CAPE COD
COMMISSION

Minutes
Cape Cod Commission Meeting
September 17, 2026

The Chair announced that this meeting is being held in a hybrid format, with some members of the Commission participating in person and some participating remotely, as allowed pursuant to Chapter 20 of the Acts of 2021, as extended. Some opening meeting announcements were provided to help run this hybrid meeting smoothly including how to be recognized to speak and how to participate by zoom and telephone.

Jeffrey Ribeiro called the roll for attendance and a quorum of members was established as follows:

Tom Wilson (Chair)	Present
Kevin Grunwald (Secretary)	Present
Catherine Ledec	Present
Robert Frangieh	Absent
Elizabeth Taylor	Present
Michael McGee	Present
Michele Vion	Present
John Druley	Present
Matt Sutphin	Present
Ernest Virgilio	Absent
Douglas Fromm	Absent
Peter Okun	Present
Anne McManus	Present
David Mead-Fox	Present
Dennis Prebensen	Present
Ronald Bergstrom	Absent
John Harris	Absent
Tribal Representative	Vacant
Carlos Barbosa	Present

The following members participated virtually via ZOOM:

Elizabeth Taylor
Michael McGee
John Druley
Anne McManus
David Mead-Fox
Carlos Barbosa

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Summary of actions/votes taken

- The draft minutes of the 6/11/26 Cape Cod Commission meeting were approved
- The draft minutes of the 6/25/26 Cape Cod Commission meeting were approved

Review and approval of the 6/11/26 Cape Cod Commission meeting minutes

Upon a motion to approve the draft minutes of the 6/11/26 Cape Cod Commission meeting by Michele Vion, seconded by Elizabeth Taylor, the motion carried. Roll call vote was as follows: Catherine Ledec, Yes; Elizabeth Taylor, Yes; Tom Wilson, Yes; Michael McGee, Yes; Michele Vion, Yes; John Druley, Yes; Matt Sutphin, Abstain; Peter Okun, Yes; Anne McManus, Yes; Kevin Grunwald, Yes; David Mead-Fox, Yes; Dennis Prebensen, Yes

Review and approval of the 6/25/26 Cape Cod Commission meeting minutes

Upon a motion to approve the draft minutes of the 6/25/26 Cape Cod Commission meeting by Kevin Grunwald, seconded by Michele Vion, the motion carried with revisions correcting the spelling of Michael Lach's name and correcting the title of Norm Clarke from Chief to retired Chief. Roll call vote was as follows: Catherine Ledec, Yes; Elizabeth Taylor, Yes; Tom Wilson, Yes; Michael McGee, Yes; Michele Vion, Yes; John Druley, Yes; Matt Sutphin, Abstain; Peter Okun, Yes; Anne McManus, Yes; Kevin Grunwald, Yes; David Mead-Fox, Yes; Dennis Prebensen, Abstain

Public Comment

There was no public comment

Executive Director's Report: Kristy Senatori

- Commission Staff continues to work on the regional Open Space plan. Subregional stakeholder meetings were held in Orleans, Barnstable, Wellfleet, and Sandwich. An online survey was launched to understand community priorities.
- The Commission received a $246,000 grant from the Executive Office of Energy and Environmental Affairs for Open Space planning that will fund an economic analysis of the value of the region's natural and recreational assets. A kickoff meeting was held earlier in the week.
- The Cape Cod Outdoors project launched as an interactive online tool that inventories over 500 recreational sites across Cape Cod. It is available on the Cape Cod Commission website.
- Planning for the 2026 OneCape Summit continues and save-the-dates have been sent out for November 16th in Harwich. The agenda and speaker list is being developed. Members were sent a complimentary registration code.
- The Executive Director and members of Commission Staff made a presentation to the Assembly of Delegates on aquifer protection and regional water planning. An information sheet is available on the Commission website to provide factual information to the public.
- Former Orleans Commission Member Leonard Short passed away. He served on the Commission from 2014 through 2020.
- Commission Staff continue to participate in meetings of the Canal Bridges Advisory Group and the Cape and Islands Bridges Coalition. MassDOT attended meetings of both groups and is scheduled to attend the October 1st meeting of the Barnstable Town Council. Staff also

attended meetings held by Senator Dylan Fernandes. Luisa Paiewonsky of MassDOT is presenting to the Commission to provide an update and answer questions. Commission Deputy Director will provide opening remarks.
- The second presentation will be a presentation highlighting recent regulatory work of the Commission.

The Chair said that he used the Cape Cod Outdoors website to find new walking paths. He said that it is a great tool for the public.

Mr. Grunwald asked where the information sheet on water supply can be found. Ms. Senatori said that she would send a link to members.

Cape Cod Bridges Program: Luisa Paiewonsky, MassDOT Executive Director of Megaprojects Delivery Office

The Chair recognized Cape Cod Commission Deputy Director Steven Tupper.

Mr. Tupper provided an overview of work by Commission Staff on the Cape Cod Bridges Program. He said that the Program is not a Development of Regional Impact (DRI) because the Commission is preempted by state and federal law. He said that Staff and the public have many other ways to participate. Commission Staff is on the Cape Cod Bridges Advisory Group, a formal group created by MassDOT. The Commission is a Consulting Party to the federal Section 106 review. The Commission also has a seat on the Metropolitan Planning Organization (MPO), and the MPO is managed by Commission Staff. Mr. Tupper said that he has appeared at many public events as well as on local television and radio to let the public know how to engage in the process. Mr. Tupper then introduced Luisa Paiewonsky, MassDOT Executive Director of Megaprojects. He said that it has been great to work with her on bridge planning.

Ms. Paiewonsky introduced herself and said that MassDOT and the Commission have a close working relationship. She said that the Section 106 process has been very useful. She said the MPO's work has been invaluable. She said that MassDOT considers the Commission a project partner.

Ms. Paiewonsky said that the project is moving rapidly. She said that MassDOT continues to work on the Bourne Bridge replacement. She said that the environmental approvals are in place. She said that recently the Federal Highway Administration had been in touch to add to their application for Bourne Bridge funding. She said that the Project was significantly closer to being ready than when last submitted, which should positively impact the potential to receive funding. She said that MassDOT continues to work on funding.

Ms. Paiewonsky said that both MEPA and NEPA processes have finished. She said that they have been meeting with the Round Hill neighborhood in Bourne, where several homes were taken by eminent domain. She said they are working with the community to get the properties demolished and continues to listen to their concerns.

Ms. Paiewonsky said that MassDOT continues to attend as many public involvement events as possible. She said that these include the Cape and Islands Bridges Coalition, Cape Cod Bridges Advisory Group, Martha's Vineyard Commission, Old Colony Planning Council, Sen. Fernandes Cape

Bridges Quarterly Forum, Barnstable Town Council, and others. There also was a formal Sagamore Bridge Design public hearing in July.

Ms. Paiewonsky showed renderings of the proposed Sagamore Bridge design. She said the twin-span design allows the bridge to be open to the public sooner as well as providing engineering redundancy. She said that the new design would have full shoulders and has been designed to make drivers feel safe. She said that lighting was designed to prevent light pollution while making sure there is adequate light for drivers. She said that the piers will be located on land, preventing the chance of boat strikes. She said there will be pedestrian viewing platforms at the base of the piers.

She then provided an overview of the procurement timeline. She said federal sign-off was approved and a Request for Proposals will be released later in September. She said that some, but not all, information is made public during the bidding process. She said accelerated bridge construction techniques will be used, such as pre-construction of the arch off-site. She provided an overview of the procurement timeline for 2027, including issuing a Notice to Proceed in December 2027. Public outreach will continue during the procurement phase. She closed by saying she was happy to ask any questions.

Peter Okun asked when construction would be starting. Ms. Paiewonsky said that would likely start in early 2028. Mr. Okun asked what traffics impacts should be expected. Ms. Paiewonsky said that they anticipate most delays to be in the first year as people adjust to new traffic patterns. She said that all traffic should be shifted onto the first span within five years. She said that delays are anticipated to be 10-15%. She said that they do not plan to remove any vehicle capacity during the project. Mr. Okun asked if there would be work in the summer. Ms. Paiewonsky replied that work would be year-round, potentially avoiding major holidays.

Michele Vion asked if building the spans consecutively rather than at the same time had cost impacts. Ms. Paiewonsky replied that there are concerns about the life of the existing bridge, so the benefit of getting the first span open without cutting off traffic is considerable. Ms. Vion asked how the existing bridge would be demolished and what impacts are possible. Ms. Paiewonsky said that bridges are carefully deconstructed piece by piece. Permitting included provisions for the work, such as time-of-year restrictions for particular species.

Matt Sutphin said that he is concerned about the effects of greater traffic coming to Cape Cod when the bridges are complete. Ms. Paiewonsky said that the environmental documents reviewed these concerns, and the bridges will have the same number of lanes with the exception of adding a merging lane. The analysis did not show the replacement having an impact on traffic volumes.

David Mead-Fox asked if the new bridge would be less steep. Ms. Paiewonsky replied that it would be less steep. Mr. Mead-Fox said that it is important to publicize what work is happening and when to those visiting the Cape as well as those on Cape. Ms. Paiewonsky said they are working on how to describe the 11 phases of construction.

Elizabeth Taylor asked why the houses in Round Hill are being demolished rather than being moved. Ms. Paiewonsky said that they determined it would not be feasible to move the homes without significantly demolishing them. Ms. Taylor asked what the land where the homes are would be used

for. She said initially it will be used for construction staging, but then it will be used for ramps and other infrastructure.

Anne McManus asked for a description of the pedestrian crossing. Ms. Paiewonsky said that they designed a multi-use path that will be separated and protected from traffic. She said that it will be on only one side, but it will connect to the paths on either side of the bridge.

Catherine Ledec asked to what extent construction will impact boat traffic. Ms. Paiewonsky said that boat traffic will be minimally affected. She said they conservatively expect a 2-day closure when the pre-constructed main span is being installed. Ms. Ledec said that she noticed there are safety screens along the pedestrian paths, and she asked if the screens were designed to minimize bird strikes. Ms. Paiewonsky said that she was not personally aware if that had been considered, but her team would be happy to answer that question. Ms. Ledec asked how construction materials would be prevented from falling into the water. Ms. Paiewonsky said that the plan includes a clearance zone below, but work will be very securely fenced off. Ms. Ledec said that she would like to know where to find information on time-of-year restrictions. Ms. Ledec said that videos showing what it will be like to drive over the bridge will be helpful to the public.

Kevin Grunwald asked if demolition of the old span would occur as soon as the first span is ready? Ms. Paiewonsky replied that the traffic would be moved over one lane at a time. As soon as that is complete demolition of the old bridge would commence. Mr. Grunwald asked if the demolition would affect traffic, such as how on/off ramps would be accessed. Ms. Paiewonsky said that she would send over a diagram showing how the lane interchanges would be managed.

Dennis Prebensen asked how the RFPs will be issued. Ms. Paiewonsky said that one RFP would be issued, with a revised RFP issued after a first round. She said they anticipate it to be one contract. Mr. Prebensen asked if it would be a fixed-price contract? Ms. Paiewonsky said that it would be fixed price. She said the exact mechanisms for cost control have not been finalized, but they have done significant work on the issue already. She said the cranes at Sagamore right now are doing risk management exploration to prevent unknown soil conditions impact costs.

The Chair asked what span the mixed-use path would be on. Ms. Paiewonsky said that the path will be on the first span constructed, along the westerly edge of the bridge.

Matt Sutphin asked if there would be space for natural gas or water supply on the new bridge. Ms. Paiewonsky said that natural gas was being moved into an underground pipeline. She said that there will not be utilities on the bridge for security reasons.

Dennis Prebensen asked if the piers for the existing bridge would be demolished at the same time as the bridge. Ms. Paiewonsky replied that she believed so. She also said that some granite blocks from the piers would be reused and the plaques from the bridge would be given to the Town of Bourne and the Army Corps of Engineers.

Regulatory Projects Update: Jordan Velozo, Chief Regulatory Officer, Cape Cod Commission

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Chief Regulatory Officer Jordan Velozo said that she would provide an overview of selected DRIs that were reviewed in the last five years. She said that after a DRI is approved, the project goes to local review. Once approved there, the project may need a modification to address changes from local permitting. The projects then also must receive certificates of compliance and be inspected by Commission staff.

Ms. Velozo said that in the past five years the Commission reviewed 24 DRIs, 14 DRI Exemptions, and 2 DRI Major Modifications. She said that projects were in 12 of the 15 towns on the Cape. She said that of the 40 projects, 25 were either constructed or under construction, 11 are in local permitting, and 4 have not yet been exercised. She provided a breakdown of the DRI project types, such as how many projects were wireless towers, housing, commercial, and other categories.

She said that the projects resulted in over 10.4 acres of public park space, 250 acres of land conserved or ecologically restored, 670 housing units (including 112 income-restricted), and 35.5 MW of renewable energy. She said that financial mitigation collected includes $265,000 in Open Space mitigation, $662,000 in Transportation mitigation, and $564,000 in Nitrogen mitigation. These funds are collected by the Commission and then made available to the towns for relevant projects.

Ms. Velozo then provided an update on specific DRIs. These included Yarmouth Riverwalk (a/k/a Parkers River Landing), Cape Cod Hospital Cancer & Cardiology Expansion (Barnstable), Cannery Wharf Park (Provincetown), Captain Bertie's Way Housing (Provincetown), Sandwich Community Health Center, Upper Cape YMCA (Falmouth), Chase Brook Park (Yarmouth), Evergreen Circle Pickleball (Mashpee), Barlows Landing Monopole (Bourne), Riverview School (Barnstable), and Martha's Vineyard Reliability Project (Falmouth). She then asked for questions from members.

Catherine Ledec thanked Ms. Velozo for the presentation. She said that the presentation helped her remember the number and impact of projects reviewed by the Commission. She said the presentation would be great to present to Towns.

David Mead-Fox said that he would appreciate these updates more frequently and agrees it would be good to distribute this to town officials. He asked if there was analysis about whether there were changes to the mix of project types over time. Ms. Velozo said that she does not have the data at hand, but that can be collected and shared.

Kevin Grunwald said that he would also appreciate updates. He asked what the status of DRIs for projects like 35 Scudder Avenue in Hyannis and 26 Shank Painter Road in Provincetown. Ms. Velozo said that 35 Scudder is unique because it was a Development Agreement that was appealed, so it was not included. She said that the 26 Shank Painter project was included in the analysis, and the permit runs with the land so it could be exercised by a successor in interest.

Peter Okun said that the 26 Shank Painter Road project is being re-bid by the Town. Ms. Velozo said that whether the DRI could be modified rather than re-reviewed would depend on what is proposed in the future.

The Chair said that he agrees the presentation was useful. He suggested this would be a good presentation at the OneCape conference, including a greater focus on housing.

New Business: Topics not reasonably anticipated by the Chair more than 48 hours before the meeting.

There was no new business.

Meeting Adjourned:

The Chair asked for a motion to adjourn.

Upon a motion to adjourn the Cape Cod Commission at 4:33 p.m. by Peter Okun seconded by Catherine Ledec; the motion carried. Roll call vote was as follows: Catherine Ledec, Yes; Elizabeth Taylor, Yes; Tom Wilson, Yes; Michael McGee, Yes; Michele Vion, Yes; John Druley, Yes; Matt Sutphin, Yes; Peter Okun, Yes; Anne McManus, Yes; Kevin Grunwald, Yes; David Mead-Fox, Yes; Dennis Prebensen, Yes

Documents used/submitted at September 17, 2026 Cape Cod Commission Meeting
Cape Cod Commission Meeting Agenda 9/17/26
Draft minutes of the 6/11/26 CCC meeting
Draft minutes of the 6/25/26 CCC meeting
Power Point Presentation prepared by Cape Cod Commission staff inclusive of all agenda items

Approved by the Cape Cod Commission on

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