



Upper Cape YMCA, Falmouth (CCC File No. 24008)
Development of Regional Impact Review
Subcommittee Meeting
Minutes | Wednesday July 10, 2024 at 5:00 p.m.

Virtual via Zoom

The Chair, Harold Mitchell, opened the Subcommittee meeting by reading the meeting announcement. The subcommittee hearing is being held virtually via Zoom with all members participating remotely. He said that the subcommittee members will discuss the proposed two-story YMCA facility in Falmouth.

The Chair took attendance by roll call.

Roll Call:

- Harold Mitchell, *Chair*, Present
- John Druley, Present
- Jacqueline Etsten, Present
- Douglas Fromm, Present
- Peter Okun, Present

Staff Presentation:

The Chair recognized Alex Peterson, Regulatory Planner, for the Cape Cod Commission staff's presentation. Using a PowerPoint presentation, Mr. Peterson discussed the draft Development of Regional Impact ("DRI") decision that staff prepared following the previous subcommittee hearing.

Mr. Peterson summarized the standards of review for granting approval of a DRI and the relevant goals and objectives of the Regional Policy Plan (RPP). A more detailed explanation of RPP consistency is available in the staff report dated 6/7/2024.

With respect to the open space mitigation waiver request, Mr. Peterson explained that there are sufficient grounds for the Commission to grant a waiver, and that the subcommittee voted to recommend that a waiver be granted at the previous meeting. He summarized the findings relevant to the waiver request. He also explained that the applicant submitted additional traffic mitigation measures which are included in findings and conditions to the draft decision. He described several proposed amendments to the draft decision for the subcommittee to consider before recommending the decision to the full Commission.

Subcommittee Discussion:

The Chair asked if any representative for the Applicant wished to speak prior to taking questions from subcommittee members.

The Chair asked for questions or comments from members of the subcommittee, to be addressed by the Applicant and/or Commission staff.

The Chair recognized Peter Okun. Mr. Okun asked about the condition related to wastewater monitoring. He was concerned that the 12 months following a certificate of occupancy might not be enough time to monitor wastewater system performance and wanted to ensure the building will be at full capacity when the system is being measured. Greg Wirsen, representing the Applicant, discussed the monitoring requirements likely to be imposed by MassDEP for the system. He suggested that the condition could be extended to cover 18 months post-occupancy. Commission staff agreed with this suggestion.

The Chair suggested that the finding related to the open space waiver be revised to say that the subcommittee recommended the full Commission grant the waiver, and not that it has already granted the waiver. Mr. Peterson said that change can be made and the finding will be updated based on how the full Commission votes.

The Chair reviewed and commented on the other amendments to the draft decision. He asked to revise the finding related to electric vehicle (EV) charging stations to specify that 18 spaces are proposed.

The Chair invited the Applicant to discuss the updated traffic mitigation measures. Emily Buck, project manager at Bowman, described how the Applicant reviewed crash data at the intersection of Brick Kiln Road and Gifford Street. She explained how the proposed signage and signal timing changes would enhance safety at the intersection.

The Chair recognized Jacqueline Etsten. Ms. Etsten expressed concern about the design of the building, particularly the relationship between the entryway canopy and other elements of the structure. She asked if any other Commission members or representatives from the town had concerns or wanted assistance from the Commission in reviewing the design.

The Chair recognized John Druley. Mr. Druley said that the Falmouth Planning Board referred the Project to the Cape Cod Commission. When it comes back for review by the town boards it will undergo a hearing process, and the town will address any design concerns then. Ms. Etsten said she believes the Project is a very good one, and just wanted to make sure the Commission is able to assist the town in any way it can.

There were no other subcommittee member questions

Public Comment:

Federal, Local, and State Officials

The Chair asked for comments from any federal, local, or state officials. There were none.

General Public



The Chair opened the hearing for comments from members of the general public. He asked those wishing to speak to raise their hands and unmute when recognized by name. There were none.

Further Subcommittee Discussion:

The Chair asked for additional comments, questions, and requests from members of the subcommittee. There were none. He asked for a motion to recommend the draft DRI decision with amendments as discussed during the hearing to the full Cape Cod Commission. Peter Okun made the motion. Mr. Peterson asked for clarification on which amendments and conditions the subcommittee wished to include in the draft decision. The Chair confirmed that all of the changes discussed during the hearing and the amendments and conditions presented by staff should be in the draft decision. Douglas Fromm seconded the motion.

He took a vote by roll call.

- John Druley, Yes
- Jacqueline Etsten, Yes
- Douglas Fromm, Yes
- Peter Okun, Yes
- Harold Mitchell, Yes

The Chair asked for a motion to continue the public hearing on the DRI to a meeting of the full Commission on Thursday August 8, 2024, at 3:00pm to be held virtually via zoom. Mr. Druley made a motion to continue. Mr. Okun seconded the motion. The Chair took a vote by roll call.

- Harold Mitchell, *Chair*, Yes
- John Druley, Yes
- Jacqueline Etsten, Yes
- Douglas Fromm, Yes
- Peter Okun, Yes

The motion carried and the hearing was continued.

Approved by: Harold W. Mitchell Title Chair CC Commission
 Date: Aug 27, 2024