



**Minutes
Cape Cod Commission Meeting
June 30, 2022**

Harold Mitchell, Chair called the Cape Cod Commission (CCC) meeting to order on Thursday, June 30, 2022 at 3:00 p.m. He announced that the meeting was being held virtually with all members participating remotely, using the Zoom meeting platform as allowed by Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency. The Chair announced that all votes and actions at the meeting would be taken by roll call and that the members participating would be announced as roll call is taken. The Clerk called the roll for attendance and a quorum of members was established as follows:

Harold Mitchell	Present
Stephen Mealy (Vice Chair)	Present
Elizabeth Taylor, (Secretary)	Absent
Fred Chirigotis	Present
Tom Wilson	Present
Richard Roy	Present
Joy Brookshire	Present
Robert Mascali	Present
Jacqueline Etsten	Present
Ernest Virgilio	Present (left at 5:30)
Douglas Fromm	Present
Kevin Grunwald	Present (left at 5:45)
Richard Elkin	Present
Dennis Prebensen	Present
Ronald Bergstrom	Present
John Harris	Present
David Weeden	Present (arrived at 3:13)
Michael Maxim	Absent

Summary of actions/votes taken

- The minutes from the Nominating Committee on 6/23/22 were approved.
- Minutes from the Cape Cod Commission meeting on 6/16/22 were approved.
- The committee voted to approve and authorize the Cape Cod Commission Chair to sign and enter into the amended and restated Wilkens Campus Development Agreement as present on behalf of the Cape Cod Commission
- The committee voted to accept the following slate of officers as recommended by the Nominating Committee for a term beginning July 1, 2022 through June 30, 2023: Harold Mitchell, Chair, Stephen Mealy, Vice Chair, Fred Chirigotis, Secretary

Public Comment

There were no public comments.

Minutes:

Upon a motion to approve the Cape Cod Commission minutes from 6/16/22 by John Harris, seconded by Joy Brookshire, the motion carried. Roll call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes; Tom Wilson, Yes; Richard Roy, Yes; Joy Brookshire, Yes; Robert Mascali, Yes; Jacqueline Etsten, Yes; Ernest Virgilio, Yes; Douglas Fromm, Yes; Peter Okun, Yes; Harold Mitchell, Yes; Kevin Grunwald, Abstain; Richard Elkin, Yes; Dennis Prebensen, Yes; Ronald Bergstrom, Abstain; John Harris, Yes; David Weeden, late

Upon a motion to approve the Nominating Committee minutes from 6/23/22 by Richard Roy, seconded by Kevin Grunwald the motion carried. Roll call vote was as follows: Richard Roy, Yes; Ernest Virgilio, Yes; Kevin Grunwald, Yes.

Executive Director's Report

Kristy Senatori gave the following updates:

OneCape Summit

- The August 1st and 2nd OneCape conference planning is ongoing.
- Visited Select Board meetings with invitations to Municipal leaders' breakfast
- Registration is open – 8 members have registered, and others are welcome to do so

Meetings/Speaking engagements

- Continuing to participate in ARPA Advisory Committee meetings
- Participated in Mass DEP's Clean Water SRF Proposed 5-Tier Project Evaluation System meeting on June 24th
- Proposed evaluation system gives highest priority to projects in areas covered by a 208 Plan
- Scheduled to participate in Cape Cod Healthcare's monthly meeting on July 7th to identify priorities for its 2023-2025 Community Health Needs Assessment
- Continuing to participate in HAC's Housing Task Force meetings
- CDP Board of Directors' meeting on July 14th
- Regulatory – continues to be very busy!

Staff Updates

- There are several open positions at the Commission

COVID-19

- No new news on OML action to extend the ability to hold virtual meetings – expires July 15. Will continue to follow progress and keep you apprised.

Slate of Officers – Commission members will discuss and potentially vote on a slate of officers for the Cape Cod Commission (Chairman, Vice-Chairman and Secretary) for a term beginning July 1, 2022 through June 30, 2023, as recommended by the Nominating Committee to the Cape Cod Commission.

Upon a motion to elect the following slate of officers for the Cape Cod Commission, Harold Mitchell, Chair; Stephen Mealy, Vice Chair; Fred Chirigotis, Secretary by Stephen Mealy, seconded Richard Elkin, the motion carried. Roll call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes; Tom Wilson, Yes; Richard Roy, Yes; Joy Brookshire, Yes; Robert Mascali, Yes; Jacqueline Etsten, Yes; Ernest Virgilio, Yes; Douglas Fromm, Yes; Peter Okun, Yes; Harold Mitchell, Yes; Richard Elkin, Yes; Dennis Prebensen, Yes; Ronald Bergstrom, Yes; John Harris, Yes; David Weeden, Yes.

Wilkens Campus Development Agreement Hearing: The Cape Cod Commission will take testimony, discuss the Project and review the draft Amended and Restated Development Agreement recommended by the subcommittee in accordance with Chapter D of the Cape Cod Commission Regulations of General Application, Development Agreement Regulations Governing the Provision for Development Agreements. The Commission may vote whether to approve and authorize its signature to enter into an amended and restated Wilkens Campus Development Agreement.

Project: Wilkens Campus Development Agreement (CCC No. 20056)

Project Applicants: New England Development; Cape Cod Healthcare

Project Location: 35 Wilkens Lane, Hyannis, MA 02601
Map 296 Parcel 39; Map 295 Parcel 004-001

Project Description: Proposed amendment to, and restatement of, the existing Wilkens Campus Development Agreement (CCC No. 02014) to authorize up to 272 residential units and account for the changes to design, buildout, and required mitigation as a result the

Using a power point, Jordan Velozo explained the Development Agreement process, the 2003 Development Agreement and that project history. She explained the existing conditions and project history while reviewing the proposed site. She explained the proposed amended and restated Development Agreement, site map, involved parties and the proposed amended and restated Development Agreement consideration.

Using a power point, Mike Ford, Counsel for New England Development reviewed the project background, the NOI process, Barnstable zoning, Cape Cod Commission process and the Subcommittee review.

Using a power point, Bob Hall, Hanover Company gave an overview of the project. He described the site content, key initiatives, site plan, community amenities and the streetscape & plantings.

Attorney Ford reviewed the project phasing, energy and climate mitigation, transportation mitigation commitments and the project benefits.

The Chair thanked the applicant for their presentation and asked for staff comments.

Using a power point, Jeffrey Ribeiro reviewed the consistency to the goals and objectives of the RPP as it relates to Open Space, Water Resources, Community Design, Housing, Transportation, Climate Mitigation, and Economy. He reviewed the conditions of Water Resources, Hazardous Materials, Waste Management, Community Design, Transportation, Energy, and Housing.

The chair thanked staff for their comments and asked for questions and comments from Subcommittee Members.

Mr. Chirigotis thanked the subcommittee members for the work that they put into the process to include Ernest Virgilio during the early phase.

Mr. Mealy commented on some highlights in the process. EV charging spaces were discussed and added within the garage spaces adding that other users will have the ability to use the stations that were incorporated and that those chargers are located near the units. Conduit units will be installed at the time of construction for future installations which addressed concerns by the subcommittee members. Garages will have the ability to store bicycles in the outbuildings. The original proposed heating was to be provided by gas and the subcommittee suggested it be changed to heat pumps and the developer agreed. The transportation impact assessment reported a reduction of 1100 fewer trips and weekdays, and mitigation has been added because of the overall traffic review. In the town review affordable housing was addressed and resulted in an additional 3% for workforce and identified limited short-term rental. The subcommittee members worked hard on this project, and he feels that there was a great deal of cooperation with the members, staff from the applicant.

Mr. Elkin stated that appreciates the consideration given to the charging of electric vehicles but has concerns that there are not enough. Adding that by 2035 all new vehicles in MA will be electric within 15 years the fleet will be at least 95% electric, so in 35 years 100% of the people will be driving electric vehicles. He would like to see sufficient cabling and would like a commitment that the number of electric parking spots is equal to the number of electric cars registered by the tenants stating that as the need arises, they will be available so that the parking situation won't be a drag on people purchasing electric vehicles. If the cables are installed in advance, the outlets can be added as needed. He also appreciates the thought given to sidewalks that the walk to the supermarket should be a straight sidewalk that is easy to access.

Mr. Grunwald thanked everyone for their thorough presentations. He is excited to see that there are going to be 272 new year-round rental units. A development like this has a minimum requirement of 10% affordable housing which is the bare minimum. It appears that 8 or 9 units were added to medium income which is something. He stated that there are significant housing needs on the Cape and that the most significant needs are for people in the 80-120% median income. He feels that the applicant can do better than the 10% of the additional units that were added after negotiations with the subcommittee. Senator Cyr stated that there is funding available for Cape Cod which could help to subsidize the development of units like this. If the applicant hasn't already done so, he would encourage them to work with the Barnstable Housing Authority to increase the percentage of affordable units. Mr. Grunwald asked the following questions:

Will the affordable units be the same size and have the same amenities as the market rate units?

Will the affordable units be in one area or be dispersed throughout the development?

Attorney Ford stated that the units will be the same size and have access to all the amenities. He added that the affordable units are not clustered and are dispersed throughout the site and buildings.

Mr. Grunwald asked about the application process; will there be a lottery, and will there be a local preference in the first round of applications?

Attorney Ford stated that the applicant intends on having that discussion with the town working closely them.

Mr. Grunwald asked what the impact will be on subsidized housing and how it will impact the inventory in Barnstable with the addition of these units.

Ms. Velozo stated that she doesn't have recent numbers from the town and not sure that they will have those numbers readily available today. Attorney Ford added that all 36 deed restricted units will count for the Barnstable inventory.

Mr. Bergstrom stated that this seems like a needed project that encourages locals and others. He stated that Independence Park is Commercially zoned for industrial and there is a carve out for medical services overlay district, now we are carving out from that to create another district for residential property. The purpose of zoning is to prevent people to go have to through a process. To create a commercially zoned district and restrict but if you say but if you come to us we will carve out a district for you created a bureaucratic democracy environment. This is not an amendment to the existing agreement, it's a separate agreement to provide residents with housing.

Ms. Brookshire asked what on HOU3 you can have short term housing but not less than 6 months, please explain.

Attorney Ford stated that 90% of the 272 units require at least a 12-month lease, 10 % of the units are not subject to 12 months, they can be leased for less than that, but never less than 6 months.

Ms. Brookshire mentioned previous DRI's where roof design was discussed stating that the project units have a flat roof and asked if a different design was discussed to break up the expansion nature of the buildings.

Mr. Hall stated that in the past gabled roofing was done but would make the buildings taller so they were sensitive to keep the height lower and the gabled roof requires all a/c units would have to be on the site rather than on the roof.

Ms. Brookshire asked what type of lighting would be used for the project.

Mr. Hall stated that if there is an ordinance in Barnstable it will be followed. Lighting will be dark sky compliant therefore there will be no up lighting and no light bleed across the property line which are basic lighting requirements in towns.

Ms. Brookshire asked if there will be a membership fee charged to tenants for amenities?

Mr. Hall indicated that there will be no membership fees and that amenities are free to use be all residents.

Mr. Weeden thank the applicants for putting together the presentation. He said that we are faced with a housing crisis for affordable housing stock, and he welcomes the 272 units, he feels that there needs to be additional affordable housing units and feels that we should negotiate more than the minimum requirements. He also stated that with the EV stations the energy requirements of the development he would like to see rooftop solar being included into the design. He added concerns about nitrogen water quality he feels that the RPP falls short in this area, and we need to achieve a

net zero. He feels that we must take corrective action regionally. Current regulations fall short across the board. He feels that this is less on the developer but more on the CCC to set a higher bar. He likes the idea of a conditional approval with local set asides for a lottery on the affordable housing units.

Mr. Mascali stated that he echoes comments about the need for affordable housing and it would be great to see more in this project. He is also concerned with the market rate rentals and while 90% of the units will be on a one-year lease could there be consideration to a requirement that there be some with more than a one-year lease. We should require a two- or three-year term. The applicant seems sure that 1.5% parking spaces is adequate. Given the fact that we have two-bedroom unit he is concerned that there is satisfactory parking be provided.

Mr. Okun mirrored previous comments adding that he would like to see the roofs solar ready and is there a plan for that? He also stated that he feels that the need for EV charging stations is going to be higher sooner. He would like to see energy generated on the site to help offset the usage.

Attorney Ford stated that the applicant has agreed that the roofs will be solar ready.

Mr. Hall stated that solar ready means that we run the conduit to the roof in multiple locations and the roof is structurally sound to hold future solar panels. The technology will become more efficient and miniaturized in the future, which will create a whole new world and agrees that it will be faster than we think. The current solar technology will not fit on this roof along with the 272 A/C units and a pathway for maintenance. They are looking forward to a time when roofing material will include solar but want to be ready, however not feasible at this time.

Mr. Chirigotis thanked the commission members for their questions, added that those questions came up during the subcommittee process in the number of meetings that were held. As to the question of spot zoning while Independence Park is still zoned as the Industrial Center of Barnstable, has a number of housing developments and at least two large apartment complexes and another senior assisted care complex in that park. He stated that although that area is zoned as the Industrial Park, it's sits on a pristine water head, which is a critical water protection area making it difficult to the develop in Industrial Park for industrial uses. The solar issue came up during the subcommittee process and the issue of charging stations and the need for power, he thanked Mr. Mealy for that discussion. Previous discussions with the subcommittee also included how many cars, the different types of charging stations that will be needed, the cost of each station added which is a complex issue. He also thanked the members for the questions around the increased demand for electricity and the need for generation and storage. When you look at the cost benefit analysis for this project, it is a prime location for residential development, within the water district provided by Barnstable Water Company, within the area of municipal sewer and is adjacent to major roads and other amenities, therefore a good location for the project.

Mr. Mascali stated that he would like to hear the applicant's response to feasibility of offering lease terms more than one year with upfront increases know to the tenant as opposed to one-year leases.

Mr. Hall stated that they will do 14 - 16-month leases and occasionally two years but stated that there would be a strong objection to doing a forced number. If those folks aren't there, he would lose financing. If a resident would like to do a longer-term lease, they are happy to do that. He feels that a regulatory requirement is an unfair situation.

Mr. Bergstrom clarified his earlier comment. He feels that building residential should be your right and should not be them determined one by one, defeating the purpose of zoning. The Town of Barnstable should zone that area residential if we are going to allow residential development.

Mr. Elkin asked if ground source heat pumps were considered for the project and what is the trade off from ground source versus air source?

Kayvan Zarea from Hanover Company stated that the type of air-conditioning being used is a split DX and the compressors are located on the roof and the individual fan units are within each unit. That is the most effective way to deliver climatized conditioning to the units for the residents and the developer.

Mr. Elkin asked how you have an engineer look at a ground source heat pump for the system?

Mr. Zarea stated that ground source heat pump has never been used in one of their developments and it's not the most appropriate heating and air conditioning system for this project type.

Mr. Hall added that the EV charging stations were discussed extensively and stated that we will do what's in the interest of the residents – if additional EV stations are needed, they will be installed. He added that the shared stations function like gas stations and will become faster over time – likely 15-20 minutes to charge your vehicle.

Mr. Elkin made two points – you can set a charger to charge vehicles off peak hours to avoid a larger transformer, second minimizing charging time isn't the same as having the ability to plug your vehicle in and not have to wait for it to charge.

The Chair closed Commission Member questions/comments.

The Chair asked for comments, from Federal, State and Local Officials.

Kate Moldonado, Assistant Director of Planning and Development, Town of Barnstable, commented on letter submitted in March 2022. She stated that the Wilkens Campus DA is consistent with the Local Comprehensive Plan with land use strategies. She commented on the consistency with the Municipal Development Ordinances and that the town voted to approve the overlay district in October of 2021. The Town is coordinating efforts to enhance recreational opportunities which include Hathaways Pond. She added that based on comments that she has heard, regarding local preference, she will coordinate with the housing coordinator to provide responses to determine if they apply to FHI and other local preferences. She also stated that the town has requirements to keep lighting directed to the site.

Gordon Starr representing Precinct I stated that he is in favor of housing but wants to the people that live there to have the best experience. Mr. Starr commented that the developer “thinks” that there will be approx. 34 children in the development, and he has concerns about playgrounds and open space or direct route to Hathaways Pond. He added that when these comments are made to the committees you are thanked. He feels that members need to push more on issues such as Affordable housing, electric charging stations and electric generation. The members need to say what they need and make a motion to do so.

The Chair asked for additional comments, there were none and he moved to public comment.

John Lipman of Orleans has worked at the CCC in past and on Affordable Housing issues. He is here as he has been throughout the subcommittee process to express his support for the project and has mentioned the benefits. He mentioned a letter that he submitted on 6/30/22 inclusive of several other public comments. He also mentioned a letter from Laura Baskin, from Ace Hardware and read some of those comments.

Tom McNellis commented on Affordable vs. Market Rate housing, it is important to have rental units. He mentioned a friend trying to employ someone and other professionals that don't have housing, He is strongly in favor of the project and thanked the committee for their time.

Terrance Noonan of South Dennis stated that he is in support of the project, there is a need for housing. He supports Commissioner Grunwald in negotiating more affordable units. and would support a continuation of the tiered rental structure that is in place increasing the 13% Affordable units. He also supports a local preference lottery. This is a fantastic project, and he fully supports it.

The Chair closed public comments and asked if the applicant would like to respond to comments made.

Attorney Ford commented on the 13% affordable housing units was a number that was arrived at by a long and arduous negotiation with the applicant and the Town of Barnstable. He asked that we stay at that number adding that it is 36 units for the town and it's costing them nothing. Mr. Ford also commented on Mr. Bergstrom's comment about zoning stating that multifamily zoning is allowed in the park. The industrial area allows all uses such as multifamily units, therefore the town has not decided that this is a new use, it has been allowed. The overlay was for dimensional relief to bring for the project to meet the need of rental housing.

Ms. Velozo made a point of clarification on a comment made today that members could make a motion on the agreement. Under the Development Agreement regulations, there are 3 options before the committee today A) the commission could vote to authorize signature of the Development Agreement B) the commission could remand the agreement to the subcommittee for further negotiations or C) the commission could remand the agreement to the subcommittee to begin termination of the Development Agreement. There is no option available under the regulations to make amendments on the floor today.

Mr. Ribeiro clarified a few points on comments made today that were discussed during the subcommittee process. He stated that Mr. Elkin commented on a sidewalk to the shopping plaza and the sidewalk will run directly to the Festival Plaza with a sidewalk and connecting network. With relation to Ms. Brookshire comment on lighting, condition CD10 requires that all lighting have dark sky compliant. Comments relative to solar is now in a less impervious area, less site coverage and less clearing which follows the RPP. There was also discussion of the nitrogen loading and a majority of the site is in a recharge area to Barnstable Harbor which is not nitrogen impaired and the wastewater going to the wastewater treatment plant is managed by the town's wastewater management plan. The applicant provided analysis from previous experience on the 1.5 parking spaces and meets the local zoning requirement. Also, the 12-month rental restriction, the 10% 6-month lease was a deliberate request to allow for things such as a visiting nurse etc. This project doesn't meet all the regions housing needs, but it can help address but can help address some. Staff is available if there are additional meetings.

The Chair stated that he sat in on the subcommittee meetings and there was a discussion about open space/playgrounds etc. that was detailed in a meeting. Mr. Ribeiro stated that the applicant

covered this in their presentation there are lawn areas near the pool within the central courtyard appropriate for children to play. Our open space requirements are not relative to recreational areas in the RPP, but the applicant has shown significant recreational opportunities.

The Chair open the floor to members for final questions and comments.

Mr. Grunwald thanked everyone for the work they have done negotiating this project and the staff answering clarifying questions. He really likes the project, and we are close to where he would like to be but feels that this is the first time that the subcommittee has heard from the entire board and would like the Commission to consider sending this back to the subcommittee to incorporate comments made today. He was surprised to hear that the town of Barnstable wasn't making contributions to the affordable housing maybe further negotiation with the town where they utilize their funds could allow for more units. He is not comfortable voting on this project today and his request would be to send it back to the subcommittee.

Mr. Weeden stated that he agrees with Mr. Grunwald, it's a great project and we are almost there. He would like to see Solar incorporated into the project.

Mr. Elkin stated that he would like the subcommittee to consider that the number of charging stations be increased to at least 90% of the number of registered electric vehicles of residents and computed annually. He also requested that the applicant take a serious look at ground source heat pumps.

Mr. Wilson stated that the work that the subcommittee and staff put into the negotiation of the development agreement have impressed him. The project went before the Town of Barnstable for the change in zoning and the town had that opportunity to negotiate and came up with the additional 3% affordable units. He feels that we should move forward now. Over the past 18 months-2 years we have seen a tremendous shrink to the number of year-round rentals available. A project that is coming forth with 272 year-round rentals is something we need now. The need and demand for year-round rentals is the most significant underlying issue. He is ready to vote and in support of the project.

Mr. Bergstrom agrees with Mr. Wilson and feels that we should vote on the project today. We all have goals that we pursue but we must decide the extent of our authority. We have dealt with the affects to the environment in the surrounding community and when we discuss local preference that is the towns responsibility. He is prepared to vote on the project today and is in support.

Mr. Mascali supports sending the agreement back to the subcommittee for further negotiation and would like to request that we ask the applicant to offer longer term leases. So that the rent doesn't increase an exorbitant amount after 1 year.

Mr. Mealy stated that he would like to move forward today for the same reasons stated by Mr., Wilson. The need for housing due to the pandemic and the startling increases in real estate prices is staring us straight in the face. As a member of the subcommittee delaying this for further negotiation, who spend many evenings working with the developer, he feels that we've done our best and have a very good project. We've heard questions from the members today that were raised during the subcommittee process and gone into with much depth. He is convinced that the Development Agreement being presented today is a good package and would support moving forward and passing this modified agreement.

Mr. Okun agrees with Mr. Mealy and with the hard work of the subcommittee and the Town of Barnstable and understands the negotiations that have taken place. We won't get more than delaying the developer and could affect the process. Ready to move forward.

Mr. Roy stated that it's time to vote. The developer has stepped up to the plate on all fronts. It's a good project.

Upon a motion to remand the development agreement to the subcommittee for further negotiation by Kevin Grunwald, seconded by Richard Elkin, the motion failed; Roll call vote was as follows: Fred Chirigotis, No; Stephen Mealy, No; Tom Wilson, No; Richard Roy, No; Joy Brookshire, No; Robert Mascali, No; Jacqueline Etsten, No; Ernest Virgilio, left meeting; Douglas Fromm, No; Peter Okun, No; Harold Mitchell, No; Kevin Grunwald, Yes; Richard Elkin, No; Dennis Prebensen, No; Ronald Bergstrom, No; John Harris, No; David Weeden, left meeting

Upon a motion to approve and authorize the Cape Cod Commission Chair to sign and enter into the amended and restated Wilkens Campus Development Agreement as present on behalf of the Cape Cod Commission by, Richard Elkin, seconded by Douglas Fromm, the motion carried. Roll call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes; Tom Wilson, Yes; Richard Roy, Yes; Joy Brookshire, Yes; Robert Mascali, Yes; Jacqueline Etsten, Yes; Ernest Virgilio, left meeting; Douglas Fromm, Yes; Peter Okun, Yes; Harold Mitchell, Yes; Kevin Grunwald, left meeting; Richard Elkin, Yes; Dennis Prebensen, Yes; Ronald Bergstrom, Yes; John Harris, Yes; David Weeden, left meeting

New Business:

The Chair asked for comments on New Business. There was none.

Meeting Adjourned:

The Chair asked for a motion to adjourn.

Upon a motion to adjourn the meeting at 6:01 p.m. made by Ronald Bergstrom, seconded by Jacqueline Etsten, the motion carried. Roll call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes; Elizabeth Taylor, Yes; Tom Wilson, Yes; Richard Roy, Yes; Joy Brookshire, Yes; Robert Mascali, Yes; Jacqueline Etsten, Yes; Ernest Virgilio, Yes; Douglas Fromm, Yes; Peter Okun, Yes; Harold Mitchell, Yes; Richard Elkin, Yes; Dennis Prebensen, Yes; Ronald Bergstrom, Yes; John Harris, Yes.

Documents used/submitted at the June 30, 2022 Cape Cod Commission Meeting

Cape Cod Commission Meeting Agenda 6/30/22

Draft Minutes of the Nominating Committee on 6/23/22

Draft Minutes of the Cape Cod Commission meeting on 6/16/22

Power Point Presentation prepared by Cape Cod Commission staff inclusive of all agenda items

Public comment letter from the Town of Barnstable dated 3/1/22

Public comment letter from John Lipman dated 6/30/22

Public comment letter from Lauren Baskin dated 6/30/22

Final Draft of the Wilkens Campus Development Agreement, 6/24/22

Approved by the Cape Cod Commission on September 22, 2022