



CAPE COD
COMMISSION

REGIONAL POLICY PLAN UPDATE

Subregional Stakeholder Meeting
Meeting 5 – October 2015



CAPE COD
COMMISSION

WELCOME & INTRODUCTIONS

MEETING OVERVIEW

MEETING GOAL

“

To provide attendees with an overview of the existing Cape Cod Commission Regulatory processes and discuss with attendees ideas for potential modifications to the Regional Policy Plan and Cape Cod Commission regulations that may result in an improved development review process for Cape Cod.

”

2715



RPP UPDATE APPROACH

- ✓ Simplify regulatory process
- ✓ Ease local comprehensive planning process
- ✓ Create framework for regional capital planning

Planning

GROWTH MANAGEMENT SYSTEMS

- Land Use
- Economic Development

NATURAL SYSTEMS

- Water Resources
- Coastal Resources
- Marine Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space & Recreation

HUMAN/BUILT SYSTEMS

- Transportation
- Waste Management
- Energy
- Affordable Housing
- Heritage Preservation/
Community Character

ACTIONS

- Cape Cod Commission Actions
- Town Actions

Regulation

GROWTH MANAGEMENT SYSTEMS

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ACTIONS

- Minimum Performance Standards
- Best Development Practices



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REGULATORY PROGRAM

OVERVIEW

TYPICAL DEVELOPMENT OF REGIONAL IMPACT REVIEW PROCESS

Applicant applies to the town for a development permit

Project meets mandatory DRI threshold

OR

Town makes discretionary referral

Town refers the project to the Cape Cod Commission [CCC] for DRI review

CCC holds a pre-application meeting with applicant and town officials

Applicant submits DRI application

.....

Town permitting processes are suspended while the project is under DRI review

.....

Town permitting process continues

Project DENIED **OR** Project APPROVED

CCC begins public hearing process

Hearing notice(s)
Staff report(s)
Public hearing(s)
Subcommittee meeting(s)
Draft decision

CCC renders a decision on the DRI project

CCC's public hearing process begins within 60 days of the referral and must be completed 90 days thereafter

Decisions must be made within 60 days of the close of the hearing process. Extensions may be granted by mutual agreement.

25 YEARS OF REGULATORY REVIEW

DRI Review - All

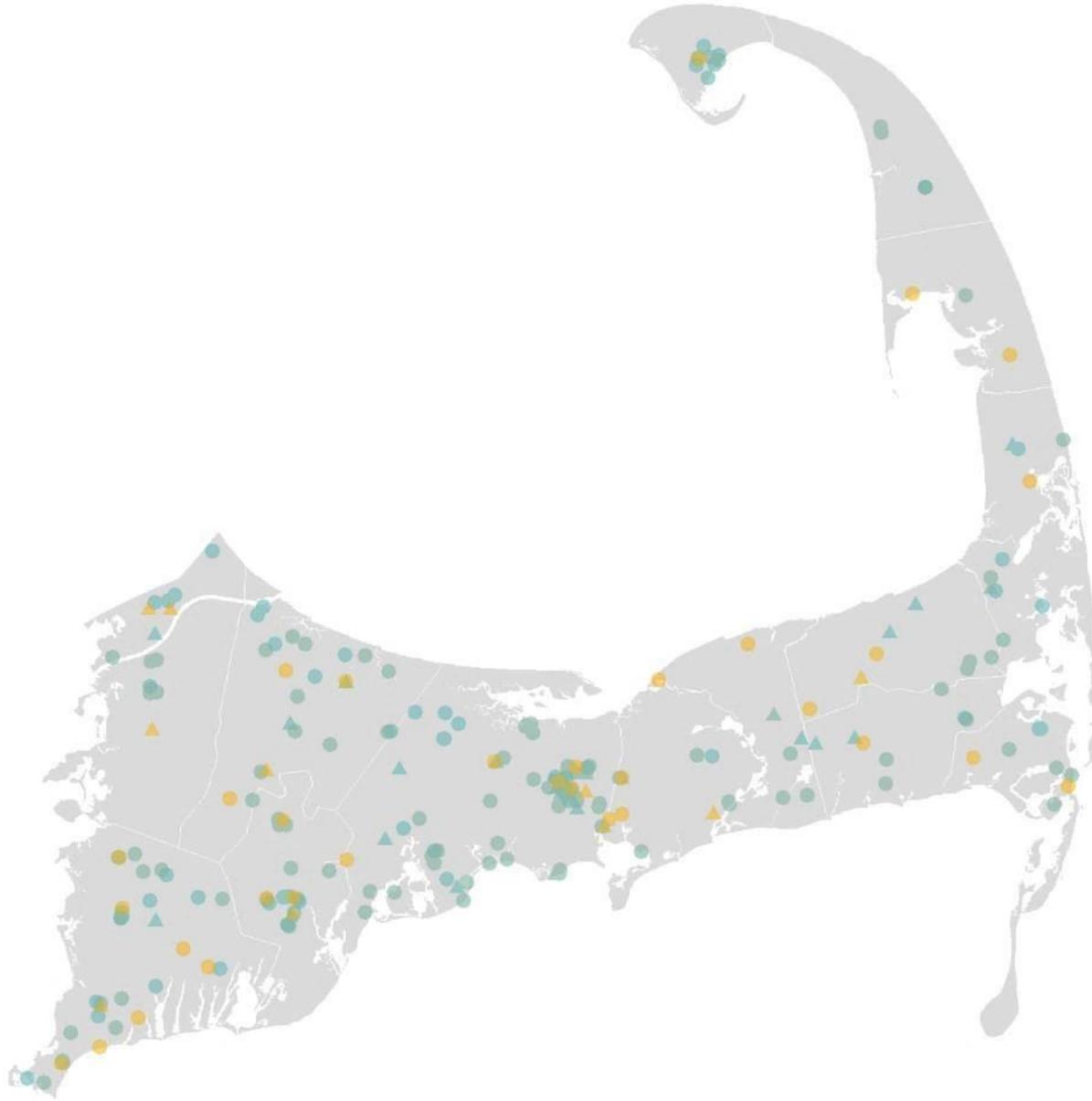
DRI by Decade

1990-1999

2000-2009

2010-Present

● Approvals ▲ Denials



25 YEARS OF REGULATORY REVIEW

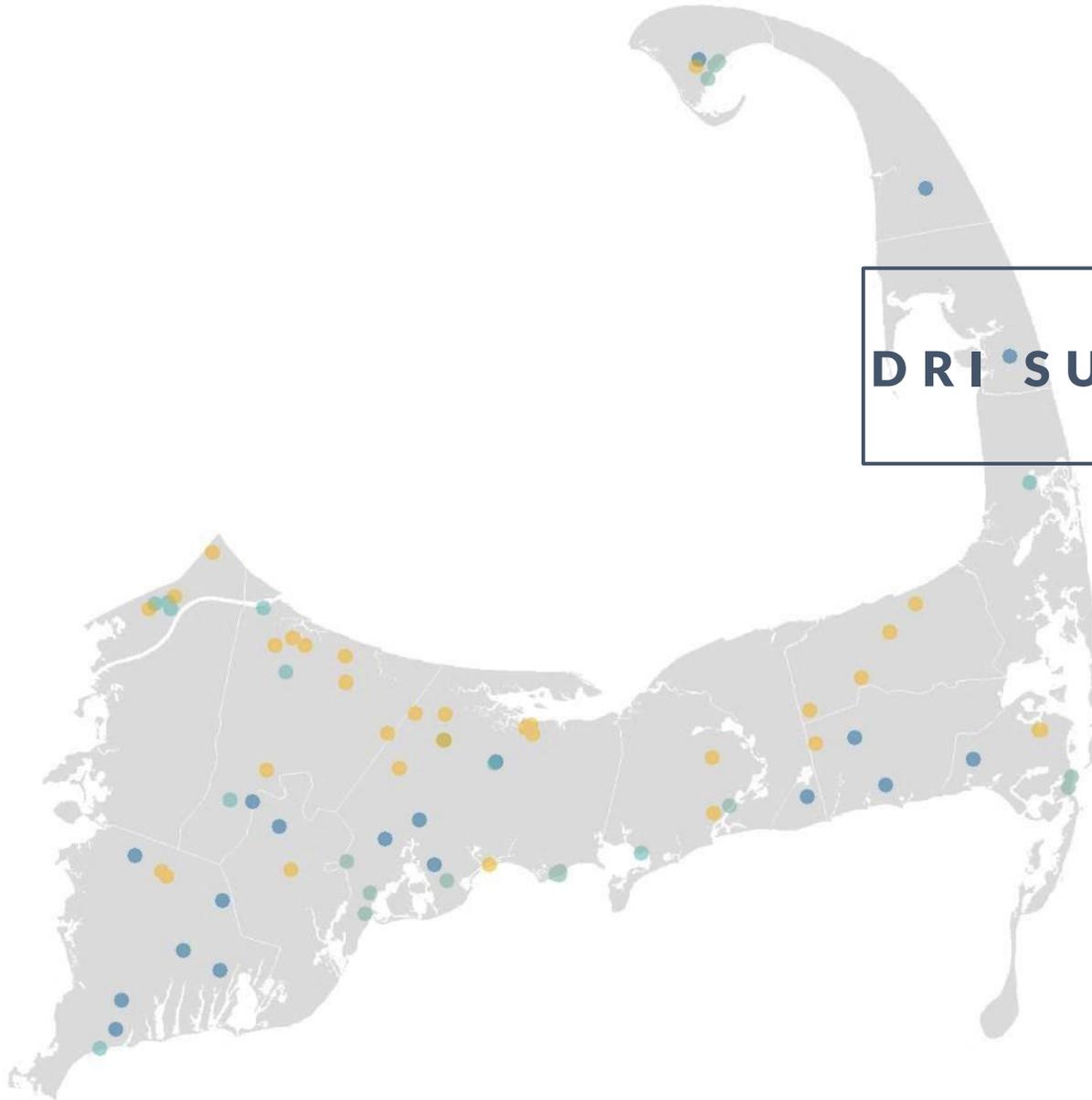
DRI SUBSETS

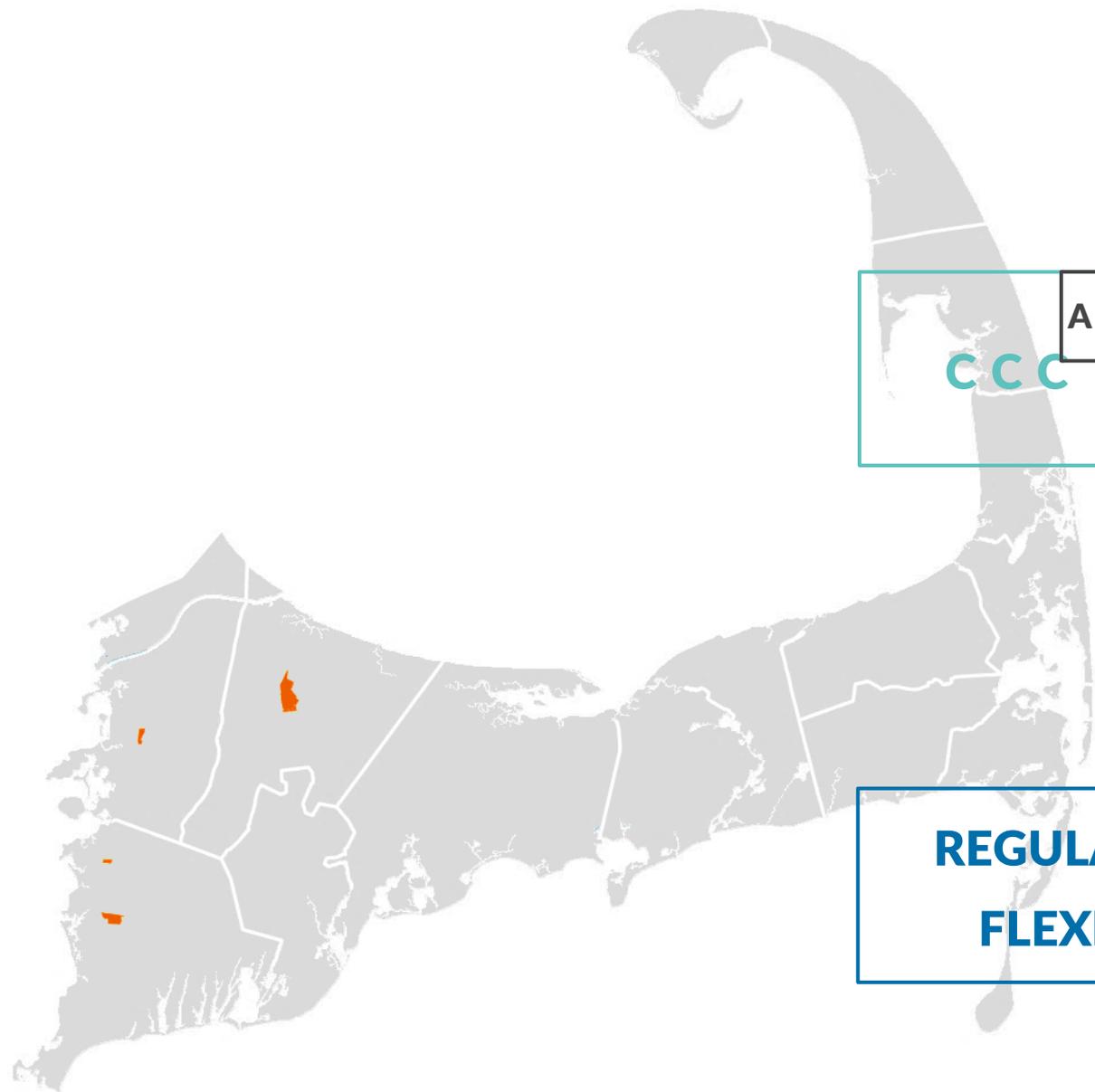
DRI Telecom

DRI Utilities

DRI Historic Structures

DRI Residential Development





**25 YEARS OF
REGULATORY REVIEW**

**APPROVED
CCC ACT**

Exemptions

Hardship Exemptions

Emergency Exemptions

Development Agreements

**REGULATORY
FLEXIBILITY**

Projects of Community Benefit

Growth Incentive Zone

Chapter H

DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

GENERAL FINDINGS

 General

GROWTH MANAGEMENT SYSTEMS

 Land Use

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CASE STUDIES

REGULATORY PROGRAM

CASE STUDY

Lowe's
DRI

January 2014

CASE STUDY

Hydroid
DRI

December 2011

CASE STUDY

Cape Cod
Healthcare
Development Agreement

March 2003

CASE STUDY

Orleans CWMP
DRI

October 2011

CASE STUDY

Falmouth
CWMP/TWMP
DRI

February 2014

CASE STUDY

Hyannis Growth
Incentive Zone
GIZ

April 2006



CASE STUDY

Hyannis Growth Incentive Zone

GIZ

2006

HYANNIS

Growth Incentive Zone (GIZ)



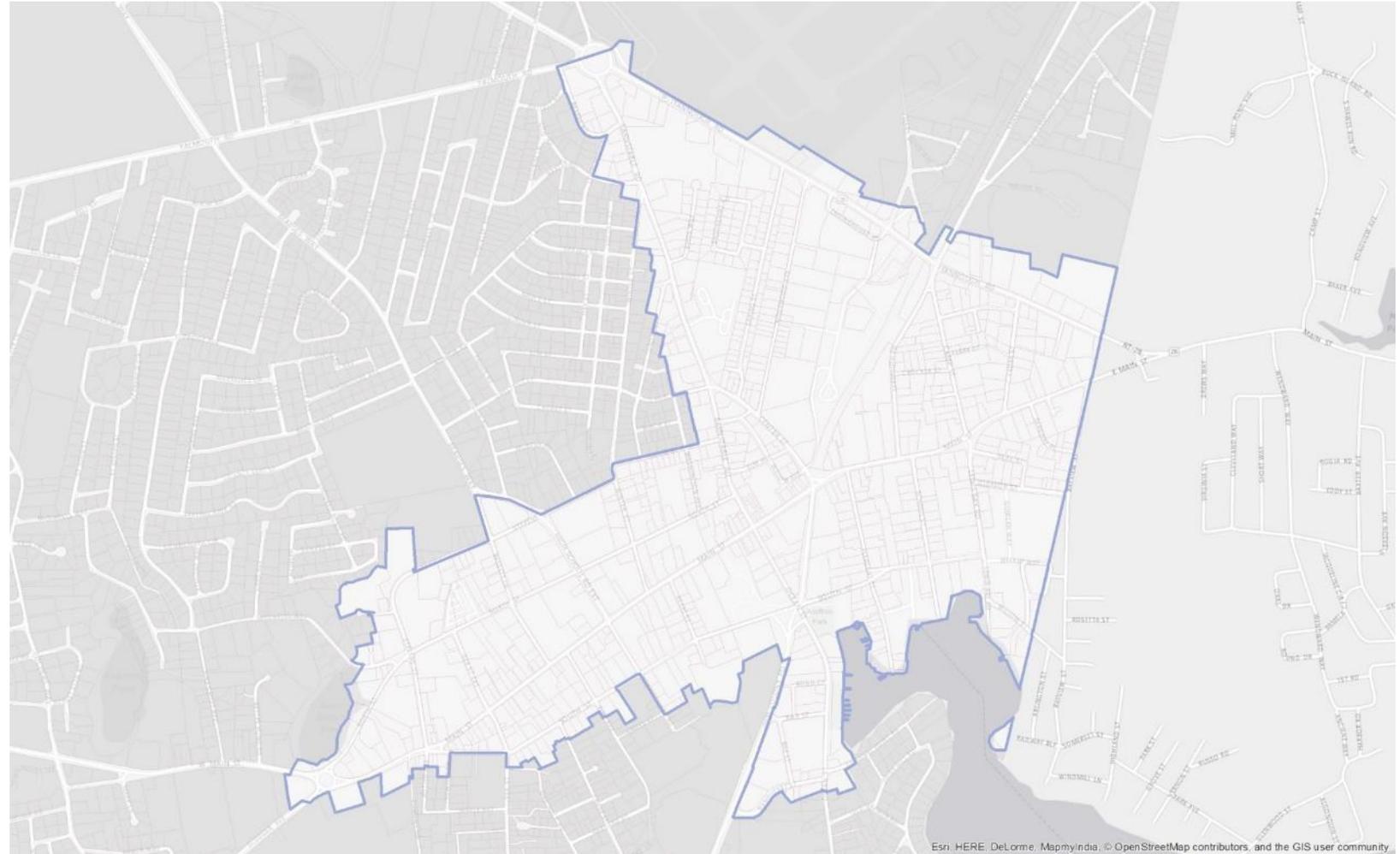
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PROJECT DESCRIPTION

10 year agreement

Residential
Development:
600 units

Non-residential
Development:
585,180sf floor area



HYANNIS

Growth Incentive Zone (GIZ)



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PROJECT DETAILS

Details

- Supports village-scale density
- Zoning changes allow for mixed use construction
- To stimulate economic activity in the area, cultural programs and events were initiated, i.e. the Bismore Park Artist Shanties
- \$44 million invested in Downtown Hyannis since the inception of the GIZ through April 2011
- Reviewed for consistency under previous version of the RPP



HYANNIS

Growth Incentive Zone (GIZ)



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PROPERTY VALUE INCREASE

320 Stevens St.

BEFORE

FY07 Assessed Value:

- \$824,800

AFTER

New Total (2011):

- \$4,329,000

425 %
INCREASE



BEFORE



HYANNIS

Growth Incentive Zone (GIZ)



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PROPERTY
VALUE
INCREASE

500 Main St.

~~BEFORE~~

~~2010~~ Value:
\$4,488,700

126 %
INCREASE





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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Compact Growth and Resource Protection, Capital Facilities and Infrastructure & Rural Lands.

GENERAL FINDINGS

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Low-Impact and Compatible Development, A Balanced Economy, Regional Income Growth, and Infrastructure Capacity.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Aquifer Protection, Drinking Water Quality, Embayments and Estuaries, Ponds and Lakes, Wastewater Treatment Facilities, and Stormwater Quality.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Maritime Industry, Character, and Public Access, Coastal Hazard Mitigation, and Coastal Water Quality and Habitat.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on preserving and managing marine resources while allowing for limited development activities compatible with resource preservation interests.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on preserving and restoring the quality and quantity of inland and coastal wetlands and their buffers.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Prevent Loss, Minimize Adverse Impact, and Maintain Diversity.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Open Space and Natural Resources, and Passive/Active Recreation.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Safety, Trip Reduction/Transportation Balance and Efficiency, and Level of Service/Congestion Management.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Hazardous Materials and Waste, and Solid Waste.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Emissions and Energy Use.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Promotion and Creation of Affordable Housing, Fair Housing/ Equal Opportunity, and Community Participation.

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DEVELOPMENT OF REGIONAL IMPACT

ISSUE AREA REVIEW

Review focuses largely on Historic, Cultural, and Archaeological Resources, and Community Character/ Site and Building Design.

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