

**LIMITED DRI REVIEW - SCOPING CHECKLIST
REDEVELOPMENT/CHANGE OF USE**

LSDP 15, LLC
Solar Development
0 & 280 Marstons Mills
Old Falmouth Rd

Land Use	Question	Required Info	Yes	No
Compact Growth and Resource Protection	Is the project consistent with the land use categories and their characteristics? (check "Yes" if Town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map which shows project site	<input type="checkbox"/>	<input type="checkbox"/>
Compact Growth and Resource Protection	Is the development clustered on the site?	Preliminary project plans, Local zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Capital Facilities and Infrastructure	Does the project create new infrastructure?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Capital Facilities and Infrastructure	Does the project propose to construct a new wireless facility?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rural Lands	Is the project site adjacent to rural landscapes or land under active agricultural production?	Staff consultation/Preliminary project plans showing prime agricultural lands	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rural Lands	Is the land capable of sustained agricultural production as evidenced by recent use, soils, or adjacent land use?	Staff consultation/Preliminary project plans showing prime agricultural lands	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Resources	Question	Required Info	Yes	No
Drinking Water Quality and Quantity, Marine Water Embayments and Estuaries, Freshwater Ponds and Lakes	Is the project located in a Wellhead Protection Area, Potential Public Water Supply Area, Marine Water Recharge Area, or Fresh Water Recharge Area?	Site locus map showing watersheds described by Water Resources Classifications Maps I & II	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public and Private Sewage Treatment Facilities	Is the project's wastewater facility an on-site septic system or private treatment plant?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Quality Improvement Areas, General Aquifer Protection	Is there a net increase in nitrogen load from wastewater, stormwater and turf on-site and does the project's nitrogen load from wastewater, stormwater and turf exceed 5 parts per million?	Nitrogen loading calculations (Technical Bulletin 91-001) comparing existing system design / site development and proposed system design / site development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater Management	Does the project substantially improve stormwater management by incorporating Low Impact Design to the greatest extent possible?	Engineered grading, drainage, and erosion control plans that show existing and proposed conditions and stormwater design details	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater Management	Does the project have a comprehensive engineer-certified Operations and Maintenance Plan (Plan) that 1) demonstrates compliance with the Massachusetts Stormwater Policy & Guidelines 2) provides a schedule for inspection, monitoring and maintenance 3) identifies the parties responsible for Plan implementation and 4) includes an inspection and maintenance log	Copy of project's Stormwater Operation and Maintenance Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coastal Resources	Question	Required Info	Yes	No
Protecting Maritime Industry, Character and Public Access	Does the project involve a conversion or loss of an existing water-dependent use, any marine infrastructure, or an existing legal public access to the coast?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Protecting Maritime Industry, Character and Public Access	Does the project limit views of the ocean and/or shoreline from public ways, waterways, access points, and existing development relative to existing conditions?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Mitigation	Does the project involve any expansion or new site disturbance in, or within 100 feet of: land subject to coastal storm flowage, barrier beach, coastal dune, or coastal bank?	Preliminary project plans indicating flood zone boundary, and Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Mitigation	Is the project located in land subject to coastal storm flowage, coastal beach, bank, dune or barrier beach?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Preserving Coastal Water Quality and Habitat	Does the project involve any alteration of a coastal wetland or its 100 foot buffer zone?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>

See App

**Responses in the shaded boxes may be included in the scope of CCC review.
Consultation with CCC staff recommended.**

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Wetlands/Wildlife & Plant Habitat	Question	Required Info	Yes	No
Wetlands	Does the project involve any alteration of a wetland that is greater than 500 square feet in size?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands	Does the project involve any alteration of a 100 foot buffer to a wetland that is greater than 500 square feet in size?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands	Does the project involve any alteration of a 350 foot buffer to a vernal pool?	Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands	Will the project result in any new or additional direct stormwater discharge into a wetland or waterbody that is greater than 500 square feet in size?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wildlife & Plant Habitat	Will the project disturb or alter naturally vegetated areas?	Existing conditions plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wildlife & Plant Habitat	Is the project site mapped as Estimated or Priority rare species habitat by the Massachusetts Natural Heritage & Endangered Species Program (NHESP)?	NHESP Atlas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space Protection & Recreation	Question	Required Info	Yes	No
Open Space Protection & Recreation	Will the project disturb or alter a Significant Natural Resource Area (SNRA)?	SNRA map and preliminary project plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space Protection & Recreation	Will the project disturb or alter more than 2 acres of land outside a Significant Natural Resource Area?	SNRA map and preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	Question	Required Info	Yes	No
Energy	Has the project been designed to meet LEED Certification?	Design information or LEED Certification Checklist	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	Is the project Mixed Use as defined by the Regional Policy Plan?	Project description, RPP definition of Mixed Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	Is the project located in an Economic Center? (check "No" if Town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map which shows project site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Economic Development	Question	Required Info	Yes	No
Low Impact and Compatible Development	Is the project located outside an Economic Center or an Industrial Trade Area? (Check "Yes" if Town has not adopted a Land Use Vision Map)	RPP Regional Land Use Vision Map which shows project site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low Impact and Compatible Development	If located in an Industrial Trade Area, will this project accommodate non-industrial uses as defined in the Regional Policy Plan? (Check "Yes" if Town has not adopted a Land Use Vision Map)	Statement from Applicant	<input type="checkbox"/>	<input type="checkbox"/>
Low Impact and Compatible Development	Is the project located in a resource-based economically productive area?	Existing Conditions Plan, Assessors Data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Balanced Economy	Does the development involve class III gaming?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure Capacity	Will the project develop new infrastructure as defined in the Regional Policy Plan?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Affordable Housing	Question	Required Info	Yes	No
Affordable Housing (Residential Projects)	Does the project include 10 or more units/lots in a Town that has an affordable housing bylaw under which this project will be permitted?	Project affordable housing narrative, Local affordable housing bylaw	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Equal Opportunity	Does the project include 10 or more units/lots in a Town that has an affordable housing bylaw under which this project will be permitted?	Project affordable housing narrative, Local affordable housing bylaw	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Participation (Commercial Projects)	Does the redevelopment project involve additional commercial development?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Participation (Commercial Projects)	Does the change of use project require more mitigation than the credits received for the existing use?	MPS AH3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Transportation	Question	Required Info	Yes	No
Congestion Management	Will the project generate more than 250 new daily trips?	ITE Trip Generation manual	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation Balance and Efficiency	Will the project generate more than 250 new daily trips?	ITE Trip Generation manual	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Safety	Does the project have direct access on or does the project directly abut a regional roadway?	Cape Cod Metropolitan Planning Organization functional classification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Safety	Will the project generate more than 25 new peak hour trips at a high crash location?	State / Local crash data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heritage Preservation & Community Character	Question	Required Info	Yes	No
Historic Structures / Cultural and Archaeological Resources	Is the building and/or site listed on the National Register of Historic Places or within a National or Local Historic District?	Historic District map	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Structures / Cultural and Archaeological Resources	Is any part of the site known to be archaeologically significant or archaeologically sensitive, including areas within 100 feet of a wetland or waterbody?	Massachusetts Historical Commission consultation, Resource Area Delineation through local Conservation Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Structures / Cultural and Archaeological Resources	Is there a building or structure on the property, which is more than 75 years old or known to be historically significant?	Local Historical Commission / staff consultation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site and Building Design	Is the redevelopment proposed within a distinctive area, such as a historic district, along a scenic road, cultural landscape, regional road or shoreline?	Staff consultation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site and Building Design	Outside of distinctive areas, does the project consist of a single mass greater than 50,000 square feet?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site and Building Design	Does the project incorporate site design and building design features consistent with the Commission's design manual and design manual addendum guidelines?	Staff consultation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Design	Is the project subject to habitat restoration requirements resulting from on or off-site disturbance of significant wildlife and plant habitat?	SNRA map, Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Design	Does the landscape design utilize appropriate, non-invasive plantings to reduce water use and maintenance needs, and is it consistent with existing landscape design features?	Preliminary landscape plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior Lighting Design	Is the project's exterior lighting design consistent with MPS HPCC2.11 and the Exterior Lighting Technical Bulletin and with the existing exterior lighting design?	Exterior lighting information including fixture cut sheets and foot-candle plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials & Waste	Question	Required Info	Yes	No
Hazardous Materials and Waste Management	Does the project involve a net increase in hazardous materials or hazardous wastes in an existing Wellhead Protection Area or a Potential Public Water Supply Area?	Project inventory, RPP map	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials and Waste Management	Does the project use, handle, generate, treat or store hazardous waste?	Project inventory	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste	Does the project involve a significant amount of land clearing wastes or construction and demolition debris?	Estimate of amounts of land clearing and construction/demo wastes, Plan to address recycling and disposal of wastes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste	Does the project involve greater than 25,000 square feet of new development?	Preliminary project plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local Concerns	Question	Required Info	Yes	No
Town Concerns	Has the Town identified issues or concerns that should be addressed through DRI review?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Concerns	Has the public identified issues or concerns?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

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