

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



CAPE COD
COMMISSION

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

By Electronic Mail

May 18, 2017

Matthew A. Beaton, Secretary
Executive Office of Energy and Environmental Affairs (EEA)
Attn: MEPA Office, Holly Johnson, Analyst
100 Cambridge Street, Suite 900
Boston, MA 02114

Re: *Draft Environmental Impact Report (DEIR) – EEA No. 15623*
Lighthouse Inn Groin Improvements
Dennis, MA
(CCC Project No. 16030)

Dear Secretary Beaton:

The Cape Cod Commission (“Commission”) provides the following comments on the DEIR submitted by Environmental Partners Group on behalf of Lighthouse Inn Inc. for the above referenced project.

The applicant proposes to reconfigure an existing rock groin system along the shorefront of the Lighthouse Inn; elements of the existing coastal structures have been present at the site for decades. The project site is located on Nantucket Sound, within a FEMA Flood Zone VE, with a flood elevation of 13 (NAVD 88). A Benthic Habitat/Eelgrass Assessment performed by Cape Cod Engineering, Inc. shows mapped eelgrass adjacent to the project footprint, as is Priority and Estimated Habitats as mapped by the MA Natural Heritage and Endangered Species Program (NHESP). These coastal structures and those located to the east and west of the project site influence coastal resources along this shoreline.

Because the project required preparation of an EIR, it will require regulatory review and approval by the Cape Cod Commission after it completes MEPA review, prior to obtaining any local permits, licenses or approvals. The authority for the town to review and permit the project is suspended pending Cape Cod Commission review and approval. As part of its review, the Commission will evaluate the project’s consistency with the Cape Cod Regional Policy Plan (RPP) (amended August 17, 2012). In specific, the applicant will be required to demonstrate consistency with the following provisions from the RPP:

Applicable Minimum Performance Standards (MPSs) of RPP Coastal Resources Goals CR1 (Maritime Industry, Character, and Public Access) and CR2 (Coastal Hazard Mitigation);

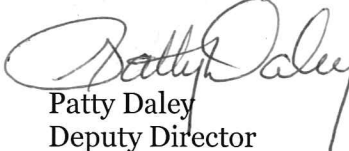
RPP Coastal Resources Goal 3 (Coastal Water Quality and Habitat) that there will be no adverse impacts to eelgrass as a result of the project (Coastal Resources MPS CR3.10), and that impacts to shellfish and finfish resources are minimized (Coastal Resources MPS CR3.11). Materials provided in the DEIR appear to be adequate for the review of these resource impacts;

No adverse impacts to rare species or their habitats (Wildlife and Plant Habitat MPS WPH1.4). The DEIR indicates that NHESP has requested additional materials before determining potential impacts to rare species or their habitats resulting from the project. The applicant should address any discussion and coordination with NHESP during Commission review; and

That the project will allow for reasonable public passage along the shore, consistent with the public trust rights to fishing, fowling, and navigation.

Thank you for the opportunity to provide comments on the above-referenced DEIR. Cape Cod Commission staff is available and happy to answer any questions about these comments.

Sincerely,



Patty Daley
Deputy Director

Cc: Project File
Mark White, Environmental Partners Group, Project Consultant via email
Town of Dennis Cape Cod Commission representative via email