



**Minutes
Cape Cod Commission Meeting
July 14, 2022**

Harold Mitchell, Chair called the Cape Cod Commission (CCC) meeting to order on Thursday, July 14, 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)	Present
Fred Chirigotis	Present
Tom Wilson	Present
Richard Roy	Present
Joy Brookshire	Present
Robert Mascali	Present
Jacqueline Etsten	Absent
Ernest Virgilio	Absent
Douglas Fromm	Absent
Peter Okun	Present
Kevin Grunwald	Present
Richard Elkin	Present (Experienced Technical Issues)
Dennis Prebensen	Present
Ronald Bergstrom	Present
John Harris	Present
David Weeden	Present (Arrived 3:15)
Michael Maxim	Absent

Summary of actions/votes taken

- The minutes from the Cape Cod Hospital – Cancer and Cardiology Expansion subcommittee meetings from 6/13 and 6/27 were approved
- The minutes from the Wilkens Campus Development Agreement subcommittee meetings from 5/10/22, 6/7/22 and 6/16 were approved
- The committee voted to approve the draft Development of Regional Impact Decision as presented by staff with amendments to Finding 44

Public Comment

There were no public comments.

Minutes:

Subcommittee meetings, Cape Cod Hospital Cancer and Cardiology Expansion

Upon a motion to approve the subcommittee meeting minutes of the 6/13/22 meeting by Stephen Mealy, seconded by Elizabeth Taylor the motion carried. Roll call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes; Elizabeth Taylor, Yes; Joy Brookshire, Yes; Dennis Prebensen, Yes

Upon a motion to approve the subcommittee meeting minutes of the 6/27/22 meeting by Elizabeth Taylor, seconded by Joy Brookshire, the motion carried. Roll call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes; Elizabeth Taylor, Yes; Joy Brookshire, Yes; Dennis Prebensen, Yes

Subcommittee meetings, Wilkens Campus Development Agreement

Upon a motion to approve the subcommittee meeting minutes of the 5/10/22 meeting by Stephen Mealy, seconded by Richard Roy the motion carried. Roll Call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes, Richard Roy, Yes.

Upon a motion to approve the subcommittee meeting minutes of the 6/7/22 meeting by Stephen Mealy, seconded by Richard Roy the motion carried. Roll Call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes, Richard Roy, Yes.

Upon a motion to approve the subcommittee meeting minutes of the 6/16/22 meeting by Richard Toy seconded by Stephen Mealy the motion carried. Roll Call vote was as follows: Fred Chirigotis, Yes; Stephen Mealy, Yes, Richard Roy, Yes.

Executive Director's Report

Kristy Senatori gave the following updates:

Ms. Senatori thanked members for their service on the Subcommittees

OneCape Summit

The August 1st and 2nd OneCape conference planning is ongoing, contracting vendors, prepping speakers, preparing presentations.

All Select Board meetings have been visited with invitations to Municipal leaders' breakfast
Registration is open – to date, 8 members have registered, and others are welcome to do so

Climate Change

Participating in the Net Zero 2022 planning meetings

Continuing to participate in the Cape Cod Climate Collaborative board of directors and advisory council meetings

Meetings/Speaking engagements

Continuing to participate in ARPA Advisory Committee meetings

Advisory committee recommended funding the Commission's Freshwater Initiative and Regional Housing Strategy; also, a \$5m grant program
Participated 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

Staff Updates

Continuing to advertise for several vacant positions.

COVID-19

Some legislative action on OML to extend the ability to hold virtual meetings, with differing Senate and House bills. Will continue to follow news and keep you apprised. Currently expires tomorrow, July 15th. This legislative session ends at the end of July.

The Chair thanked Ms. Senatori for her updates and read the following hearing notice:

Cape Cod Hospital – Cancer and Cardiology Expansion: The Cape Cod Commission will hold a virtual public hearing on the following Project on Thursday, July 14, 2022 at 3:00 p.m. (Continued by the Subcommittee from 6/27/22). At this hearing, the Commission may discuss the project, consider and vote on a draft Development of Regional Impact Decision and decide whether to approve the proposed project.

Project: Cape Cod Hospital- Cancer and Cardiology Expansion (CCC No. 22003)

Project Applicants: Cape Cod Hospital

Project Location: 27 Park Street, Hyannis, MA 02601
Barnstable, Map & Parcel 342/039 & 342/001, Yarmouth, Map & Parcel 28/52.1

Project Description: Cape Cod Hospital proposes a redevelopment and expansion on the existing Hospital site, including the addition of four floors to the southwest corner of the existing Hospital and site improvements such as parking, stormwater management, and landscaping. When accounting for the removal of the former Whitcomb Pavilion, CC Medical Center, and a portion of the existing Hospital, the proposed net new floor area is 60,298 sf +/-

The Chair asked the applicant for their presentation.

Eliza Cox from Nutter McClennen and Fish representing the applicant, Cape Cod Hospital, introduced Michael Bachstein, Vice President Facilities at Cape Cod Hospital, and Randy Hart from VHB. She turned the presentation over to Michael Bachstein for an overview of the project.

Mr. Bachstein thanked the subcommittee and staff for their work on the draft decision, he stated that work on this project started before covid, and the project has been realigned with the new architect team with the current project.

Using a power point, Mr. Bachstein reviewed the project goals. He described the benefits the New Oncology/Cancer Center and the Cardiovascular Medical/Surgical Unit. He reviewed the new design and side by side statistics of the previous tower design and the current design presented. He presented an arial diagram of the project, a site plan, and prefabricated photos of what the hospital will look like and reviewed the floor plans. He also presented the exterior materials of the expansion and how they will be applied based on the feedback from the subcommittee. He said that something else that came from the meetings was EV Charging stations in the patient lots, which will now

include 2 EV stations and 30 additional spaces with conduit installed. He also discussed the community benefits. He turned the presentation over to Randy Hart from VHB to discuss transportation

Using a powerpoint, Mr. Hart explained that transportation was an important aspect of the DRI application. He reviewed the study area that was reviewed displaying an aerial map of the surrounding area, the change from the former project to the current project and the mitigation requirements that were determined necessary through discussions with staff and subcommittee. He presented the project change numbers from a traffic perspective of the former project, revised project and the change in square footage adding that it would reduce the traffic from the project to less than half. He stated that the three locations that meet the safety criteria for enhancements include Lew Bay Road at Main Street, Main Street at Center Street/Old Colony Road and South Street at Ocean/Old Colony Rd. and reviewed the enhancements at each location. He stated that VHB has agreed to a condition requiring the creation of a Traffic and Parking Management Plan for contractors during construction and report on traffic and parking after 1 year in operation.

Using a powerpoint, Attorney Cox reviewed the regulatory requirements of the project. She focused on the key features of the project relating to RPP issue areas and the project benefits. She discussed the following benefits relating to the RPP: Location, Coastal Resiliency, Climate Mitigation, Economy and Caring for Community/Key Community Infrastructure. In Finding F44 she would like to note a change to what was presented. Changing the parenthetical description of where the new sidewalk is proposed on Bay View Street. She would like it to read, "construct new sidewalk to address the sidewalk connectivity gap – between the north side of driveway at 26 bay view street to the southern side of the driveway at 10 Bay View St." She stated that this is not a change to what was shown during the subcommittee process just a better description of what the address is, as there is currently a gap in the sidewalk and we are proposing a new sidewalk in accordance of the plans that the towns have created for the larger sidewalk project.

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

Using a power point, Jordan Velozo reviewed the draft DRI decision, it's finding, municipal development bylaws, local comprehensive plan (LCP) probable project benefits vs. probably project detriments and conditions. She reviewed the DRI Standards, and the project analysis for RPP consistency to the following placetypes; Water Resources, Transportation, Energy, Economy, Coastal Resiliency, Community Design, Cultural Heritage and Climate Mitigation. She concluded her presentation outlining the Municipal Development Bylaws and LCP, benefits vs. detriments and the key conditions listed in the decision. Ms. Velozo stated that the applicant requested a change to Finding 44, as Attorney Cox discussed, and Collen Medeiros Transportation Planner Manager will explain that revision. Ms. Velozo added that if there is a motion to approve the draft DRI it would need to include language to include the amendment to finding 44.

Ms. Medeiros stated that staff worked with the applicant on the connectivity between 26 Bay View St and 10 Bay View St. indicated that CCC staff has reviewed and is comfortable with this revision and is consistent with our original findings to connect Main St to the Hospital which is found in finding 44.

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

Mr. Chirigotis stated that the subcommittee worked hard on negotiating this project. He feels ready to move toward a vote. He thanked the Subcommittee Members and Staff for their work on the project.

The Chair asked for comments from the members.

Mr. Okun feels that this is a great project for Cape Cod. He asked if there was a transportation outreach plan to reach outer cape to access the facilities.

Mr. Bachstein stated that the hospital worked with CCRTA and discussed transportation throughout the Cape Cod Healthcare system which is called a medical loop system. It would stop at Fountain Medical Center and other facilities before the Hospital that back around the loop. Orleans Medical Center/Urgent Care/Primary Care opened in June 2022 and will continue to extend Medical Care. There will be additional accommodations for Oncology patients for trip rides.

The Chair opened the floor to Local Federal and State Officials.

There were no comments from Local, Federal and State Officials.

The Chair opened the floor to public comments

There were no comments from the public.

The Chair closed the public comment period and asked for final comments from Commissioners.

Mr. Chirigotis noted that the public had concerns about traffic and the hospital is working on those concerns. He commented that we have recently seen several residential developments in the Town of Barnstable and that some of those units will be housing for employees of the hospital. He suggested communication between the hospital and those developers to offer a shuttle to transport employees and patients to help with traffic to and from the Hospital.

The Chair stated that the original project there were concerns about the height of the building, fire, and traffic. He feels that the applicant has done a good job and answering those questions and agrees with Mr. Chirigotis's suggestion regarding a shuttle.

The Chair asked for final comments from the applicant.

Attorney Cox thanked the Subcommittee, Members and Staff for their work on the project. She assured Members that were not on the Subcommittee that the applicant is working with the Town of Barnstable and Yarmouth in the process actively participating in the Subcommittee Meetings to date and the review will be ongoing.

Mr. Bachstein stated that he echoed Attorney Cox's comments. He stated he has been working on this for over 2 ½ years with most people working every day through covid. On behalf of the board and staff, he thanked everyone.

Ms. Velozo stated that if there is a motion from a member to approve the draft decision, just a reminder with the change to finding 44 – the motion would be to approve the draft decision with the amendment to finding 44.

The Chair asked Mr. Chirigotis to make a motion.

Upon a motion to approve the draft Development of Regional Impact Decision as presented by staff with the amendment to finding 44 by Fred Chirigotis, seconded by Joy Brookshire 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, Technical Issues; Dennis Prebensen, Yes; Ronald Bergstrom, Yes; John Harris, Yes.

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 4:44 p.m. made by Fred Chirigotis, seconded by Dennis Prebensen, 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; Peter Okun, Yes; Harold Mitchell, Yes; Kevin Grunwald, left meeting; Richard Elkin, Yes; Dennis Prebensen, Yes; Ronald Bergstrom, Yes; John Harris, Yes; David Weeden, Yes.

Documents used/submitted at the July 14, 2022 Cape Cod Commission Meeting

Cape Cod Commission Meeting Agenda 7/14/22

Draft Minutes of the CCH – Cancer and Cardiology Expansion Subcommittee Minutes: 6/12/22 and 6/27/22

Draft Minutes of the Wilkens Campus Development Agreement Subcommittee Minutes: 5/10/22, 6/7/22 and 6/16/22

Power Point Presentation prepared by Cape Cod Commission staff inclusive of all agenda items
Draft Decision, CCH – Cancer and Cardiology Expansion

Approved by the Cape Cod Commission on September 22, 2022