



CAPE COD  
COMMISSION

# **Development of Regional Impact Review**

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## **Northbridge Assisted Living Facility**

### **Project #TR15023**

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**Public Hearing**  
**Assembly of Delegates Chamber, First District Courthouse**  
**3195 Main Street, Barnstable, MA**



MARCH | 31 | 2016

# Northbridge Assisted Living DRI Jurisdiction

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- **Development of Regional Impact (DRI)**
  - Section 3(g) of Enabling Regulations
    - “30 or more new Residential Dwelling Units”
  - 2009 Regional Policy Plan (RPP)
    - As amended August 2012
  - Standards of review
    - Cape Cod Commission Act
    - RPP
    - DCPC implementing regulations
    - Local Comprehensive Plan & By-laws
    - Benefits & Detriments

# Northbridge Assisted Living Procedural History

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- **Subcommittee Hearing**
  - Mashpee Senior Center on March 9, 2016
  - Reviewed staff report
  - Took testimony
- **Subcommittee Meeting**
  - Commission offices on March 23, 2016
  - Reviewed draft decision
  - Recommended decision for adoption & project approval

# Northbridge Assisted Living RPP Consistency – LU/ED

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- **Land Use**
  - No LUVI - MPS do not apply
- **Economic Development**
  - MPS ED1.3 Waiver
    - Green Design
    - Shared Infrastructure
    - Emerging Industry Clusters
    - Municipal Endorsement
  - Best Development Practices
    - 48.5 FTE jobs created
    - Wages roughly average for industry

# Northbridge Assisted Living RPP Consistency – WR

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- **Water Resources**
  - Nitrogen Loading
    - Mashpee Commons WWTF
    - 1.2 ppm-N site-wide
  - “No Net” Watershed
    - Mashpee River
    - 56.3kg-N/yr above “fair share”
      - May be adjusted with new data
    - \$87,200 cash payment
      - or –
    - Mashpee Commons available credit of 76.3 kg-N/yr
  - Stormwater
    - Site design meets MPS
      - BMPs incl. bioretention

# Northbridge Assisted Living RPP Consistency – NR/OS

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- **Natural Resources**
  - Mapped Rare Species
  - NHESP “No Take”
- **Open Space**
  - Mapped SNRA (2:1 requirement)
  - 7.28-acre requirement
  - Proposed off site
    - Land owned by Mashpee Commons
    - Adjacent to other conservation land
    - Potential rare species & wetland habitat

# Northbridge Assisted Living RPP Consistency - TR

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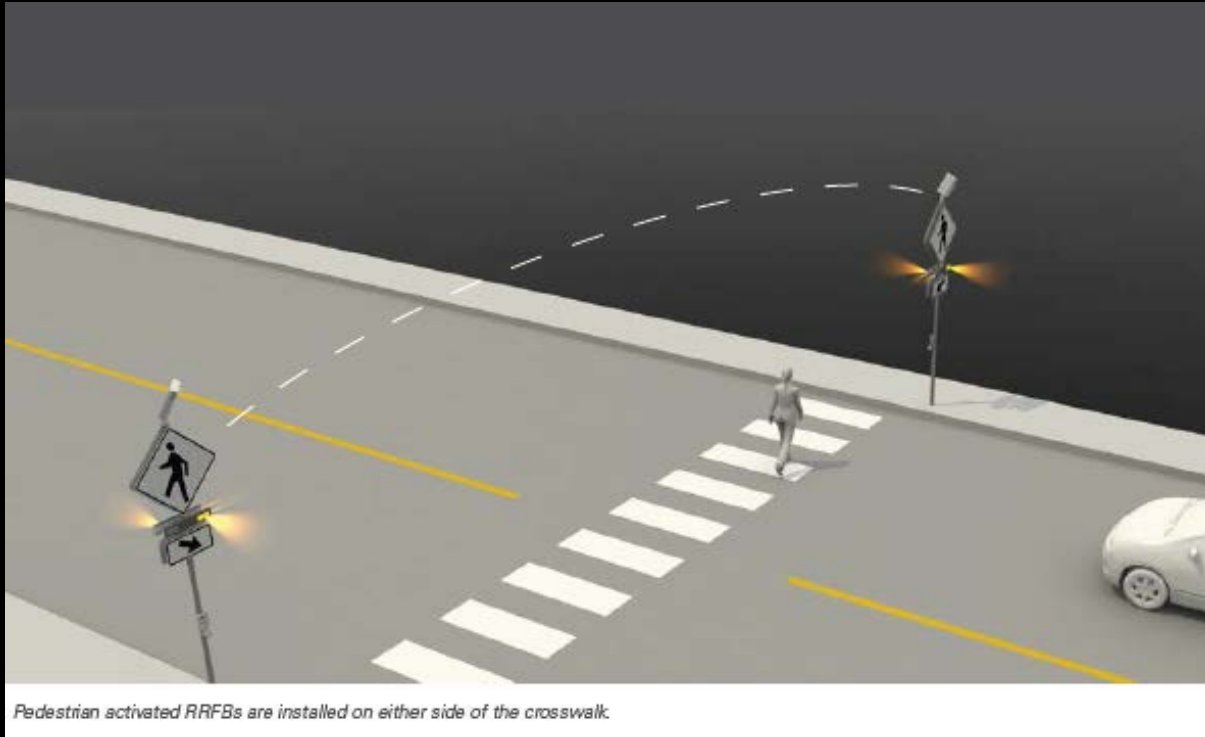
- **ITE for Assisted Living, 82 beds**
  - 218 weekday daily trips
  - 15 AM peak hour trips
  - 29 PM peak hour trips
- **TDM plan for 25% trip reduction**
- **Sidewalk to Donna's Lane**
  - Mashpee Design and Plan Review Committees
  - \$50,000 credit for sidewalk
  - \$20,000 credit for “Rectangular Rapid Flash Beacon”
- **\$19,200 congestion mitigation**
  - 1% inflation factor
  - For improvements in Mashpee

# Northbridge Assisted Living RPP Consistency - TR

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*Pedestrian activated RRFBs are installed on either side of the crosswalk.*



# Northbridge Assisted Living RPP Consistency – E/AH

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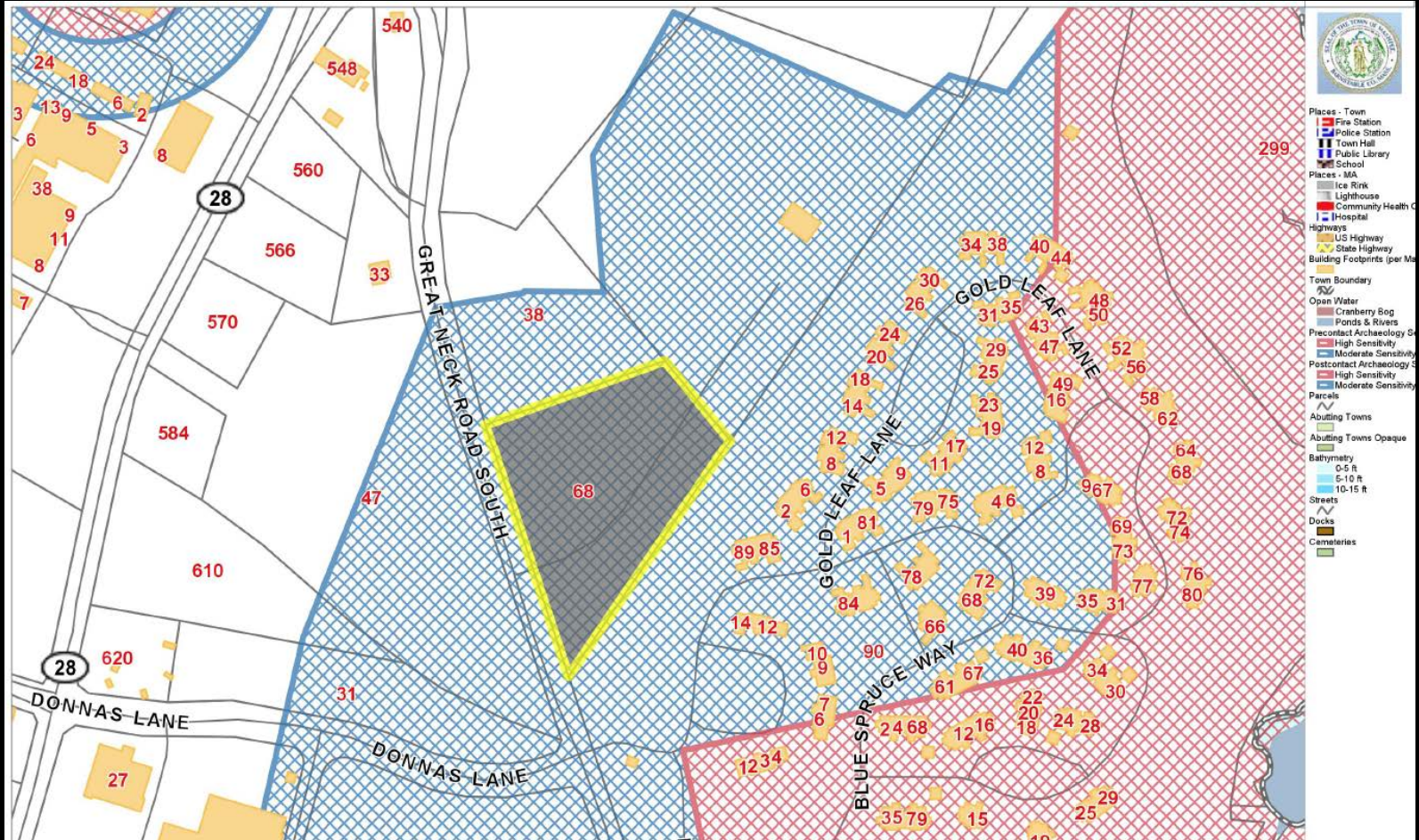
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- **Energy**
  - LEED certifiable
- **Affordable Housing**
  - 7 unit requirement
    - 5 assisted living
    - 2 memory care
  - MassHousing ElderChoice standard
    - Income < 80% Area Median Income (AMI)
    - Rent & fees < 75% of AMI
      - Includes package of services
      - 1 person household for studio AL units/MC beds
      - 1.5 person household for 1-bedroom AL units

# Northbridge Assisted Living RPP Consistency - HPCC



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# Northbridge Assisted Living RPP Consistency - HPCC

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# Northbridge Assisted Living DCPC, Local By-laws, & LCP

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- **DCPC**
  - Fertilizer Management DCPC
  - Should limit N applications
- **Local By-laws**
  - Correspondence w/ Town Planner
  - Planning Board Special Permit
- **LCP**
  - Growth/Activity Center
  - “encourage the development of healthcare and related facilities”

# Northbridge Assisted Living Benefits & Detriments

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- **Benefits**

- Growth/Activity Center
- Job creation & new tax revenues
- Need for AL/MC units
- Connects to WWTF
- Off-site open space
- Sidewalk connectivity
- Multiple stories & less parking
- 21E Site Assessment

- **Detriment**

- Clearing of 3.64 acres

# Northbridge Assisted Living Next Steps

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- **Questions**
- **Public comment**
- **Discussion**
- **Potential vote to adopt the draft decision  
and approve the Project**