almost \$200,000 from the county and a \$100,000 federal match) in 2004 to make a hydrogeologic assessment of potential wastewater disposal sites with a US Geological Survey (USGS) groundwater model. The model is also helping advance the town's current Comprehensive Wastewater Management Planning effort and better characterize the impacts of municipal wastewater treatment facilities. In 2005, the model helped to resolve a 10-year conflict over the potential interaction of the Chatham landfill plume and the Indian Hill public water supply well under existing and future wastewater disposal options. In 2000, the Commission reviewed the town's wastewater allocation (sewer connection/service and septage transfer) policy.*
- *Through the county's partnership in the Massachusetts Estuaries Project (MEP), the Cape Cod Commission has studied water quality and nitrogen loading issues and coauthored an MEP Technical Report for each of the five Chatham estuaries, which recommended nitrogen limits (each report is valued at about \$20,000, for a total value to Chatham of at least \$100,000). The Commission has also worked on Chatham's*

Water and Coastal Resources (cont.)

- 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.
- 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.

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three southern embayment systems (at an estimated value of \$30,000) and developed revised MEP watershed/land use/nitrogen loading assessments for Sulfur Springs, Cockle Cove, Taylors Pond, and Stage Harbor (the work was completed without state funding).

- *The Cape Cod Commission has provided technical assistance to Chatham for issues related to **Pleasant Bay** for many years. Currently, the Commission is providing the Pleasant Bay Alliance assistance with interpretation and implementation of Total Maximum Daily Loads (TMDLs). In 1996, the Commission provided \$15,000 to Chatham for a tidal flushing study; this was combined with \$25,000 given to Orleans for the completion of a comprehensive modeling study. (The model was generally the basis for the flushing model used in the recent assessment completed under the MEP.) The Commission staff also completed a nitrogen loading assessment (valued at \$10,000) in 1998 for the Pleasant Bay Resource Management Plan; the assessment incorporated the results of the tidal flushing study. The Commission has also provided guidance to the Pleasant Bay Alliance on build-out evaluations and, in 2003, provided support for the alliance's project on the management of shoreline structures. In 2002, the Commission also assisted with an analysis of personal watercraft regulations for Pleasant Bay.*

- *The Cape Cod Commission has coordinated **water quality "snapshots"** (sampling and analyses) for many ponds and lakes in Chatham as follows:*
 - *In 2006: 17 ponds, for a total of 46 samples*
 - *In 2005: 18 ponds, for a total of 49 samples*
 - *In 2004: 13 ponds, for a total of 34 samples*
 - *In 2003: 18 ponds, for a total of 44 samples*
 - *In 2002: 18 ponds, for a total of 49 samples*
 - *In 2001: 17 ponds, for a total of 36 samples*

The total number of samples to date is 258; the lab analysis alone is valued at \$100 per sample, so the total value to Chatham is at least \$25,800 over the six years. The value of the actual in-the-

Water and Coastal Resources (cont.)

field sampling activities and the organizational effort, all managed by Cape Cod Commission staff with the help of a network of volunteers, is above and beyond that estimate.

- *The Cape Cod Commission compiled data and published the **Cape Cod Pond and Lake Atlas** in 2003. It contains preliminary reviews of the environmental condition of eight Chatham ponds (with an estimated value of \$1,000 per assessment, or \$8,000 total for Chatham). The atlas also provides an overall regional context for review.*
- *The Cape Cod Commission monitors the **ground-water level** in one US Geological Survey observation well in Chatham each month.*
- *The Cape Cod Commission organized a **Ground-water Guardians water education festival** in January 2007 for 60 Chatham students and one in 2006 for 90 Chatham students. Chatham students were also invited to water festivals in Harwich in 2003 and 2004.*

Regulatory Reviews of Developments of Regional Impact

Chatham project currently in the DRI review process:

- **Chatham Wastewater Plan** – municipal wastewater study and implementation plan. Joint MEPA/CCC review. An extension agreement is in place to 11/20/08.

Chatham projects that have completed the DRI review process (in alphabetical order):

- **Acme Laundry Subdivision** – In 1997, the Cape Cod Commission approved with conditions a hardship exemption for the redevelopment of a commercial laundry site into a 14-lot residential subdivision on 15.7 acres off Route 28 in North Chatham. (In 1991, the Commission reviewed a different proposal for this site but the project was never built.) As a result of the 1997 DRI review, a total of 6.8 acres of open space were protected permanently; 5.4 acres were donated to the Chatham Conservation Foundation and 1.4 acres were provided to the Chatham Conservation Commission. The DRI review also required one new two-bedroom affordable housing unit, which was constructed off site at a cost of \$73,000. In addition, \$5,559 for transportation mitigation is still available to Chatham for promoting alternative modes of travel.
- **Blank/Brountas** – In 1992, the Cape Cod Commission approved with conditions a DRI for the creation of 645-foot revetment involving three parcels off Tilipi Road on Morris Island.
- **Chatham Airport Safety Improvements Projects** – In 2005, the Cape Cod Commission approved with conditions a hardship exemption for safety improvements as described in the municipal airport's 20-year master plan (runways, aprons, lighting, etc.), including a new 5,280-sq.ft. terminal and a new 3,600-sq.ft. snow equipment building, on 92 acres at 240 George Ryder Road. Through the DRI review process, mitigation was required to minimize impacts to an on-site vernal pool, and conditions were placed on the project to handle runoff, provide stormwater infrastructure, and improve drainage.
- **Chatham Revetments** – In 1994 and 1995, the Cape Cod Commission approved with conditions DRIs for the maintenance and improvement of revetments along the Chatham shore line from Aunt Lydia's Cove to Morris Island. In 2005, the Cape Cod Commission approved a supplemental DRI to review and revise earlier DRI conditions for revetments on four properties. The review process resulted in the release of escrow funds; a continued requirement is to allow public access across the areas sea-ward of revetments.
- **Habib Residence** – In 2006, the Cape Cod Commission approved with conditions a DRI for the proposed substantial alteration of a single-family dwelling in a National Register Historic District at 43 Holway Street.
- **MCI Subdivision** – In 1997, the Cape Cod Commission approved with conditions a DRI for the subdivision of 13 acres into 9 residential lots on Old Comers Road. The DRI review was limited to historic preservation issues. Before development was pursued, however, the Chatham Land Bank purchased 91 acres of this site.
- **Valleau Historic Dwelling** – In 2002, the Cape Cod Commission approved with conditions a DRI for the reuse of a portion of an existing historic dwelling and new construction and relocation/preservation of fish shanties on a 5,500-sq.ft. lot at 47 Eliphams Lane. The DRI review was limited to historic preservation issues.

Chatham also benefits from the Cape Cod Commission's review of projects in other towns. For example, in 2005, the Commission completed the DRI review of the **Stop & Shop redevelopment project** (WJG Realty Trust) at the intersection of Routes 137 and 39 in East Harwich. The project included expansion of the existing supermarket to 96,629 square feet plus the construction of a new 9,000-sq.ft. retail building. Among the DRI conditions and mitigation requirements were road improvements for better safety and to ease traffic congestion, including signals and a driveway realignment on Route 137 and construction of a modern roundabout at Route 39 and Queen Anne Road, and improvements to wastewater and stormwater management to protect several public water supply wells in Chatham and Harwich.