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CAPE COD COMMISSION

Cape Cod Commission Staff Memorandum
Development of Regional Impact Review

DATE:	July 29, 2025
PROJECT:	Cape Cod Country Club Solar (CCC File No: 25009)
Project Applicant:	ASD Cape Cod Holdings, LLC
Property Owner:	New Cape Cod Country Club, Inc.
Project Location:	41, 42, 48, 59 Theatre Drive and 0 Boxberry Hill Rd, Falmouth MA
Map/Parcel:	10-04-007-035; 10-03-001-163; 17-01-028-039; 17-01-028A-015; 17-01-031-037
SUBCOMMITTEE:	John Druley, Catherine Ledec, Peter Okun, Ernest Virgilio, Thomas Wilson, Kevin Grunwald (Alternate)

SUMMARY

The Applicant submitted a supplemental filing on July 16, 2025 to address concerns raised in the initial hearings on the Project. Based on the responses by the Applicant, Staff suggests that, with conditions, the Project is consistent with the requirements of the Regional Policy Plan. Thus, Staff recommends that the Subcommittee may direct Staff to prepare a draft decision approving the Project for their review and potential recommendation for adoption by the full Cape Cod Commission.

Additionally, Staff provides suggested probable project benefits and probable project detriments for discussion by the Subcommittee.

DISCUSSION

Objective WR1

Portions of the Project are located within Potential Public Water Supply Areas (PPWSA) FSW-18 and FSW-22. Due to this mapping, the Water Resources Technical Bulletin identifies the need to provide an inventory with the identity and quantity of expected and potentially hazardous

materials/waste that will be generated, used, or stored on site during and after construction, or, in the alternative, a submission demonstrating that none with be present. The Applicant provided an inventory in the supplemental filing, which identified that proposed systems will contain greater than household quantities of ethylene glycol, therefore a containment system is required. Staff requested the Applicant design stormwater systems that incorporate containment of 110% of potentially hazardous fluid plus additional volume to contain a simultaneous 100-year, 24-hour rainfall event and to include a flow arresting device. In the alternative, the Applicant has proposed sealed containment and constructing roofs over the equipment pads to negate the need for accounting for the rainfall event as well as negating the need for a flow arresting device. The Applicant also provided an Energy Storage System Risk Mitigation Strategy. Staff suggests that the Applicant's approach adequately complies with the requirements of the Technical Bulletin.

Objective WPH1

The Applicant submitted updates to the Restoration Plan, which now includes quantities of trees and shrubs as requested by Staff.

Objective WPH4

The Applicant submitted an expanded Invasive Species Management Plan, which Staff suggests is consistent with Commission requirements.

Objective CH2

While much of the Site has likely been disturbed, Staff reviewed mappings for archaeological sensitivity and recommended the Applicant prepare an unanticipated discoveries plan prior to construction, to be reviewed by Staff by condition of a decision. The Applicant has committed to providing such a plan, thus Staff suggests the Project meets Objective CD2.

Other Submittals

While not significant prior concerns of Staff, the submittal of the following updated documents are appreciated by Staff:

- Site Distance Analysis, East Array
- Land Donation Structure
- Nitrogen Loading Analysis

Benefits and Detriments

Staff provides the following suggestions for probable project benefits and probable project detriments for discussion by the Subcommittee.

Benefits

- The Project is in an area prioritized for development of solar generating facilities (the Town of Falmouth's Large Scale Ground Mounted Solar Overlay District).
- The Project will result in the permanent protection of significant tracts of land contiguous to other conservation areas.
- The Project will provide new native grassland habitat on site for pollinator species.
- The Project will reduce fertilizer use in multiple water protection areas and adjacent to Coonamessett Pond as compared to the current use of the Site.
- The Project will contribute a significant amount of new carbon-free energy to the electric grid over its lifetime.

Detriments

- The Project will clear approximately 10.5 acres of trees to accommodate the solar PV array and associated equipment.