

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630



(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

CAPE COD
COMMISSION

Minutes

Meeting of Cape Cod Commission

June 19, 2014

The meeting was convened at 3:00 p.m., and the Roll Call was recorded as follows:

Town	Member	Present
Barnstable	Royden Richardson	✓ <i>(left meeting at 4:05 pm)</i>
Bourne	Michael Blanton	Absent
Brewster	Elizabeth Taylor	Absent
Chatham	Michael Skelley	✓
Dennis	Richard Roy	✓
Eastham	Joy Brookshire	✓
Falmouth	Andrew Putnam	✓
Harwich	Jacqueline Etsten	✓
Mashpee	Ernest Virgilio	✓ <i>(left meeting at 3:40 pm following the CEDS vote by the CCC)</i>
Orleans	Len Short	✓
Provincetown	Austin Knight	✓
Sandwich	Harold Mitchell	✓
Truro	Kevin Grunwald	✓
Wellfleet	Roger Putnam	✓
Yarmouth	John McCormack, Jr.	✓
County Commissioner	Mary Pat Flynn	✓
Minority Representative	John Harris	✓
Native American Rep.	Vacant	Vacant
Governor's Appointee	Vacant	Vacant

The meeting of the Cape Cod Commission was called to order on Thursday, June 19, 2014 at 3:00 p.m. in the Innovation Room of the Strategic Information Office, Barnstable, MA. Roll was called and a quorum established.

■ **SUMMARY OF ACTIONS TAKEN/VOTES:**

Election of New Officers

The slate of Commission officers nominated for the one-year term beginning July 1, 2014 was approved by a unanimous vote of the Commission.

Comprehensive Economic Development Strategy (CEDS)

Following the presentation of the 2014 Five-Year CEDS by Commission staff and discussion, the Commission voted unanimously to submit the CEDS to the U.S. Department of Commerce Economic Development Administration.

Flexible Regional Economic Development (fRED)

Presentation and demonstration of fRED by Commission staff and discussion on the regional economic development tool created by Commission staff.

Chair Jack McCormack noted a change in the order of the meeting agenda items and said the election of new officers would be taken up first.

■ **ELECTION OF NEW OFFICERS**

Chair Jack McCormack said Commission members nominated to serve as Commission officers for the one year-term beginning July 1, 2014 are Richard Roy as Chair, Andrew Putnam as Vice-chair, and Harold Mitchell as Secretary.

Roger Putnam moved that the Secretary cast one ballot. John Harris seconded the motion. Secretary Andrew Putnam approved the slate of new officers.

Mr. McCormack congratulated the newly elected Commission officers and thanked Commission members and staff for their support during his term as Commission Chair.

■ **EXECUTIVE DIRECTOR'S REPORT**

Kristy Senatori, Deputy Director reporting for the Executive Director, said the Section 208 Management Plan was submitted in early June to the Environmental Protection Agency and Department of Environmental Protection. She said the 208 Plan is approximately 6,000 pages in length. She said once the document is released to the public there will be a 90-day public comment period. She said Commission members will continue to be updated on the process. Ms. Senatori said the Commission held an Economic Summit in May that was well attended and the Commission has been negotiating a contract for a county-wide network that will hopefully be up and running in early July.

■ **MINUTES**

The minutes of the May 8, 2014 Commission meeting were reviewed. Austin Knight moved to approve the minutes. Leonard Short seconded the motion. The motion passed with one abstention.

■ **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)**

Leslie Richardson, Economic Development Officer at the Commission, with the use of PowerPoint slides provided an overview of the Five-Year CEDS Update. She said the CEDS provides a consensus on the vision and goals for economic development on Cape Cod, it maintains status of economic development district designation by the U.S. Economic Development Administration (EDA), and provides eligibility for U.S. EDA funding for priority projects. She described the CEDS planning process and said stakeholders identify needs and opportunities, they identify and vet regional priority projects, and towns identify local priority projects. Ms. Richardson discussed the CEDS vision and identified the CEDS goals as low impact and compatible development, a balanced economy, regional income growth, infrastructure capacity, and regional collaboration and joint commitment. She discussed the demographic and economic context, the CEDS planning process, and the CEDS action plan for regional and local priority projects. She discussed the CEDS Five-year

Action Plan and noted the priority issue areas as wastewater infrastructure, transportation infrastructure, telecommunications infrastructure, energy infrastructure, entrepreneurship/research and development, demographic diversity, and housing affordability. She explained the criteria for regional priority projects and said they must further the CEDS goals and vision, they should be consistent with the Regional Policy Plan growth policy to locate development where it can best be served by infrastructure, and they should be consistent with EDA's investment goals. Ms. Richardson said some of the regional priority projects that have been identified are wastewater infrastructure and planning for identified growth areas; last mile broadband build-out; expedited permitting in identified growth areas; strategic information office regional services; Cape Cod Capital Trust Fund for infrastructure financing; business development revolving loan fund; integrated infrastructure planning; regional harbor planning and infrastructure evaluation; commuter rail impact analysis; and climate change economic impact assessment. Ms. Richardson explained the CEDS implementation/evaluation plan and the annual work plan for the Cape Cod Commission. Ms. Richardson said she prepares an annual report every year and she would bring that report back to the Commission next year. She said the Five-Year Update that is before the Commission today is available on the Commission's website. She said the Commission is being asked to vote on the conveyance of the CEDS to the U.S. Department of Commerce Economic Development Administration to continue certification of the CEDS to receive funds.

Kevin Grunwald inquired about weaknesses and strengths that were not mentioned in the SWAT analysis.

Leslie Richardson said the weaknesses were the seven issue areas that she described in her presentation. She said one of the things not mentioned was social services. She said schools were one of the strengths. She said threats were things coming from the outside or external whereas weaknesses came from Cape Cod itself. She said flood insurance was also mentioned.

Paul Niedzwiecki, Executive Director, explained the difference between a weakness and a threat. He said nitrogen loading is a weakness as the results are a decrease in property values. He said the threat is sea level rise. He said that is why wastewater was at the top of the list.

Chair Jack McCormack asked for an example of a project that received EDA funds.

Leslie Richardson said EDA funds can be received for planning efforts. She said funds were received for the rebuilding of MacMillan Wharf in Provincetown.

Paul Niedzwiecki said he hopes that Cape Cod's designation as an economic district will bring in significant federal funds.

Leslie Richardson said Cape Cod is in a better position now because of that designation.

Austin Knight moved to approve the CEDs Five-Year Update and forward to the U.S. Economic Development Administration. John Harris seconded the motion. The motion passed with a unanimous vote.

■ **fRED—FLEXIBLE REGIONAL ECONOMIC DEVELOPMENT**

Paul Niedzwiecki, Executive Director of the Cape Cod Commission, with the use of PowerPoint slides provided an overview and demonstration of the fRED tool that was created by Commission staff. He said it's about understanding the connection between land use and economic development, how much growth can be supported, and where it should be located. He said economic development is the public and private sectors collaborating to create conditions under which businesses and individuals may prosper while protecting public resources. He discussed what stimulates or limits development such as demand—population changes, seasonal economy, regional economy and commercial space; and supply—older population, smaller available workforce, and easy to develop commercial land. He discussed where growth should be located and what encourages and discourages growth. He said we need to consider the realities of economic development on Cape Cod, do we have the demand to support a lot of economic development, and can economic development happen everywhere on the Cape. He said we need to have a strategy—focus, target, specialize; quality over quantity; and public and private investment. He talked about regional approaches and the Commission's regional

solutions through RESET, growth incentive zones, and flexible thresholds—Chapter H. Mr. Niedzwiecki also discussed the CEDS priority projects—wastewater infrastructure in targeted growth areas; electronic town permitting and licensing; last-mile broadband build-out; Cape Cod Capital Trust Fund; Small Business Revolving Loan Fund; and integrated infrastructure planning.

Royden Richardson asked how developers could access this tool for planning purposes. He also asked how this would impact construction in village areas such as more traffic impacts, etc.

Paul Niedzwiecki said right now it's available on the Commission's website. He said how this is going to be shared is still being worked on. Mr. Niedzwiecki said in regard to traffic some areas will be difficult to redevelop or reassemble.

Austin Knight inquired about bikes and pedestrians in high density areas. He said with redevelopment they need to look at alternative ways of getting to different areas.

Paul Niedzwiecki said walkability has to be included in business density and said these are the factors they want to discuss going forward.

Chair Jack McCormack said at the Economic Summit one of the things brought up was height in building up. He said Yarmouth has an area of zoning where someone can go up to 60 feet.

Paul Niedzwiecki said with fRED they are trying to visualize what can go where.

Roger Putnam said historically most building heights were based on the average tree height and now that trees have grown they can build up a bit.

John Harris inquired about the distribution of the fRED document.

Paul Niedzwiecki said the plan is to share the document with the County Commissioners and local Chambers of Commerce for their input. He said right now the Commission is testing the concept, they will vet these resources and then market it based on the input received.

John Harris said this would bring planning out of the "stone age." He said it would provide optimal planning for towns and regionally. He said this document represents something important and he believes it should go together with the CEDS document.

Paul Niedzwiecki said fRED will be used when the Commission updates the Regional Policy Plan (RPP). He said fRED will be part of the CEDS and RPP update over the next six months.

Roger Putnam said he would suggest using a different acronym.

■ OTHER BUSINESS

Chair Jack McCormack noted a big boost for Yarmouth and said the Board of Selectmen have agreed to use the old McCarthy School for Bridgewater State College classes.

Austin Knight said he recently went by the school and said it's an amazing project. He said this project was reviewed by the Commission and it would be good for the Commission and the public to see the end result of the project. He said it's a good message to get out. He said the Commission should follow up on DRIs that have been approved.

Joy Brookshire agreed and said she has asked for follow ups on DRI projects.

Paul Niedzwiecki said as was done once before perhaps the Commission could take members on a bus tour showing projects that were reviewed by the Commission.

Jessica Wielgus, Commission Counsel, said the appeal of the Lowe's DRI decision has been dismissed and closed by Land Court.

Chair Jack McCormack referred to the Commission's Standing Committees and said attendance has been poor. He said there is going to be a big demand on the Standing Committees during the RPP update and said attendance is very important. He said there have been discussions about reconfiguring the committees with possible consolidating of meetings.

Harold Mitchell suggested changing meeting times later in the day as it's difficult for members who work to attend the early meetings.

Andrew Putnam agreed with Mr. Mitchell's suggestion.

Paul Niedzwiecki suggested making this an agenda item at a future Executive Committee meeting.

A motion was made to adjourn at 4:30 p.m. The motion was seconded and voted unanimously.

Respectfully submitted,

Andrew Putnam, Secretary

List of Documents Presented at the June 19, 2014 Commission Meeting

- Minutes of May 8, 2014 Commission meeting.
- Handout material: June 19, 2014 Commission meeting agenda.
- Materials presented: PowerPoint slide presentation on the Cape Cod CEDS Five-Year Update prepared and presented by Commission staff.
- Materials presented: PowerPoint slide presentation on fRED prepared and presented by Commission staff.