



Cape Cod Commission and the TOWN OF YARMOUTH

October 2008

ABOUT THE CAPE COD COMMISSION:

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

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 and the Cape Cod Metropolitan Planning Organization; the Massachusetts Ocean Advisory Commission; and more.

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; coastal resources; natural resources and open space; waste management; energy; and affordable housing;
- **Technical Services**, which includes Geographic Information System (GIS), transportation, and water resources; and
- **Legal/Regulatory Program**, which includes activities related to Development of Regional Impact (DRI) reviews and more.

YARMOUTH NOTES:

Yarmouth 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).

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

Regional Planning and Technical Assistance

Planning and Community Development

- The Commission prepares, revises, and implements the Cape Cod **Regional Policy Plan** and supports the development, revision, and implementation of **Local Comprehensive Plans** (LCPs). The Commission is currently working with all Cape towns to develop a **Regional Land Use Vision Map**, which, among other uses, will help define regional regulatory thresholds and development review standards. The Commission also supports towns in their work to establish **Districts of Critical Planning Concern** (DCPCs) and **Growth Incentive Zones** (GIZs).
- To support local planning and growth management efforts, the Commission prepared 14 **model bylaws for towns** (www.capecodcommission.org/bylaws/) to consider adapting to their needs. The Commission also developed the **Route 6A Corridor Management Plan**, which is currently undergoing an update with federal funds. In addition, the Commission developed a manual to guide the design of developments in communities, **Designing the Future to Honor the Past**. An amendment to the design manual, focusing on the siting and design of large-scale buildings, is currently nearing completion.
- The Commission coordinates the region's involvement in several **coastal hazard-mitigation programs** and has developed a regional **Pre-Disaster (natural disaster) Hazard Mitigation Plan for Barnstable County**. The Commission is currently helping Cape towns develop local versions of hazard mitigation plans 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 for Cape Cod**, which helps make Cape towns eligible for funds from the U.S. Economic Development Administration to support

YARMOUTH NOTES:

- *In 2007, the Cape Cod Commission staff worked with Yarmouth's municipal staff and boards on the town's proposal for a **Growth Incentive Zone** (GIZ) along the 5.2-mile Route 28 corridor. The Commission members approved the GIZ designation that set the framework for changes in regional DRI thresholds to allow hotel/motel properties within the zone to be renovated or converted to residential units or mixed-use developments with less regulatory involvement by the Commission. Yarmouth's zone is only the second GIZ on Cape Cod; the first, the Downtown Hyannis Growth Incentive Zone has been in place since April 2006 and is having a significant positive effect related to development goals for that area.*
- *Early in its history, the Cape Cod Commission allocated the town \$66,000 for development of the **Yarmouth Local Comprehensive Plan**. More recently, the Commission provided \$25,000 through Barnstable County's LCP Implementation Grant Program to help the town design and plan for mixed-use village centers with affordable housing as part of a redevelopment plan for Route 28.*
- *To support new town bylaws governing motel conversions to housing, in August 2006 Yarmouth's Planning Board adopted architectural and site design standards based on the **Cape Cod Commission's design manual** (Designing the Future to Honor the Past) for its own site plan review process for commercial projects.*
- *The Commission has provided Yarmouth with assistance and funding to develop "**photo-simulations**" and **designs of potential mixed-use village centers** with affordable housing along Route 28. More recently, the Commission staff also prepared computer visualizations of areas along Yarmouth's south shore. These kinds of services help planners and the public to better understand and present proposed changes in development density,*

Planning and Community Development, cont.

job-creating infrastructure projects. The vision set forth in the strategy document is for community sustainability.

- Since its inception, the Commission has offered technical assistance to communities on land protection, historic preservation, and the provision of affordable housing. With the passage of the **Cape Cod Land Bank Act** in 1998 and then the state **Community Preservation Act** (CPA) in 2000, which makes funds available to towns for open space, historic preservation, and affordable housing, the Commission initiated and continues to offer training sessions, to track relevant data, and to hold “roundtable” discussion groups for town committees implementing initiatives to fulfill the CPA in their towns.

- The Cape Cod Commission provides support to Cape towns on **solid and hazardous waste management** issues. Most recently, the Commission encouraged and organized a comprehensive review and planning process for new long-term solid waste disposal options for Cape communities. The effort established the groundwork for the possible renegotiation of contracts with the SEMASS waste-to-energy facility in Rochester, Massachusetts, and for an exploration of feasible alternatives, if any.

uses, streetscapes, and designs and help the town promote desired zoning or other regulation changes.

- In FY 2004, the Commission awarded a \$22,500 grant, through the now-concluded federal- and state-supported “Project Impact” **hazard-mitigation program**, to the Yarmouth Engineering Department to repair 275 feet of retaining wall on River Street along the Bass River.

- In FY 1999, the Commission helped develop the scope of the **Bass River Management Plan**, facilitating communication between Dennis, Yarmouth, and abutters.

- In FY 2008, the Commission staff initiated the first phase of the **Comprehensive Economic Development Strategy Five-year Update** for the region. The first phase includes development of a virtual data center, a set of benchmarks for a balanced economy, a series of briefs about economic “myths and facts,” and a narrative summary of the Cape’s current economic and demographic conditions. Future phases will involve planning workshops and forums to identify and adopt economic development goals and priorities for the next five years.

- The Commission has provided assistance on a variety of **historical preservation issues**. For example, in FY 2001 the Commission developed a grant application with the Massachusetts Historical Commission and the Friends of the Yarmouth Common for an archaeological survey. Also that year, the Commission assisted the town with landscape improvements for Summer Street. In FY 1999 and 2000, the Commission coordinated state preservation grant work for the Yarmouth New Church Preservation Foundation. The Massachusetts Historical Commission subsequently granted an \$80,000 Massachusetts Preservation Projects Fund matching grant to the nonprofit foundation. The Commission further assisted the foundation in administering the grant to restore the Yarmouth New Church on Route 6A.

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 HOME Consortium has received and reallocated more than \$10.7 million in federal funds since 1994.

- The Commission developed and published an **Affordable Housing Strategies: Regional Best Practices Toolkit** (a guide book and resource manual) in 2008 to help Cape communities learn from others in the region and the state about the pros and cons of many approaches to improve the supply, quality, and maintenance of affordable housing.

- The Commission also monitors **Chapter 40B developments** Capewide and provides technical comments to local boards reviewing Chapter 40B proposals in their communities. The Cape Cod Regional Policy Plan provides a framework for supporting local 40B decisions; the Massachusetts Housing Appeals committee has indicated it will respect regional planning concerns when reviewing an appeal from a town's denial of a 40B project.

- *The Cape Cod Commission helps with Yarmouth's household **hazardous waste collections** and assisted the Yarmouth Health Department with the town's "Invitation for Bids" (IFB) for collection services until 2002. In 2003, Yarmouth used the regional joint IFB for collection services. The Commission also advised Yarmouth's town administrator about **SEMASS contract issues.***

YARMOUTH NOTES:

- *Four **Yarmouth development projects** have received or been committed HOME Consortium awards totaling \$162,500 for 10 units since 1994:*

- *Camp Street rental project with four HOME-funded units (\$40,000);*

- *Our First Home ownership project with one HOME-funded unit (\$22,500);*

- *Brush Hill Road ownership project with four HOME-funded units (\$60,000); and*

- *Brush Hill Residences rental project with one HOME-funded unit (\$40,000).*

- *Since 1990, 83 Yarmouth households have received **Down Payment Closing Cost Assistance Program** loans totaling \$420,074; 27 Yarmouth households have received **Homeowner Repair Program** loans totaling \$213,276; and 84 Yarmouth households have received **Soft Second Program** loans totaling \$488,864.*

- *Yarmouth has received many awards from the Cape Cod Commission's **Technical Assistance Program (TAP)** over the years:*

- *\$5,000 in FY 2006 to the Town of Yarmouth for a housing action plan;*

- *\$3,000 in FY 2005 to the Town of Yarmouth for a financial feasibility analysis of the conversion of motels to affordable housing;*

- *\$3,000 in FY 2004 to the Town of Yarmouth for a housing needs assessment;*

- *\$3,000 in FY 2003 to Our First Home, Inc. for grant writing for four units on Brush Hill Road; and*

Affordable Housing, cont.

– \$3,000 in FY 2001 to the Yarmouth Housing Authority for a financial feasibility analysis of six lots on Brush Hill Road.

- The Commission provided technical comments on the following **Chapter 40B project proposals**: Peter Brown/1265 Route 28 (2005), Enterprise Village (2004), The Villages at Camp Street (2000), Snowden/Sherburne Village (1998), Joseph Dugas/Headwaters Drive (1994), Yarmouth Housing Authority/Old Townhouse Road (1991), Garrahan/Saddleback Road (1991), and Yarmouth Housing Authority/Brush Hill Road (1990).

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. 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.

YARMOUTH NOTES:

• Over the years, the Cape Cod Commission has provided the Town of Yarmouth with a variety of **Geographic Information System (GIS)** support. For example, in FY 2007, the Commission provided GIS mapping assistance for the Yarmouth motel-related Growth Incentive Zone. The Commission also installed Pictometry software and data on Yarmouth computers and trained the town staff in its use. Pictometry integrates specialized aerial photography with other geographic data analysis tools. The Commission's GIS department also linked the town assessor's database to digitized parcel data.

Transportation

• 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)**,

YARMOUTH NOTES:

• Through the Cape Cod Commission's work to help develop the **Transportation Improvement Program (TIP)**, the following projects have advanced in Yarmouth since 1993:

- Route 6 and local bridge maintenance (more than \$1 million);
- Willow Street railroad crossing (\$375,000);
- Buck Island and Town Brook roads (\$1,389,680);
- Willow Street reconstruction (\$2,652,000);

Transportation, cont.

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 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 also conducts **travel-time studies** to assess changes in the level of traffic congestion.

- *Packets Landing project land acquisition (\$300,000); and*
- *Packets Landing project site improvements (\$700,000).*

- *The Cape Cod Commission has provided **Development of Regional Impact (DRI) mitigation funds** related to transportation as follows:*

- *In April 2008, the Commission committed more than \$80,000 in DRI mitigation funds for “phase II” of the Route 28 village center transportation study.*
- *In FY 2007 and 2008, the Commission provided \$59,800 in DRI mitigation funds for “phase I” of the transportation component of the proposed village-center concept for Route 28.*
- *In FY 2007 and 2008, the Commission provided \$114,400 in DRI mitigation funds for a feasibility study of a proposed extension of the Cape Cod Rail Trail and \$3,711 of DRI mitigation funds for a traffic evaluation of the Station Avenue/Forsythe Avenue intersection.*
- *In May 2007, the Commission provided \$30,000 in DRI mitigation funds to advance the design and construction of the intersection improvements at Forest Road and Route 28.*
- *In May 2007, the Commission provided \$4,500 in DRI mitigation funds for Yarmouth to conduct a safety phase I inspection of the Baxter Mill Dam.*
- *In FY 2003, the Commission provided more than \$50,000 in DRI mitigation funds to support sidewalk construction on South Sea Avenue.*
- *In FY 1995, the Commission provided more than \$3,300 in DRI mitigation funds to support public transportation in Yarmouth.*

- *The Commission continues to work with the Town of Yarmouth to obtain a right-of-way and funding for an **extension of the Cape Cod Rail Trail** from Dennis to Barnstable.*

- *The Commission assisted in the town's efforts in the **relocation of a section of Higgins Crowell Road** to the Old Townhouse Road layout.*

Transportation, cont.

- In 2007, the Cape Cod Commission completed a study of **safety and traffic congestion** along Route 28 from Yarmouth to Chatham.
- The Commission provided **technical analyses of the transportation impacts** of several proposals in Yarmouth, including a proposed Walgreen's Pharmacy at Route 28/Forest Road in FY 2006 and a signal warrants analysis for the intersection of Route 28/Pine Grove Road in FY 2003.
- The Commission has performed **road and intersection traffic counts** at many locations in Yarmouth over the years. FY 2008 efforts included 16 intersection and road segments in summer 2007. The Commission continued the program in summer 2008; however, the data analysis is not yet available.

Water Resources

- Informed by its coastal and freshwater water-quality studies, the Commission participates in **regional and local wastewater planning**. The Commission supports Barnstable County's Cape Cod Water Protection Collaborative and its Technical Advisory Committee to help identify regional opportunities for effective wastewater management on Cape Cod.
- The Commission is a technical partner in the **Massachusetts Estuaries Project**, a state, regional, and local collaboration to address water quality in the Cape's 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.
- The Commission coordinates the Cape Cod **Pond and Lake Stewardship Program** to study and protect freshwater water quality. As part of that effort,

YARMOUTH NOTES:

- The Cape Cod Commission continues to provide **assistance with wastewater planning** in Yarmouth. The Commission coordinated a county-funded Cape-wide US Geological Survey groundwater modeling project to evaluate existing and potential future wastewater disposal sites and to quantify potential impacts of town-selected wastewater flows on wells, estuaries, and ponds. These regional modeling techniques helped the wastewater facilities planning efforts of Yarmouth in FY 2005 and 2006. Previously, the Commission administered a \$50,000 county grant for Yarmouth to evaluate small community-sized wastewater treatment technologies. In FY 2001, the Commission provided assistance to Yarmouth for solutions to wastewater issues for the Lewis Bay/Hyannis Park area.
- For the **Massachusetts Estuaries Project**, the Commission is currently working on watershed, land use, and nitrogen-loading analyses for the Parker River estuary system. In 2007, technical reports were submitted to the Massachusetts Department of Environmental Protection for the Lewis Bay, Hall's Creek, and Snow's Creek estuaries.

Water Resources, cont.

the Commission organizes an annual pond water-quality “snapshot,” which employs citizens throughout the region to collect samples of pond and lake water at the end of each summer; lab analysis of those samples (performed by the School for Marine Science and Technology at the University of Massachusetts–Dartmouth) is currently valued at approximately \$100 per sample. In addition, in 2003, the Commission published the Cape Cod Pond and Lake Atlas, a comprehensive count of ponds and review of pond depth and water quality.

- 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 coordinated with the Yarmouth Department of Public Works on **facilities planning** in FY 2005. In FY 2002, the Commission completed the “Cape Cod Surface Water Nutrient Management Study” of the Barnstable Harbor system; 15 percent of the watershed is in Yarmouth. In FY 1999, the Commission completed the “Cape Cod Coastal Embayment Project,” which delineated watersheds and studied nitrogen loading in 10 bays and harbors Capewide, including the Upper Bass River, having previously conducted a \$23,000 flushing study of that river.
- In Fiscal Year 2005, the Commission provided Yarmouth with \$16,000 in **Development of Regional Impact mitigation funds** for planning and implementing nitrogen-management measures for the Upper Bass River and other town-wide studies that included the Bass River.
- The Commission is continuing the **Pond and Lake Stewardship Program and water-quality sampling**. In the last several years, the effort included analysis of water samples from Big Sandy, Dennis, Flax, Greenough, Horse, Little Sandy, Long, and Tom Matthews ponds.
- The Commission monitors the **water levels of six groundwater wells** in Yarmouth each month. Data are used by engineers and the town water departments.
- Over the last several years, the Commission has organized the Cape Cod Groundwater Guardian Team to conduct **water education festivals** for Yarmouth students and teachers. For example, two festivals were held at the Marguerite E. Small Elementary School in Yarmouth in late January and early February 2007.

Regulatory Reviews of Developments of Regional Impact

In Yarmouth:

Projects currently undergoing the DRI review process or are under appeal:

- **Cape Wind** - Proposed wind energy facility in Nantucket Sound, with 130 wind turbines transmitting power via underground cable with a proposed Yarmouth landfall. CCC denied the DRI without prejudice on procedural grounds in October 2007. Cape Wind filed a petition with the state Energy Facilities Siting Board (EFSB).
- **Parker’s River Marine Park** - Proposed marine park on the 22-acre site of the former Yarmouth drive-in theater.

Projects that have completed the DRI review process:

Type of Review	Approved	Denied
DRIs and Major Modifications	9	4
Exemptions	3	2
Hardship Exemptions	2	1
Procedural Denials	–	3
TOTALS:	14	10

In alphabetical order:

- **Amster Historic Building** - Renovation of a shed addition and addition of parking spaces at Bridge Street and North Main Street; in 1990, CCC denied the project on procedural grounds.
- **Bass River Dredging Project** - Dredging of the Bass River over 10 years in both Yarmouth and Dennis; in 1998, CCC approved the DRI with conditions.
- **Cape Cod Bank and Trust** - Expansion of the bank operations center and construction of a branch at 515 Station Avenue; in 1990 and in 1993, CCC approved the DRI Exemptions.
- **Cape Cod Hospital Patient Bed Addition** - Construction of a five-story, 113,440-sq.ft. building and a 10,254-sq.ft. structure for materials management at the existing hospital location on the Yarmouth-Barnstable town line; in 2004, CCC approved the DRI with conditions.
- **Cape Light Commons** - Proposed construction of a new office building and six self-storage buildings on Willow Street; in 2001, CCC denied the DRI.
- **Christmas Tree Shops Warehouse** - Warehouse expansion of the former Cape Cod Coliseum on White’s Path; in 1992, CCC approved the DRI with conditions.
- **Christmas Tree Shops Office Conversion** - Conversion of 10,325 sq.ft. of warehouse space to office use on White’s Path; in 1999, CCC approved the DRI Exemption.
- **Dacey Historic House** - Demolition and subsequent construction of a new building at 40 Pleasant Street; in 2000, CCC approved the DRI with conditions.
- **International Fund for Animal Welfare Headquarters** - Construction of a three-story office building on Summer Street; in 2001, CCC approved the DRI with conditions.

- **KeySpan Sagamore Line Reinforcement Project** - Proposed construction of 13.1 miles of new high-pressure gas distribution pipeline through Sandwich, Barnstable, Yarmouth, Dennis, and Harwich, reviewed in several phases. For the Phase I (Yarmouth segment), CCC denied the DRI without prejudice in August 2006; KeySpan appealed the decision to the state Energy Facilities Siting Board and prevailed. For Phase II (the segment from Yarmouth through Dennis to Harwich), CCC approved the DRI with conditions in January 2008.
- **Pirates Cove** - Addition of 18 miniature golf holes on Route 28; in 1990, CCC denied the DRI Exemption, Hardship Exemption, and DRI; in 1992, CCC approved the DRI with conditions.
- **Smith Point Subdivision** - Construction of a 70-acre single-family cluster subdivision on Great Island; in 1990, CCC denied the DRI Exemption and later approved the DRI with conditions.
- **Super Stop & Shop** - Redevelopment of a commercial site on Long Pond Drive; in 1991, CCC approved the DRI with conditions.
- **Supply New England/Kitchen and Bath Gallery** - Construction of a 9,768-sq.ft. contractor distribution warehouse and a 9,725-sq.ft. kitchen and bath gallery/design showroom at #28 and #40 Aaron's Way off Willow Street; in 2006, CCC approved the Hardship Exemption with conditions.
- **Water Wonders** - Amusement development with a 36-hole minigolf, game room, etc. on Route 28; in 1991, CCC denied the DRI.
- **Yarmouth Regional Transfer Facility** - Municipal solid waste transfer station on Workshop Road; in 1990, CCC approved the Hardship Exemption.
- **Yarmouth MiniGolf** - An 18-hole minigolf course on Route 28; in 1996, CCC denied the DRI.

Also reviewed:

- **Bass River Exxon Expansion** (1996 discretionary referral) - project withdrawn in favor of a legal agreement
- **CVS Redevelopment/Station Avenue** (2006) - approved as a change-of-use by CCC Regulatory Committee; no further DRI review required.
- **Exxon/Mobil Redevelopment** (2002 discretionary referral) - project withdrawn
- **Home Depot** (1995-1996 referral) - project withdrawn
- **International Fund for Animal Welfare/Willow Street** (2006) - approved as a change-of-use by CCC Regulatory Committee; no further DRI review required.

Other major technical comments provided for:

- **Buck Island Road/Town Brook Road Reconstruction** (1997 ENF)
- **Relocation of Higgins Crowell Road** (2003 ENF)

In Barnstable:

Example projects that affect Yarmouth and have completed the DRI review process:

- **Barnstable Municipal Airport Improvement/Terminal Project** - Construction of a new airport terminal and associated development; in January 2007, CCC approved the DRI with conditions.

- **BJ's Wholesale Club** – A 68,831-sq.ft. wholesale club facility on 15.78 acres on Hadaway Road/Attucks Lane in Independence Park in Hyannis; in 2003, CCC approved the DRI with conditions. In 2007, CCC approved a major modification addressing the intersection and access driveway on Attucks Lane.
- **Cape Cod Healthcare Ambulatory Complex** - A 12-year development agreement to allow the eventual development of a 263,100-sq.ft. healthcare complex on 40 acres in Independence Park in Hyannis; in 2003, CCC approved the development agreement.
- **Barnstable Municipal Airport** - A building to house the airport's rescue, firefighting, and snow-removal equipment; in 1995, CCC approved the DRI with conditions.
- **Sam's Club** - Wholesale club proposed for Independence Park in Hyannis; in 1994, CCC denied the DRI.
- **Cape Cod Hospital** - Addition to hospital's Emergency Room; in 1991, CCC approved the DRI Exemption.

Examples of DRI Cash Mitigation

The Cape Cod Commission's DRI review process has resulted in CASH mitigation for Yarmouth for:

- **Transportation** – *Total: \$428,606, of which:*
 - \$266,427 was previously provided for transportation improvements;*
 - \$80,355 is under agreement for phase II of a Route 28 village center transportation study; and*
 - \$175,686 is still available for use for transportation improvements.*
- **Water resource protection** – *Total: \$16,000, previously provided for planning and implementing nitrogen-management measures for the Upper Bass River and other town-wide studies that included the Bass River.*
- **Open space protection** – *Total: 103.4 acres plus \$25,000 cash, as follows:*
 - Cape Cod Hospital Patient Bed Addition DRI – 67.4 acres to be protected through conservation restriction;*
 - Smith Point Subdivision DRI – 36 acres to be protected through conservation restriction; and*
 - Supply New England/Kitchen and Bath Gallery DRI – \$25,000 contribution made in lieu of land (\$26,124 is currently available).*