MINUTES
OF THE
LOCAL COMPREHENSIVE PLAN STEERING COMMITTEE
April 13 2022

Present: Jonathan Finn, Lisa Hassler, Jonathan Fitch, Roy Anderson, Nanette Perkins

Staff: Ralph Vitacco, Director of Planning and Development; Leanne Drake, Town Planner; David Mason, Board of Heath Director

Mr. Finn convenes meeting at 5:03pm. No quorum to approve minutes.

Wastewater Presentation
Mr. Vitacco informs the committee that for today the committee should be focused on setting goals and objectives. On the table is a matrix of goals from 2009, the RPP and our current goals. This will help the committee in the second half. Over the next 6 meetings we will be discussing different topics. Today’s topic is wastewater. Mr. Vitacco introduces Mr. Mason. Mr. Mason provides a detailed history of what has brought us to this point. Ms. Hassler arrives at 5:08pm. Mr. Mason continues to discuss wastewater planning. A committee was set up to look at wastewater as a solution for nutrient issues. The committee decided to study the topic and create a plan. The plan is known as the Comprehensive Water Resource Management Plan or CWRMP. Mr. Mason informs the committee of the Clean Water Act and the existing Memorandums of Understanding (MOU) with Mashpee and Barnstable due to nitrates in our estuaries. When looking at the report we have identified how many gallons are produced and how many nitrates need to be removed. Ms. Perkins arrives at 5:12pm. Mr. Mason continues his presentation. In the southern watersheds we are working with surrounding towns to remove nitrates from those watersheds. The status of this really depends on where the other towns are. With the development of the CWRMP, the committee focused on areas where sewer would really be necessary. It cost 1.7 million dollars per mile. On the south we are in discussion with other towns for nutrient credit trading. We will more than likely be saying we need x amount pounds of nitrates removed so we will pay to have you remove it as its closer to your area. Typical travel time of ground water is a mile every 5 year. It makes more sense to pay the other towns to do it as they have a denser area compared to us that is more spread out due to zoning. For actual sewer pipes in the ground we have identified 3 phases. Mr. Mason discusses options. Mr. Mason provides a map to the committee. Phase one includes the downtown area, Jan Sebastian Drive, the schools and South Sandwich Village. And possibly Town Neck. We are getting a lot of interest from residents in Town Neck. The purpose of sewer in these areas are economically and aesthetically driven. For example the Dan'l Webster, they require a ground water discharge permit and have nowhere to go. The nursing home on 6A system has failed so were are working with them to address this. There is also the Wing School Development. Back in the 70s the town was given the option to sewer the downtown with 90% reimbursement from the feds but the town voted against it. What we are working on right now is utilization of the treatment plant out
on the base. Federal Government is disposing of their plant on the base. A private company has come in and will be operating the facility. There are other towns are also looking at partnering with them. The issue becomes that there is a need for expansion and disposal. They currently have an available capacity of 200,000 gpd. We have a placeholder for this. We are further ahead than the other towns. Our actual needs are 500,000 gpd in phase one. A plant at Jan Sebastian could handle that but we prefer the JBCC option. There is a need to expand water lines in town and we want to see the district expanding.

Ms. Perkins asks if we went with the Jan Sebastian plan would there be another company running it? Mr. Mason explains that they would go with the design build operate option. We are waiting on the federal government to officially sign off to allow for the transfer of the facility. We are hoping to get that in place and make some final decisions this summer maybe fall. Once we have a decision made we are looking at 3-5 years based on construction. It’s aggressive but it can be done. There is an internal group looking at this so we make plans we are not creating detrimental impacts. Leanne and Ralph are part of the group. As far as the funding goes, the town adopted the Water Investment Infrastructure Fund (WIF) a few town meetings ago. We are looking at federal monies available and SRF funding with the state. Mr. Mason explains the SRF funding drawbacks and applicability. We also just received a grant to look at expansion of the disposal fields. The other component is the fresh water ponds. We have a study on all of our ponds. We continue to monitor them. Mr. Finn asks what the timing is between phases. Mr. Mason explains that it’s roughly the same timeframe 3-5 years between phases. Ms. Hassler asks about the bedroom count; will there be a change in zoning? Mr. Mason explains that downtown is not limited for nutrient purposes. The pieces of the puzzle limit it. In a zone 2 the bedroom count is limited. There are pieces of this that have to be worked out with zoning and Board of Health regulations. Provincetown has done this. Mr. Fitch asks if this is how bedrooms will be controlled. Will it be a permit for a bedroom? Mr. Mason explains that’s how it may have to be controlled. We haven’t gotten into the depth of it yet but those triggers do exist. The committee discusses growth and capacity with Mr. Mason. Mr. Mason explains that it is all about what is existing, what is the buildout number and what are we projecting for redevelopment. All of that can be worked out. Mr. Vitacco states the time count, we have 15 minutes left with Dave. Mr. Mason explains that once we know the direction we are going in it will be easier to make decisions. Mr. Anderson asks about max buildout. Mr. Mason explains that it’s about 1 million gpd. Ms. Perkins asks about the other surrounding towns. Mr. Mason discusses where the other towns are in their process. Ms. Hassler asks about homeowner hook up. Mr. Mason states that you will be required to hook up. Ms. Hassler asks if it will be a betterment. Mr. Mason states that it will be. Mr. Finn asks where the discharge goes? Mr. Mason explains that it goes into the groundwater and into the canal. Ms. Hassler asks what the cost would be for homeowners. Mr. Mason explains that in 2017 it was approx. $1800. The committee thanks him for his time.

Minutes
Ms. Drake asks if the committee would be ok to vote on the minutes now that we have a quorum. Mr. Fitch motions to approve the minutes, Mr. Anderson seconds. Approved 5-0-0.
Goals and Objectives

Mr. Finn moves to agenda item number 4 goals and objectives. Mr. Vitacco provides an overview of the process to date. Mr. Anderson states that for example this whole water and sewer thing will be a plug and play in our plan. Mr. Vitacco agrees. Mr. Vitacco references the matrix provided by our consultant. Mr. Anderson would like to see another column that shows all the information we have gathered to date. Mr. Vitacco states that they can input the data. Ms. Perkins asks if we can make them more specific. Mr. Vitacco explains that they are general and we have to follow the format of the RPP but we can make the action items specific to us. Mr. Vitacco states that Sharon will attend our first meeting May. Mr. Anderson states that we need to make sure we have a very clear agenda every time she comes that’s one meeting less. The committee discusses the matrix and how its set up. Mr. Finn discusses priorities for example communications. Ms. Drake explains that every action item will have a priority level. Mr. Vitacco asks if they can redirect the conversation back to wastewater. Mr. Finn asks are we focused right now on just natural systems. Mr. Vitacco explains that we should be focused on wastewater. What are our objectives and action items? Mr. Anderson states that we understand we have current limitations. Is it not imperative to create our 10 year plan and say hey wastewater you need to grow to this? Mr. Finn discusses the timetable for all of the phases. Mr. Anderson reiterates his point. Ms. Hassler explains that growth means different things to different people. There was discussion around creating more opportunities for business but no one in the focus group stated that we need more kids to educate. Is there a tradeoff to limit growth in other ways that would naturally be allowed with sewer? Should we focus those gallons to areas where we do want growth, for example out business areas? Mr. Anderson explains that no matter our goal it should end with the total number of gallons that would be required. And are there any other limitations. Mr. Finn and Ms. Perkins think that’s out of our scope. Mr. Anderson agrees and states that it’s in Mr. Mason’s scope. Mr. Fitch asks if Planning has been involved in wastewater efforts. Ms. Drake explains that they sit on the internal committee. She explains that the zoning bylaws will have to be amended. They would like direction from the committee on potential areas of growth. Mr. Vitacco stated that as we look at objectives let’s look at short term and long term. Is short term in gallons concentrated on the commercial side or the housing side? The committee discusses this. Mr. Vitacco states that the full buildout is 30,000 we currently have about 20,000. Ms. Hassler discusses the lack of available housing in town. Mr. Finn states that demand to be here out of supply. Mr. Fitch explains that certain things have to be unlocked, the rules that are inexistence now are so restrictive. Mr. Finn asks for an example. Mr. Fitch states frontage. It should be based on access. Second we are talking about 10% of affordable housing. But it’s going to happen and we should plan for it. Ms. Perkins explains how tough it can be to find tenants. Where will they work? Mr. Anderson states that this should be part of the plan; he discusses transportation, jobs etc. Mr. Fitch says all we are talking about is how this relates to sewer. Mr. Anderson is not worried about capacity it’s just money that’s a limitation and that can be worked out. The committee discusses development on the Cape and in town. Mr. Finn wonders if it’s in our scope to be so specific; we should be directional. The committee discusses their scope. Mr. Finn wonders if we could have tax incentives for example if you construct an ADU. Ms. Perkins explains the process and what would be required. The committee focuses on the matrix. Mr. Finn asks why the RPP goals are the same from our LCP from 2009. Ms. Drake explains that these goals are overarching. Mr. Anderson states that they are generic. Ms. Drake asks if it would make more sense if they collapsed the 2009 goals
and worked with the RPP goals and the committees’ goals. Ms. Perkins does not want to do that. Mr. Anderson states that there are some nice objectives in the 2009 plan and now we need to create goals. Goals are dates and numbers. Mr. Anderson provides an example. A discussion regarding goal setting and accountability takes place. The committee agrees that this was a great discussion. Mr. Anderson feels he has clarity. Ms. Drake will input the information into the matrix and follow up with Mr. Anderson.

Mr. Finn asks if we are fully live now with our meetings. Mr. Vitacco explains that are next 6 meetings will be in-person. Next meeting is Wednesday April 27th. Mr. Anderson asks for a map for future buildout. Mr. Vitacco informs the committee that the next meeting will be on economic opportunities and he has invited Kevin Pepe, a commercial relator, and Tommy Tsakalos, a business owner, to join the discussion. Mr. Finn asks why Tommy Tsakalos was invited? Being that he will have his own vested interest. Mr. Vitacco explains that he was directed to invite him at the last meeting. Mr. Fitch explains that this was his idea; he would like to ask him why his dream failed. Ms. Perkins would like to know why he built such ugly buildings. Mr. Finn agrees with having Kevin Pepe as opposed to a business owner whose perspective is tailored through his own business lens. Ms. Hassler states that it is too late now, he’s already been invited. Mr. Finn is a little concerned but understands.

**Ms. Perkins motions to adjourn. Mr. Fitch seconds; all approve 5-0-0.**
Meeting adjourned at 7:03 pm.

Respectfully submitted,

[Signature]

Leanne Drake, Town Planner and Special Projects Administrator