

# CAPE COD COMMISSION REPORTER



December 18, 2008

Volume 18, Number 12

The newsletter of the regional planning and regulatory agency serving Barnstable County since 1990.

## Phase 1 of Economic Development Strategy Nears Completion

With funding awarded by the Cape Cod Economic Development Council last March, the Cape Cod Commission has now nearly completed the preparation phase for the five-year update of the “Comprehensive Economic Development Strategy (CEDS) for Barnstable County.” The CEDS will be a Cape-wide collaborative effort of economic development and business professionals. The CEDS report, required by the US Economic Development Administration (EDA) by June 30th, will

allow Cape towns and Barnstable County to apply for planning and infrastructure development funds awarded by EDA.

Last year, the Commission proposed revamping the CEDS process into three phases: preparation, planning, and implementation. Phase 1 has focused on gathering relevant data and economic information and publishing it in a widely accessible manner. An interactive, searchable web-based resource site will go public in January 2009 (see prototype below).

To begin creating the on-line resource, the Commission formed a partnership with the Indiana Business Research Center, which maintains vast databases and a model web site (“STATSIndiana”) designed with economic development in mind. Commission Economic Development Officer Leslie Richardson worked on developing that model between 1997 and 2002 as research director of the Indiana Department of Commerce.

According to Richardson, “STATSCapeCod” will offer profiles of every county within the United States, including Barnstable County, that combine data from many sources, including the US Census Bureau, US Bureau of Labor Statistics, and US Bureau of Economic Analysis. Each profile will provide demographic and economic data and will allow comparisons between counties and states, and with the nation.

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**STATSCapeCod**

STATSCapeCod Home | CCC Home | CCC Planning | CCC Economic Development | BarnstableCounty.org

**Find Statistics**

- By Subject
  - Census
  - Community
  - Economic Development
  - Housing
  - Tourism
  - Human Services
  - Workforce
- By Source
  - By Geography
  - By Time Period
  - Alphabetical

**Download Data**

- CDBG Data
- LCP Data
- DRI Data

**Maps**

- RLU Maps
- RFP Maps
- Base Maps
- Zoning Maps

**E.D. Tools**

**USA County Profiles**

Select State: MA  
 Select County: Barnstable  
 Compare Within: U.S. State  
 Get Data | Print

**Overview for Barnstable County, MA**  
 Part of Barnstable Town MA, Metropolitan Area

Barnstable County is one of about 3,141 counties and county equivalents in the United States. It has 395.5 sq. miles in land area and a population density of 561.8 per square mile. In the last three decades of the 1900s its population grew by 129.9%. On the 2000 census form, 98.3% of the population reported only one race, with 1.8% of these reporting African-American. The population of this county is 1.3% Hispanic (of any race). The average household size is 2.28 persons compared to an average family size of 2.82 persons.

In 2007 retail trade was the largest of 20 major sectors. It had an average wage per job of \$27,956. Per capita income grew by 21.8% between 1996 and 2006 (adjusted for inflation).

| People & Income Overview (By Place of Residence) | Value    | Rank in U.S. | Industry Overview (2007) (By Place of Work)         | Value    | Rank in U.S. |
|--|----------|--------------|---|----------|--------------|
| Population (2007)                                | 222,175  | 276          | Covered Employment                                  | 92,623   | 291          |
| Growth (%) since 1990                            | 19.1%    | 1035         | Avg wage per job                                    | \$37,600 | 485          |
| Households (2000)                                | 94,822   | 225          | Manufacturing - % all jobs in County                | 2.4%     | 2596         |
| Labor Force (persons) (2007)                     | 120,720  | 260          | Avg wage per job                                    | \$49,822 | 461          |
| Unemployment Rate (2007)                         | 4.8      | 1375         | Transportation & Warehousing - % all jobs in County | 2.5%     | 1361         |
| Per Capita Personal Income (2006)                | \$45,445 | 92           | Avg wage per job                                    | \$37,519 | 1555         |

**What's New**

- Gross Domestic Product by State
- U.S. Employment
- Local Unemployment
- Advertising Index

**Fact Sheets & Reports**

- Myth or Fact?
  - Are Chain Stores Bad?
    - Presentation
    - Brief
  - Is Density Detrimental?
    - Presentation
    - Brief
- CEDS
- WB Blueprint
- LMI Workforce & UI Profile
- Donahue Center Reports
- Cape Trends

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DRI Decisions: Capizzi Widow's Walk, Wise Living Facility ..... 4

# CCC Technical Data Digest

## Traffic at Route 137 and Route 39, East Harwich

The chart below shows the average daily traffic at the intersection of Routes 137 and 39 in Harwich for each month over the past two years. The data are collected continuously on all approaches to the intersection using in-pavement vehicle-detection methods. The Cape Cod Commission's transportation staff remotely retrieves the collected data via telephone modem. The chart indicates changes in traffic during the year and the growth in traffic from last year to this year when comparing individual months.

## USGS Observation Well Data

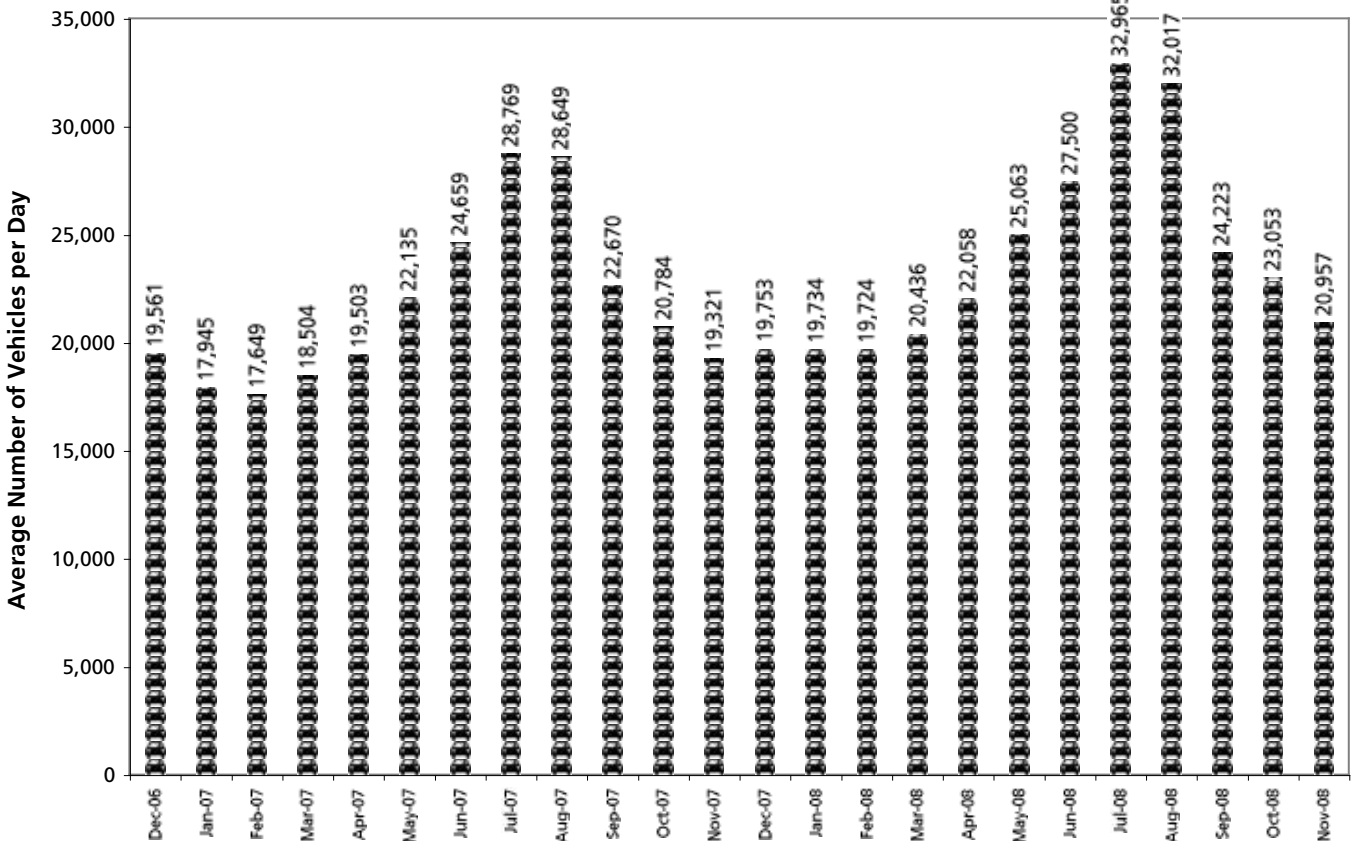
The groundwater-level measurements below are taken monthly by the Cape Cod Commission's staff from nine US Geological Survey (USGS) index wells. The data are also online at: [www.capecodcommission.org/wells.htm](http://www.capecodcommission.org/wells.htm)

### November 2008

| Location   | Well Number | Level* | Record High* | Record Low* | Departure from Average** |         |
|------------|-------------|--------|--------------|-------------|--------------------------|---------|
|            |             |        |              |             | Monthly                  | Overall |
| Barnstable | A1W 230     | 24.6   | 20.5         | 26.6        | -0.1                     | -0.9    |
| Barnstable | A1W 247     | 25.0   | 20.5         | 28.6        | 0.1                      | -0.6    |
| Brewster   | BMW 21      | 10.4   | 6.9          | 13.6        | 0.2                      | -0.3    |
| Chatham    | CGW 138     | 25.4   | 20.9         | 26.6        | -0.8                     | -1.5    |
| Mashpee    | MIW 29      | 9.0    | 5.6          | 10.0        | 0.2                      | -0.5    |
| Sandwich   | SDW 252     | 47.4   | 45.8         | 48.2        | 0.1                      | -0.2    |
| Sandwich   | SDW 253     | 50.3   | 45.8         | 55.1        | 0.4                      | -0.2    |
| Truro      | TSW 89      | 12.2   | 10.2         | 13.0        | 0.1                      | -0.2    |
| Wellfleet  | WNW 17      | 11.9   | 7.3          | 12.8        | -0.8                     | -1.5    |

\*Feet below land surface. \*\*Feet above mean sea level. †New monthly high. ‡New record high.

Average Daily Traffic – Intersection of Routes 137 and 39 in East Harwich, MA



## CCC Staff Changes

### ■ ARRIVALS:

#### Patty Daley

Patty Daley joined the Cape Cod Commission staff in early November as Technical Services Manager/



Chief of Staff. Most recently, she worked as Interim Director of Growth Management for the Town of Barnstable, Massachusetts, after having been Director of Comprehensive Planning there from 2005 to 2007. She previously served as Special Town Counsel to several Massachusetts municipalities and as Senior Environmental Analyst with the consulting firm of Horsley and Witten in Sandwich.

This is Daley's second round of employment with the Cape Cod Commission. She was the agency's Staff Attorney between 1992 and 1999, after having been promoted from Senior Regulatory Planner.

Daley earned a law degree from Vermont Law School and a Bachelor of Arts degree from the University of Massachusetts-Amherst.

#### Marianna Sarkisyan

Marianna Sarkisyan joined the Legal/Regulatory Program staff in early December as Regulatory Officer II. She earned a law degree from Florida State University School of Law and a Bachelor of Arts degree in English from Brandeis University.

Most recently, Sarkisyan worked at the law firm of Rose, Sundstrom & Bentley, which specializes in utilities, environmental, and land use law, particularly in advising clients on Developments of Regional Impact.

#### Page Czepiga

Page Czepiga joined the Legal/Regulatory Program staff in mid December as Regulatory Officer I. She earned a Bachelor of Science degree in community and international development from the University of Vermont, and has experience in regional planning and regulatory work through the Vermont Council of Rural Development and the Vergennes and Alburgh Planning Commissions, both in Vermont.

### ■ PROMOTION:

#### Kristy Senatori

In early December, Regulatory Officer Kristy Senatori was promoted to the position of Chief Regulatory Officer in

the Commission's Legal/Regulatory Program. She has been on staff since July 2008. Previously Senatori worked for an environmental consulting firm in Marlborough, Massachusetts. She earned a law degree from Vermont Law School.

### ■ DEPARTURE:

#### Stephanie Ostapowich

Stephanie Ostapowich resigned from the position of Special Projects Coordinator, effective December 5, 2008, to relocate to the Washington, DC, area. She had been on staff since April 2008. Previously she worked as Special Projects Manager for the Town of Barnstable in 2006-2007, as Personnel and Community Activities Department Specialist for the Massachusetts Army National Guard in 2005-2006, and as Executive Director and staff member of the Foundation on Economic Trends in Washington, DC, in 2004-2005.

## Thanks to Yarmouth CCC Rep

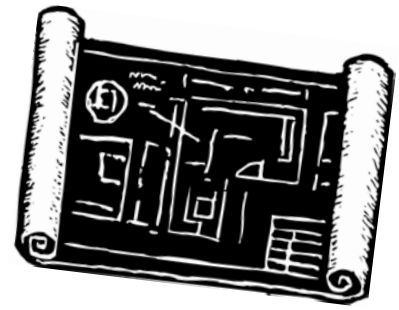
On November 18, 2008, the Board of Selectmen for the Town of Yarmouth accepted the resignation of Renie Hamman, their town's representative to the Cape Cod Commission. She will serve until the selectmen appoint a replacement or December 31, 2008, whichever comes first.



As a member of the Planning and the Regulatory standing committees, Hamman has been an active participant on the Commission since she was appointed in November 2007. The Cape Cod Commission and its staff extend thanks to Hamman for her dedicated service.

# Cape Cod Commission • DRI Decisions

*This newsletter publishes summaries of decisions on projects reviewed by the Cape Cod Commission as Developments of Regional Impact (DRIs). To download PDF versions of the DRI decisions, visit the Regulatory section of the Commission's Web site ([www.capecodcommission.org/regulatory/](http://www.capecodcommission.org/regulatory/)).*



## BARNSTABLE

### Capizzi Widow's Walk, Centerville Project #HDEX08012

On November 13, 2008, the Cape Cod Commission, with 11 voting members present, voted unanimously to approve with conditions the Hardship Exemption application of Thomas and Mary Capizzi for the proposed construction of a roof deck atop an existing two-story residence on one acre at 1010 Craigville Beach Road in Centerville, Massachusetts. The property is located within the Craigville Beach/Centerville Village District of Critical Planning Concern (DCPC; indicated by the dark land areas on the map below, from the Town of Barnstable web site).

The Town of Barnstable nominated the DCPC in February 2008 and the Barnstable County Assembly of Delegates established the district through a regional ordinance in May 2008. A limited moratorium on building permits is currently in effect. The property in question was not specifically exempted from the DCPC when the district was established.

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The Capizzis filed a Hardship Exemption application in July 2008 and provided additional information during the next two months. The Commission subcommittee reviewing the request held a public hearing in October, during which the committee learned that the plans for the roof deck had been submitted to the Town of Barnstable for building permits in November 2007, before the DCPC nomination. Some of the structure had been installed, but the remaining work was incomplete pending the town's consideration of the project's need for additional zoning relief. The town ultimately determined that no zoning relief was required.

During the Cape Cod Commission's review, staff Historic Preservation Specialist Sarah Korjeff noted that the proposed roof deck would not exceed the average height of buildings in the neighborhood, and that the addition's "modest height and bulk" were unlikely to have a significant impact on community character.

The Commission found that the proposed project does not represent "a substantial detriment to the public good or nullify or substantially derogate from the intent" of the Cape Cod Commission Act or the Craigville Beach/Centerville Village District of Critical Planning Concern. Because a substantial hardship would result from any additional delays, the Commission granted the Hardship Exemption.

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## FALMOUTH

### Wise Living at Woods Hole Project #TR08017

On November 13, 2008, the Cape Cod Commission, with 11 voting members present, voted unanimously to approve with conditions the Development of Regional Impact (DRI) application of Wise Living at Woods Hole LLC for the proposed construction of a senior independent living complex on 5.4 acres at 533 Woods Hole Road in Falmouth, Massachusetts.

The proposed project involves demolition of an existing motel, construction of 43 senior living units (with a 40,372-square-foot footprint), and rehabilitation of a geodesic dome structure (see photo at right) designed by R. Buckminster Fuller. The dome was constructed in 1953–1954 and has been determined to be eligible for listing on the National Register of Historic Places and may also be eligible for designation as a National Historic Landmark.



Nautilus Partners Inc. submitted a request to the Cape Cod Commission for a Limited DRI Determination in April 2006; however, the

application remained incomplete while the developer considered the most appropriate means of rehabilitating the dome structure and while the Town of Falmouth resolved zoning issues. Nautilus Partners modified the redevelopment plans and resubmitted a complete application on August 1, 2008.

The Commission's Regulatory Committee held a public hearing in mid August to determine the scope of impacts to be reviewed, voting to limit the DRI review to affordable housing and community character/historic preservation issues. The Commission then received a complete DRI review application on September 16, 2008. A subcommittee held a public hearing later in September and a public meeting in October.

The decision requires the provision of five affordable housing units (with a minimum of 10 bedrooms) either on or off site. The developer has committed to providing those units within the area of the village of Woods Hole. Four units will be within the so-called Penikese Building. The fifth unit either will be in the Penikese Building or in the village, or will be a parcel of land to accommodate one unit of affordable housing, or will be one unit within the Wise Living community itself.

The DRI decision's findings and conditions related to community character address architecture, parking, landscaping, utilities, exterior lighting, and heritage preservation. The geodesic dome's character-defining features will be preserved.

# Cape Cod Commission • DRI Status Report

*Developments of Regional Impact (DRIs) currently under consideration by the Cape Cod Commission are listed below. A check mark (✓) are listed below. A check mark (✓)*

*in front of a project's name indicates that Commission regulatory activity is scheduled for that project in the next month. Details about those*

*activities are listed in the calendar on the back cover and as hearing notices in the Regulatory section of the Web site: [www.capecodcommission.org](http://www.capecodcommission.org)*

## DRI Projects in the CCC Regulatory Queue

### BARNSTABLE

- **68 Dale Avenue, Hyannisport**—proposed substantial alteration to a structure listed as a contributing building within the Hyannisport National Register District. Extension agreement to 2/6/09.
- **Blanchard's Liquors**—proposed demolition of a Knights of Columbus hall and construction of a 9,801-sq.ft. liquor store on Route 28 in Hyannis. CCC accepted the project for review as a discretionary referral limited to growth management, transportation, and community character on 5/15/08. Extension agreement to 1/9/09.
- **Capizzi Widow's Walk**—proposed construction of a widow's walk on the roof of an existing dwelling located in the Craigville Beach/Centerville Village Center District of Critical Planning Concern. CCC approved the Hardship Exemption with conditions on 11/13/08.
- **Excel Switching Corp. Corporate Facilities**—proposed construction of two office buildings totaling 64,000 sq.ft. on the Excel Switching Corporate Campus.
- ✓ **F.W. Webb**—proposed 22,550-sq.ft. footprint, two-story addition, to include warehouse and office space, to an existing 22,500-sq.ft. footprint, two-story building that formerly housed a mill store.

### BOURNE

- ✓ **Paesano Company Office Building (Raponi/123 Waterhouse Road)**—already constructed office building, consisting of a 9,400-sq.ft. first floor and a 9,400-sq.ft. concrete-surface second level in the building. CCC asserted jurisdiction for the mandatory DRI on 10/2/08.

### BREWSTER

No DRI projects at this time.

### CHATHAM

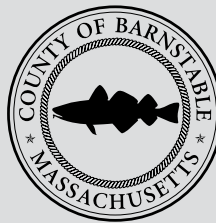
- **Chatham Wastewater Plan**—wastewater study and implementation plan. Joint MEPA/CCC review. Extension agreement to 6/18/10.

### DENNIS

No DRI projects at this time.

### EASTHAM

No DRI projects at this time.



### FALMOUTH

- **South Coast Watersheds Comprehensive Wastewater Management Plan**—proposed Comprehensive Wastewater Management Plan to address water quality problems of Little, Great, Green, Bournes, and Eel ponds, and Waquoit Bay. Joint MEPA/CCC review.
- **The Golf Club at Cape Cod/Ballymeade**—proposed construction of an 18-hole golf course on approximately 183.41 acres within Ballymeade Estates.
- **Wise Living at Woods Hole**—proposed redevelopment of a 5.4-acre site with demolition of an existing motel, rehab of an existing geodesic dome, and construction of a new 43-unit senior living community. CCC approved the DRI with conditions on 11/13/08.

### HARWICH

No DRI projects at this time.

### MASHPEE

- **Holland Mills Well and Pumping Station**—proposed installation of new public water supply well/pump station. Joint MEPA/CCC review.
- **Mashpee Commons**—proposed master plan. Joint MEPA/CCC review. Extension agreement to 2/1/09.
- **Mashpee Watershed Plan**—proposed watershed nitrogen management plan.
- **Mashpee Woods ANR Plan**—proposed Approval Not Required subdivision plan with two commercial lots and seven industrial lots. Extension agreement to 9/18/09.

### ORLEANS

- **Daniels C&D Facility Expansion**—proposed expansion of a construction and demolition debris processing facility from 9,800 sq.ft. to 19,400 sq.ft. and from 49 tons per day to 250 tons per day of materials. DRI to be reviewed as a major modification.

### PROVINCETOWN

- **Provincetown Airport Capital Improvements Plan**—proposed safety and facility improvements to the Provincetown Municipal Airport. Joint MEPA/CCC review.

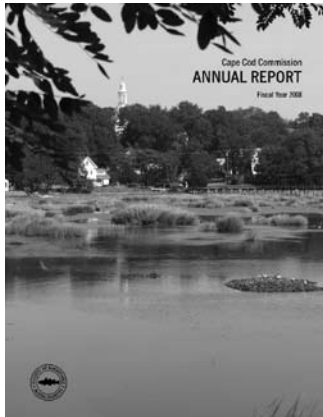
### SANDWICH

- **Sandwich Beach Nourishment and Dredging**—proposed beach nourishment and maintenance dredging. Joint MEPA/CCC review.

### TRURO

- ✓ **Dutra Residence**—proposed construction of six cottages to replace an existing residence. Formal withdrawal anticipated.

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## CCC FY08 Annual Report

The Cape Cod Commission's annual report for Fiscal Year 2008 is now available as a 36-page, color PDF file on the web site:

[www.capecodcommission.org/annualreport/](http://www.capecodcommission.org/annualreport/)

The report highlights the agency's regional activities, training and workshops, technical services provided to each Cape town, financial information (revenues and expenses, as well as mitigation funds available to towns as a result of Development of Regional Impact reviews), and staff and members lists. All data is relevant to the period July 1, 2007 through June 30, 2008.

Two versions are provided on the web site: one, a low-resolution file suitable for on-screen viewing, and the other, a high-resolution file suitable for printing. Printed copies of the report have been mailed to Cape boards of selectmen, town administrators, planning board chairs, town planners, statewide planning agencies, and Cape libraries. Additional prints may be requested from the Cape Cod Commission by phone (508-362-3828) or e-mail ([frontdesk@capecodcommission.org](mailto:frontdesk@capecodcommission.org)).

STATSCapeCod will also offer fact sheets, reports, and presentations designed for use by economic development and business professionals. For example, "Myth or Fact" briefs, with associated presentations, will be available on such topics as the local economic impacts of chain stores, development density, "green" buildings, and households with children.

Richardson says STATSCapeCod will also offer "balanced economy benchmarks," data and trends related to the four principles that guide the economic development goals in the 2008 Cape Cod Regional Policy Plan: (1) *protect and build on your competitive advantage*; (2) *use your resources efficiently*; (3) *foster balance and diversity*; and (4) *expand opportunity and regional wealth*.

Phase 2 of the CEDS process will begin in January 2009, to be completed by June. Representatives from regional organizations involved in economic and business development on Cape Cod will be formed into working groups to address the topics of infrastructure, workforce development, industry clusters, business development, and business climate. The groups will also make recommendations on priority economic development projects to the CEDS Strategy Committee (the Cape Cod Economic Development Council with other partners). The Cape Cod Commission must vote to endorse the final CEDS report in early June.

Phase 3 will focus on implementation and evaluation once the report is adopted.

### DRI status, from page 6...

#### WELLFLEET

• **Herring River Tidal Restoration Project**—proposed reestablishment of tidal flow to the 1,100-acre Herring River estuary and flood plain. Joint MEPA/CCC review.

#### YARMOUTH

• **Cape Wind Energy Project**—proposed wind energy facility in Nantucket Sound, with 130 wind towers transmitting power via an underground cable with a proposed Yarmouth landfill. Joint MEPA/CCC review. MEPA issued FEIR certificate on 3/29/07. CCC denied the project without prejudice on procedural grounds on 10/18/07. Cape Wind Associates filed a petition with the state Energy Facilities Siting Board (EFSB) for a "Certificate of

Environmental Impact and Public Interest" on 11/21/07. EFSB held a hearing in mid November 2008.

• **Parker's River Marine Park**—proposed marine park on the 22-acre site of the former Yarmouth drive-in theater. Joint MEPA/CCC review.

• **Yarmouth Cultural Center/Owl Club**—proposed demolition of an existing structure, formerly known as the Owl Club, and new construction for the expansion of the Yarmouth Cultural Center.

# Commission Meetings and Events

Cape Cod Commission meetings and hearings are open to the public. Call (508) 362-3828 to confirm times and check for last-minute changes.

## Standing Committees

Regulatory, Planning, and Executive committee meetings held at the Commission offices. Call for times.

Monday, January 5  
Tuesday, January 20  
Monday, February 2

## Full Commission Meetings

Held at the Barnstable County Assembly of Delegates Chamber at 3 p.m., unless otherwise noted.

Thursday, January 8  
Thursday, January 22  
Thursday, February 5

## Regulatory Calendar

- **December 23:** HEARING OFFICER: F.W. Webb (Barnstable project), 10 a.m., CCC
- **January 8:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm:
  - Paesano Company Office Building
  - Amendment to Affordable Housing Technical Bulletin

## Other Events

- **All Barnstable County offices will be closed for the holidays as follows:**
  - Thursday, December 25, 2008
  - Friday, December 26, 2008
  - Thursday, January 1, 2009



## Cape Cod Commission

### • FISCAL YEAR 2009 OFFICERS •

Chair:  
**John D. (J.D.) Harris**

Vice Chair: **Jay Zavala** Secretary: **Florence Seldin**

### • REPRESENTATIVES •

Barnstable:  
**Royden Richardson**

Bourne:  
**Michael Blanton**

Brewster:  
**Elizabeth Taylor**

Chatham:  
**Florence Seldin**

Dennis:  
**Brad Crowell**

Eastham:  
**Joyce Brookshire**

Falmouth:  
**Jay Zavala**

Harwich:  
**Leo Cakounes**

Mashpee:  
**Ernest Virgilio**

Orleans:  
**Frank H. Hogan**

Provincetown:  
**Roslyn Garfield**

Sandwich:  
**Alan Trebat**

Truro:  
**Peter Graham**

Wellfleet:  
**Roger Putnam**

Yarmouth:  
**Renie Hamman**

County Commissioner:  
**William Doherty**

Minority:  
**John D. (J.D.) Harris**

Native American:  
**Mark Harding**

Governor's Appointee:  
**Herbert Olsen**

EXECUTIVE DIRECTOR: **Paul Niedzwiecki**  
EDITOR: **Nancy L. Hossfeld**

PHONE: (508) 362-3828 FAX: (508) 362-3136  
E-MAIL: [newsletter@capecodcommission.org](mailto:newsletter@capecodcommission.org)

WEB SITES:

[www.capecodcommission.org](http://www.capecodcommission.org)  
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**REPORTER**  
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Barnstable, Massachusetts 02630-0226