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CAPE COD COMMISSION

Development of Regional Impact Subcommittee Hearing
Captain Berties Way Housing Project
March 31, 2025 5:00pm, Virtual Hearing

1. **Chair Initial Announcement**

   - This Subcommittee hearing is being held virtually by Zoom, with all members participating remotely, pursuant to Chapter 20 of the Acts of 2021, as amended by Chapter 2 of the Acts of 2023. Because the meeting is being held virtually, all votes and actions will be taken by roll call. The committee members participating remotely will be announced as attendance roll call is taken.

2. **Open Hearing**

   - The Cape Cod Commission is holding this Development of Regional Impact Subcommittee Hearing on the 44 Captain Berties Way Housing DRI (Commission File Number 25002), which proposes a +/- 44,500-sf four-story building containing 36 residential units with associated parking and site improvements at 44 Captain Bertie's Way in Provincetown.
   - Anyone wishing to testify will be welcome to do so during the public comment portion of the hearing.
   - If the public or applicant wish to speak click on the "Raise Hand" icon on bottom of screen. On some screens, "Raise Hand" may be under the "More..." icon. For those who called in by telephone, press *9 to raise hand and *6 to mute/unmute.
   - You will be recognized by name when it is your time to speak.

- If anyone attending is having a technical issue, use either the chat box on your screen or email support@capecodcommission.org and staff will assist you.
- This hearing is being recorded for the purpose of taking minutes. If anyone else is recording the meeting, please raise your hand now.

3. **Attendance/Confirm Quorum (ROLL CALL)**
    - Tom Wilson (Chair)
    - Elizabeth Taylor
    - John Druley
    - Kevin Grunwald
    - Peter Okun
    - Ernest Virgilio (Alternate)
4. **Applicant Presentation**
    - The Subcommittee will hear a presentation on the Project from the Applicant.
5. **Commission Staff Comments**
    - The Subcommittee will now hear a presentation of Commission staff comments on the Project from Jordan.
6. **Subcommittee Questions and Discussion**
    - The Subcommittee will now discuss the Project and direct any questions to the Applicant and Commission staff.
7. **Open the Hearing for Public Comment**
    - **Federal, State, and Local Officials:**
    - The Subcommittee asks any federal, state, and local officials who wish to testify to raise their hands.
    - **Open hearing to members of the General Public:**
    - If you wish to speak, click on the “Raise Hand” icon on bottom of screen. On some screens, "Raise Hand" may be under the “More...” icon. For those who called in by telephone, press *9 to “Raise Hand,” and *6 to mute/unmute.

- You will be recognized by name when it is your time to speak. Please remain on mute until you are recognized to speak. When you are recognized to speak, please state your first and last name for the record
- If anyone is having a technical issue, use either the chat box on your screen or email support@capecodcommission.org and staff will assist you.

8. Further Subcommittee Discussion

- The subcommittee should discuss whether the Project meets the standards for DRI approval.
- The subcommittee may also wish to discuss probable benefits and probable detriments of the Project.
- The subcommittee members may ask any additional questions of the Applicant/Commission Staff.
- Before the subcommittee continues the hearing, scheduling must be discussed.

9. Recommended Motions:

- Move to direct staff to draft a DRI Decision for recommendation to the full Commission. **(ROLL CALL)**
- Move to continue the hearing on the DRI to the meeting of the full Cape Cod Commission on April 10, 2025? **(ROLL CALL)**
- **ROLL CALL VOTE:**
    - Tom Wilson (Chair)
    - Elizabeth Taylor
    - John Druley
    - Kevin Grunwald
    - Peter Okun
    - Ernest Virgilio (Alternate)