

Public Comment on the Draft Regional Policy Plan

The table below is a summary of the comments received during the 60-day public comment period on the Draft Regional Policy Plan, organized by topic, along with summary responses. In some cases, a single comment letter addressed more than one topic; therefore, you may see several lines in the table associated with a single comment letter. All comment letters and subregional hearing minutes are included in their entirety.

Date Received	Format Received	Comment From	Page #, if applicable	Summary of Comment	Topic	Summary Response
10/11/2018	Public Hearing - Testimony	Rob Wilson		Noted that he would like to see what the ultimate goal is for Cape Cod and asked if the regional plan is only the five-year plan based on the RPP. He also asked if the ultimate goal includes a goal for how many people the region wants to have and the amount of development the region wants.	Approach	As articulated in Section 3 of the plan, "the vision for the future of Cape Cod is a region of vibrant, sustainable, and healthy communities, and protected natural and cultural resources." The plan outlines agency priorities over the next five years in support of this long-term vision. Specific growth targets are not identified in the plan.
10/13/2018	Letter via Email	Walter North		Notes the 14 goals are appropriate, but lack targets or a theory of what/how targets would be set and reached. As examples, notes the Commission should identify how much open space we should be working to protect and why; how many affordable housing units do we need and how can we make progress to get there; what might "balanced" transport look like and what investments are need to get there at what ballpark cost; what are the top three infrastructure investments we need to make and why; how much solid waste are we generating and what are we doing to get closer to zero waste; what are some growth scenarios and management options/tradeoffs in terms of cost and environment?	Approach	The RPP identifies goals that derive from the Cape Cod Commission Act, as well as objectives that support these goals. The Plan identifies Commission actions to dig deeper into individual issues in more detail, in the form of issue-specific plans, such as the Regional Transportation Plan, the Comprehensive Economic Development Strategy, the Regional Housing Strategy, and others. The Plan also discusses tools and technical assistance available to help communities with local planning efforts. These are helpful comments that can be considered as we move forward with issue-specific plans.
10/13/2018	Letter via Email	Walter North		Suggests the plan covers many important elements but that it is uneven in the quality of coverage of key issues. Suggests a focus on presenting more coherent hypotheses which link empirically driven problem analysis to time bound and clear outcomes/goals. Suggests the plan reads as very aspirational and touches on important subjects, but is fundamentally vague and won't mobilize action.	Approach	The RPP identifies goals that derive from the Cape Cod Commission Act, as well as objectives that support these goals. The Plan identifies Commission actions to dig deeper into individual issues in more detail, in the form of issue-specific plans, such as the Regional Transportation Plan, the Comprehensive Economic Development Strategy, the Regional Housing Strategy, and others. The Plan also discusses tools and technical assistance available to help communities with local planning efforts. Specific comments to focus the work in these issue specific plans are welcome.
10/17/2018	Public Hearing - Testimony	Michael Holt		Noted that the plan's description of balancing the environment and the economy suggests the two are in opposition to one another. Suggested a different way of viewing it that focuses on solutions to bring those two things together. He noted that it is important to build a green economy on the Cape to provide jobs, ensure everyone has a livelihood and help to address the income gap, and at the same time improving our relationship with the environment.	Balancing the Environment and Economy	The environment and economy on Cape Cod are intricately linked. Language has been added throughout the RPP to strengthen this linkage.
11/8/2018	Letter via Email	Cape Cod Chamber		Suggests that the RPP needs to balance preserve and protect with the ability to create and innovate. The balanced approach needs to weigh environmental and cultural concerns and support a vibrant economy.	Balancing the Environment and Economy	Language has been added describing the Blue Economy and how viewing the Cape Cod economy through the "blue lens" reinforces the connection between the environment and economy. The RPP presents goals that emphasize preserving and protecting natural systems and promoting, guiding, fostering and supporting community and built systems.
11/8/2018	Letter via Email	Cape Cod Chamber		Suggests the inclusions of a description of the Blue Economy as a way to help define the region and tie together the environmental and economic aspects of protecting and promoting water-based assets and economy.	Balancing the Environment and Economy	Language has been added describing the Blue Economy and how viewing the Cape Cod economy through the "blue lens" reinforces the connection between the environment and economy.
11/14/2018	Letter via Email	Michael Holt		Suggests natural resources is a problematic term because its overuse reinforces the view that nature is a bunch of stuff that's there for us to take. Suggests simply using nature as the term and if resources must be used defining it to include not only the things we take from nature, but nature's capacity to absorb our garbage, sewage, pollutions, GHGs, etc.	Balancing the Environment and Economy	Changes were made throughout the RPP to change "natural resources" to "natural environment" where this term better addresses the goal of balancing the environment and the economy.

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11/14/2018	Letter via Email	Michael Holt		Suggests that, rather than attempting to give our economy and environment an equivalent set of concessions, the goal should be finding solutions that help both at the same time, and weeding out measures that help one at the others expense. Further suggests avoiding development projects that fail to meet certain criteria while approving and assisting those that do. Suggests incentivizing green retrofits of buildings and the use of local contractors.	Balancing the Environment and Economy	The environment and economy on Cape Cod are intricately linked. Language has been added throughout the RPP to strengthen this linkage. We believe the approach presented in the RPP will effectively integrate these interdependent priorities. The Development of Regional Impact review process is designed to have the flexibility suggested in this comment and the use of local contractors is encouraged through that process.
11/14/2018	Letter via Email	Michael Holt		Suggests using economic improvement in place of growth to suggest we actually want a better economy, not just a bigger one - one that supports the livelihoods and wellbeing of all members of the Cape community. Economic improvement should include concepts like smart growth, conversion of businesses and workforce, economic justice and localization of dollars.	Balancing the Environment and Economy	Both the RPP and the Comprehensive Economic Development Strategy include the concepts suggested in this comment. The RPP adopts the approach suggested and the Economy technical bulletin includes these concepts for Developments of Regional Impact.
11/14/2018	Letter via Email	Michael Holt		Suggests using green economy in place of economy to suggest that the real Cape economy includes all beings who live and come here, both human and non human. This recognizes the deep interconnectedness between our economy and the ecological systems on which it depends.	Balancing the Environment and Economy	The environment and economy on Cape Cod are intricately linked. Language has been added throughout the RPP to strengthen this linkage.
10/7/2018	Email	Lindsay Crouch		Notes that Cape Cod is uniquely situated to be adversely affected by climate change and that it is extremely important that the region take concrete steps to reduce carbon emissions. Suggestions include changing public transportation to electric vehicles, increasing opportunities for rooftop solar, and supporting renewable energy sources (noting the Vineyard Wind project). Suggests setting concrete goals for reducing carbon footprint and slowing effects of climate change instead of resigning to adaptation.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/9/2018	Letter via Email	Harriet Arnoldi		Suggests the need to inventory greenhouse gas emissions and recommend ways to reduce the regions fossil fuel footprint. Suggests there is expert knowledge that the bulk of the Cape's carbon footprint is generated by inefficient and gridlocked fossil fueled transportation. Transportation strategies and infrastructure are relevant for reduction of emissions and for resilience to changes related to rising tides and storm severity. Suggests encouraging employers to reward employees and clients who use alternative transportation and encouraging civic, community and cultural programmers to factor bus and ferry schedules into event planning.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations. The Cape Light Compact might also be an appropriate entity to address some of the specific suggestions in this comment.
10/9/2018	Letter via Email	Harriet Arnoldi		Encourages prevention and mitigation of extreme climate change, specifically that all sustainable options for energy generation be considered, including solar, tidal, geothermal and wind energy. Encourages energy conservation, which costs little or nothing. Suggests county and towns collaborate with environmental groups to organize and promote green house tours, give people the opportunity to organize age, affinity, or community-based teams focused on tool sharing, community building, energy conservation and sustainability in order to encourage others to abandon wasteful practices.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations. The Cape Light Compact might also be an appropriate entity to address some of the specific suggestions in this comment.
10/9/2018	Letter via Email	Harriet Arnoldi		Suggests an existing or new consortium of climate and energy concerned environmental groups, experts, advocates, educators, parents, and activists organize a virtual or real-time conference on the psychology of climate (how or why we do or do not do the right thing when it comes to climate awareness, energy conservation and sustainable practices).	Climate Change	These are creative ideas. The Cape Cod Climate Change Collaborative, of which the Commission is a member, is a good outlet for these ideas.
10/9/2018	Letter via Email	Harriet Arnoldi		Suggests engaging Cape Cod teachers and students and notes that Cape COOL would be willing to collaborate.	Climate Change	Thanks for this thought. The Commission is always looking for new ways to engage stakeholders and could look to work with other County departments whose mission might also be appropriate for this type of work.
10/11/2018	Public Hearing - Testimony	Barnstable Resident		Do more to promote green communities.	Climate Change	The RPP includes a Commission action to encourage more communities to seek Green Communities designation. Work on the Municipal Vulnerability Preparedness Program, which the Commission is already committed to, will support towns' consideration of becoming a Green Community.

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10/11/2018	Public Hearing - Testimony	Barnstable Resident		Fill staff position focused on energy.	Climate Change	The Cape and Island communities benefit from the expertise of the staff and Board of the Cape Light Compact, a Joint Powers Entity, acting on behalf of its member communities to provide energy efficiency programs, education, and advocacy. The Cape Cod Commission will seek to engage more directly with the Cape Light Compact.
10/11/2018	Public Hearing - Testimony	Barnstable Resident		Notes that the Commission did a great job on including climate adaptation and resiliency in the plan but it is missing a focus on mitigation. Suggested setting a baseline on how much energy the region is using in each sector and tracking it to see the region's progress. Suggested using the State or Pioneer Valley as models.	Climate Change	An action has been added relative to completing a greenhouse gas emissions inventory.
10/11/2018	Public Hearing - Testimony	Lee Brown		Notes that the Draft RPP omits specific climate goals and a timeline to meet those goals and suggests the RPP needs to be aggressive on this issue, to lower the carbon footprint significantly. Suggests more solar on residential homes and encouraging businesses to use solar. More activism is needed from the top.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/11/2018	Public Hearing - Testimony	Rosemary Carey		Noting that the recently released IPCC report is addressed to policy makers and suggested the Commission review the report to see if the Draft RPP meets the challenges outlined. Unprecedented changes are needed to reduce global warming. She noted that global warming causes extreme weather. She noted the Draft RPP provides guidance on adaptation and resiliency, but it fails entirely to address climate mitigation. Goals for mitigation are needed. 100% renewable energy is needed by 2050. She suggested solar, wind energy, and electrifying the transportation system as strategies.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/13/2018	Letter via Email	Walter North		Strongly encourages the Commission to consider making carbon neutrality one of the major areas of engagement with appropriately supportive and relevant goals.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/17/2018	Public Hearing - Testimony	Bob Costa		Noted there was mention of plans, programs and actions, but little mention of regulations. In addition he noted that the Outer Cape is most vulnerable to climate change and that there is nothing about climate in the plan.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/17/2018	Public Hearing - Testimony	John Cumbler		Suggested climate change be front and center and addressed at the regional level. He noted that affordable housing must also be addressed, because people are community to the Cape to work and this results in high emissions.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations. Housing has also been identified as a priority in the plan.

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10/17/2018	Public Hearing - Testimony	Lisa Coedy		Suggested the plan does not adequately address climate change. Noted that every governing body needs to address climate change, which should be listed as the number one challenge. Additionally, she noted that adaptation and resilience is sufficiently addressed, but if emissions are not mitigated, adaptation and resilience will not work. She suggested the Commission work with the Woods Hole Research Center to determine how carbon reduction could be achieved through better land management practices.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations. We appreciate the suggestion to work with Woods Hole Research Center and also think Cape Light Compact is likely an appropriate entity to address many of the suggestions in this comment.
10/17/2018	Letter via Email	Michelle Sgarlat		Notes that the area of climate mitigation is not adequately addressed and the need to focus on reducing greenhouse gas emissions. Notes the region needs to know what the regional carbon emissions are and suggests CCC work with CCCCC.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations. The Commission is a member of CCCCC and will continue to work with them, as appropriate.
10/18/2018	Letter via Email	Jan Kubiak		Suggests edits to the Executive Summary identifying climate change as the greatest threat to the Cape's well-being and identifying the RPP as being challenged with providing a framework for guiding how and where the region will be safeguarded and grow while actively engaging in the local effort to avoid the worst of climate change, while protecting our environment and way of life. Suggests a change in the Commissions priorities, given the necessity of addressing climate change. Suggests past priorities should be secondary to the global climate change emergency and that the Commission take on a significant role in strategies for the reduction of greenhouse gases.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/18/2018	Letter via Web Form	Philip Richardson		Suggests explaining and taking into account the rapid rates of sea level increase. States that we need to act now to mitigate the increase in global warming and sea level rise. Suggests placing more emphasis on climate change.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/22/2018	Email to Richard Roy, Dennis CCC Rep	Barb Lambdin		Notes there is a lot of content in the Plan about climate adaptation, which is important, but requests the plan address the root causes of climate change, including carbon dioxide emissions and energy savings measures.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.

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10/24/2018	Public Hearing - Testimony (updated based on comment letter submitted)	Chris Powicki	33	Noted the description of the region's utilities and that there is no mention of the new plant that was approved by the Commission with no regional mitigation. Stated that the whole region will suffer from CO2 emissions from the plan. Suggests a discussion on grid reliability, extent of natural gas infrastructure, and regional solid waste infrastructure. Also noted that the discussion of electricity supply is inaccurate, as many suppliers exist including Compact aggregation, Eversource, competitive suppliers. Suggests the Compact deserves distinction because of local control and opportunity for local change. Also suggests its important to note here and elsewhere that the Compact does not offer 100% green electricity. Suggests identifying where the gas network stops (Eastham) and how that affects choices in some areas of Cape, as well as possible safety issues such as methane leaks.	Climate Change	Corrections have been made to the discussion on electricity supply and language regarding the extent of the natural gas network has been added. The action to complete a greenhouse gas inventory will provide a better sense of where emissions are coming from.
10/24/2018	Public Hearing - Testimony	Chris Powicki	40	Notes that adaptation is presented as the primary response to climate change and states that mitigation and emissions reduction is essential.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan.
10/24/2018	Public Hearing - Testimony	Chris Powicki	28-29	Notes that built systems discuss development and housing and suggests stating explicitly that this development has been fueled by fossil fuels.	Climate Change	Language has been added relative to built systems and their reliance on fossil fuels.
10/24/2018	Public Hearing - Testimony	Chris Powicki	31-32	Notes the description of the region's transportation network and suggests identifying that it relies almost exclusively on fossil fuels. Also suggests mentioning air quality impacts.	Climate Change	Language has been added relative to built systems and their reliance on fossil fuels. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations. The Regional Transportation Plan deals with air quality more specifically.
10/24/2018	Public Hearing - Testimony	Chris Powicki	38	Notes the discussion of forest cover loss and its adverse impacts and suggests language be added that discusses the critical natural function forests provide - storing carbon. Suggested the Commission could require projects and development to plant trees and could promote tree planting in each of the communities.	Climate Change	References to carbon sequestration and the importance of the natural functions of the regions natural resources were added. Developments of Regional Impact are required to implement a landscape plan for both new development and redevelopment projects. The Commission has supported tree planting in communities through planning and technical assistance, such as the Route 6A Vegetation Management Plan, staff support to the Barnstable Route 6A tree committee, and various other planning projects. This type of assistance will continue, as needed and appropriate.
10/24/2018	Public Hearing - Testimony	Chris Powicki	3	Notes there is no mention that climate change is an existential threat. It is not just flooding and erosion, which is emphasized in the plan, but there are changes to temperature, precipitation patterns, water quality, public health and species and habitat. A climate lens is needed over the entire plan.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/24/2018	Public Hearing - Testimony	Chris Powicki		Plan takes a big step forward saying growth should occur in activity centers, but it does not go far enough. The Commissions mission can't be met without addressing climate change. The growth policy is not sufficient in and of itself to protect Cape Cod due to the climate crisis.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/24/2018	Public Hearing - Testimony	Chris Powicki	14-15	States the purpose of the CCC cannot be met without reducing greenhouse gasses and increasing natural sequestration. This needs to be part of the plan.	Climate Change	An action has been added relative to completing a greenhouse gas emissions inventory. Other policies in the plan help address carbon sequestration, such as clustering development, discouraging development in Natural Areas, open space protection, habitat restoration and discouraging greenfield solar development.
10/24/2018	Public Hearing - Testimony	Chris Powicki		Suggests adding an inventory of carbon emissions as a regional performance measure.	Climate Change	An action has been added relative to completing a greenhouse gas emissions inventory.

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10/24/2018	Public Hearing - Testimony (updated based on comment letter submitted)	Chris Powicki	53-56	Suggests making climate mitigation its own heading, rather than folding renewable energy and green communities into resiliency planning. Suggests the Commission actively oppose large scale forest clearing or conversion of agricultural land for solar projects and advocating for zero net construction. Also notes that the energy section focuses on electricity production, which is the cleanest part of our energy system and doesn't deserve highlighting. If it remains, suggests talking about the importance of RPS-compliant Class 1 RECs. Also suggests that the Commission must ensure that DRIs are capable of achieving compliance with state law (80% reduction in emissions) and putting solar panels on roofs is not enough. All-electric buildings and zero net construction are suggested.	Climate Change	The resiliency planning section is now a section on climate change planning that includes both mitigation and adaptation.
10/24/2018	Public Hearing - Testimony	Chris Powicki		Suggests new recommended actions, including one about natural sequestration and natural mechanisms for greenhouse gas mitigation, one about waste and recycling, and changing the regional housing plan to a net zero housing plan.	Climate Change	Developments of Regional Impact are required to implement a landscape plan for both new development and redevelopment projects. The Commission has supported tree planting in communities through planning and technical assistance, such as the Route 6A Vegetation Management Plan, staff support to the Barnstable Route 6A tree committee, and various other planning projects. This type of assistance will continue, as needed and appropriate.
10/24/2018	Public Hearing - Testimony	Chris Powicki	41	Suggests that the discussion on adequate infrastructure be changed to appropriate infrastructure. Questions if new power plants should be considered appropriate if they are fueled by fossil fuels. Suggests appropriate infrastructure includes renewable, storage, and a modernized grid. Suggests defining adequate infrastructure as what is needed to get to zero waste.	Climate Change	These are all concepts that will be considered in the Regional Capital Plan.
10/24/2018	Public Hearing - Testimony	Chris Powicki	52	Suggests that the RTP include a section on electrification and public transit options that are electricity based. Suggests the Commission require charging stations for new development, redevelopment, and plan regionally for these stations.	Climate Change	The Regional Transportation Plan will include consideration of electrification and public transit options that are electricity based. An action was added to the RPP relative to identifying appropriate locations for electric vehicle charging stations.
10/24/2018	Public Hearing - Testimony (updated based on comment letter submitted)	Chris Powicki		Suggests the application of a climate lens is missing in the goals and objectives, and throughout plan in general. Suggests natural systems needs to include goals on emissions and increasing natural sequestration. Suggests built systems call for aggressive mitigation rather than focusing just on adaptation. Specifically suggests including reducing carbon emissions in the areas of capital facilities and infrastructure, transportation, energy and solid waste. Suggests aligning (and exceeding) goals and objectives with the Global Warming Solutions Act - 25% by 2020 and 80% by 2050 - and the State's zero waste plan. Suggests energy and climate goals be tied to stakeholder-defined goals through the Cape Cod Climate Change Collaborative (specifically 50% fossil fuel reduction, 100% renewable electricity, net zero Cape and Islands region)	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/24/2018	Public Hearing - Testimony	Joyce Flynn		Noted the importance of energy and suggested that the RPP have distributed generation as an explicit goal. Also suggested that a performance measure on energy be added and that data be accessed through the Cape Light Compact. She suggested coordination with local energy committees and noted that this is an	Climate Change	Distributed energy generation is a method to meet the goal and objectives in the Energy technical bulletin.
10/24/2018	Public Hearing - Testimony	Justin Ingold		Noted that the mission states a need to balance economic progress with environmental protection. He said the environment is in much more need of attention. If the environment is not protected the economic realities of the Cape will suffer. Stated that this draft, compared to previous RPPs, shows the Commission is taking into consideration one of society's biggest challenges. Noted the two words in the plan associated with climate change are resiliency and adaptation and that redirecting new development does not help those who reside by the ocean. Noted the need to slow down climate change by preventing carbon emissions. Suggested a goal to reduce greenhouse gasses, require energy audits for development, and carbon neutral redevelopment and development. Provide a road map for green communities. Regulate carbon emissions and halt new fossil fuel infrastructure.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.

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10/24/2018	Public Hearing - Testimony	Sheila Place		Stated that the urgency to address climate change is not adequately addressed in the document. Referenced the IPCC report that states we have 10 years to reduce fossil fuel emissions. Climate change should be included in the recommended actions and expanded on as a challenge. Emissions reductions should be included in the energy, transportation, solid waste, and housing goals and objectives. Does not believe the RPP energy goal and underlying objectives are sufficient to ensure development is consistent with the states legally mandated goal to reduce greenhouse gas emissions. Suggests that the RPP, at a minimum, include energy related goals and objectives to meet emission reduction targets. Also suggests an inventory be taken of energy consumption across the region and that the Commission fill the half-time position on energy, which was not filled when the previous staff person left.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
10/24/2018	Public Hearing - Testimony	Susan Starkey		Stated that 70% of Americans understand climate change but places like the Commission are not willing to say it out loud. Suggested bold, radical action needs to be taken or else the living situation on the Cape will change. Gasoline cars cannot be the primary mode of transportation. The public transportation system needs to be radically different. Noted that members of the faith communities are a resource to the Commission.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
11/6/2018	Letter via Web Form	Sheila Place		Suggested the energy goals be more focused on renewable energy.	Climate Change	The Energy objectives have been revised, supporting renewable energy development. Actions have been added relative to siting electric vehicle charging stations and photovoltaic installations.
11/6/2018	Letter via Web Form	Sheila Place		Suggests placing more emphasis on the current climate crisis. Suggests the Commission take more active role in mitigation and take advantage of opportunities in the areas of new construction, reconstruction of older large projects, solid waste management, and transportation. Suggests a separate section on mitigation would give the topic the attention it deserves.	Climate Change	The resiliency planning section is now a section on climate change planning that includes both mitigation and adaptation. Technical bulletins, including but not limited to those on Energy, Waste, and Transportation, include specific methods by which applicants meet the goals and objectives identified in the RPP.
11/13/2018	Letter via Email	Provincetown Select Board		Suggests including storm response and coastal resiliency to climate change, improvement of infrastructure with programs like grid modernization to make electricity more reliable, greener and less expensive.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations. The Cape and Island communities benefit from the expertise of the staff and Board of the Cape Light Compact, a Joint Powers Entity, acting on behalf of its member communities to provide energy efficiency programs, education, and advocacy. The Cape Cod Commission will seek to engage more directly with the Cape Light Compact.
11/14/2018	Letter via Email	Michael Holt		Suggests the plans emphasis on trackable measures is helpful and suggests tracking both CO2 emissions and carbon sequestration. Also notes that we should not prioritize trackable factors over other things like character, beauty and wellbeing.	Climate Change	An action has been added relative to completing a greenhouse gas emissions inventory. In the future, additional measures could be added.

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11/14/2018	Letter via Email	Susan Starkey		Notes that adaptation measures alone are not enough to deal with climate change and suggests a RPP include a vision to urgently reduce greenhouse gas emissions. Suggests some of the efforts to consider setting bold goals around: Net zero: reduce GHGs and set goals that are at least as strong as the State, but even better, goals in line with 5Cs; Building development: should be carbon neutral by 2030, it may be wise to halt all new development; Green Community regulations: could be much more ambitious; Energy: need strong set of regulations that guide us toward renewables and away from fossil fuels; Address air pollution; Address water quality and wastewater management more boldly; Emphasize zero waste; Carbon sequestration: require tree planting; Energy: demonstrate strong support for offshore wind (while holding them accountable to protect our waters and aquifer)	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
11/16/2018	Letter via Email	Lois Fournier		Suggest the region needs bold leadership to address the climate crisis and suggests the following goals for the RPP: set GHG goals in line with the Cape Cod Climate Change Collaborative; Require that building development be carbon neutral by 2030; Promote renewable energy through regulation; Promote zero waste through point source reduction; Require tree planting to sequester carbon when appropriate; promote carbon pricing	Climate Change	Renewable energy is promoted through regulation of Developments of Regional Impact. Supporting renewable energy is a specific objective of the energy goal. Zero waste principles are included in the objectives and technical bulletin on Waste. Developments of Regional Impact are required to implement a landscape plan for both new development and redevelopment projects. The Commission has supported tree planting in communities through planning and technical assistance, such as the Route 6A Vegetation Management Plan, staff support to the Barnstable Route 6A tree committee, and various other planning projects. This type of assistance will continue, as needed and appropriate.
11/18/2018	Letter via Email	Carol Magenau		Notes there is no other issue with the urgency of the problem of climate change, especially given how close were are to sea level. Suggests inclusion of efforts to mitigate climate change in the RPP. Suggests climate change be first of the key challenges and suggests plan deal with it actively rather than passively.	Climate Change	An action has been added relative to completing a greenhouse gas emissions inventory. Other policies in the plan help address carbon sequestration, such as clustering development, discouraging development in Natural Areas, open space protection, habitat restoration and discouraging greenfield solar development.
11/19/2018	letter via email	APCC		Recommends the RPP and applicable technical bulletins be more assertive in addressing climate change mitigation and resiliency, both in implementation of regional planning strategies and in regulatory review. Climate change should play a prominent role in the RPP's focus on the Cape's natural systems, built systems and community systems. The RPP should serve as a model for regional climate change mitigation and planning.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to
11/19/2018	Letter via Email	Chris Powicki	79	Suggests a separate heading on climate mitigation and an emissions inventory to help track progress toward regional goals, such as those developed through 5Cs. Also suggests a zero waste plan/waste actions and a Regional Net Zero Housing Plan.	Climate Change	The resiliency planning section is now a section on climate change planning that includes both mitigation and adaptation. Technical bulletins, including but not limited to those on Energy, Waste, and Transportation, include specific methods by which applicants meet the goals and objectives identified in the RPP. An action has been added relative to completing a greenhouse gas emissions inventory.
11/19/2018	Letter via Email	Chris Powicki	78	Suggests natural systems account for the need to understand and enhance natural sequestration mechanisms.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan.
11/19/2018	Public Hearing - Testimony	Chris Powicki	2	Suggests plan acknowledge at highest level (first paragraph) that collective actions - land use, fossil fuel combustion, etc., on the Cape and around the globe - post a particular threat to the Cape as a remnant of past climate episodes.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.

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11/19/2018	Letter via Email	Chris Powicki		Suggests streamlined regulatory approach will inevitably have negative impacts if the true costs of resource development - especially carbon emissions - are not properly accounted for. Notes technical bulletins will only apply to DRIs - a small fraction of development, redevelopment and growth - and are not part of the RPP. if the Commission were to declare the entire region a DCPC due to emissions and make everything subject to tight controls, then suggests the proposed approach has a little more merit.	Climate Change	We acknowledge your concern. Technical bulletins will be amended based on information developed through climate change actions added to the plan. The Commission's regulatory role has limited ability to affect carbon emissions across the region. Climate change mitigation and adaptation is and will be incorporated into other regional plans, as appropriate.
11/19/2018	Letter via Email	Chris Powicki		Suggests the energy goal of adequate, reliable and diverse supply is not good enough given today's and tomorrow's climate threats.	Climate Change	The Energy objectives have been revised, supporting renewable energy development, increased resilience of energy generation and delivery, and energy efficiency and conservation measures. Actions have been added relative to siting electric vehicle charging stations and photovoltaic installations.
11/19/2018	Public Hearing - Testimony	Chris Powicki	4-7	There are missed opportunities in setting goals and objectives, establishing regional performance measures, recommending actions, given the suggested shortcomings related to climate change.	Climate Change	Language regarding climate change, impacts of climate change on Cape Cod systems, reliance on fossil fuels, and the need for mitigation was added throughout the plan. Technical bulletins, including but not limited to those related to Energy, Transportation, Economy, and Waste, address specific methods for mitigating greenhouse gas emissions. Actions were added to the plan, including one relative to completing a greenhouse gas inventory, one relative to siting electric vehicle charging stations, and one relative to siting photovoltaic installations.
11/19/2018	Email, Markup of Draft	Lisa Coedy		Submitted a marked up copy of the RPP	Climate Change	Many of the suggestions were incorporated into the RPP.
10/5/2018	Email	Peter Ervin		Thanks the CCC for the comment period and notes that the document is off on the right foot.	General Support	Thank you for your comment.
11/19/2018	Letter via Email	APCC		Notes that the RPP articulates a clear and practical vision for protecting Cape Cod's natural resources and character while striving to provide growth opportunities in appropriate locations. Supports concept of identifying placetypes and notes that if done correctly, they will assist in ensuring protection of the Cape's sensitive habitats and guide implementation of strategies to address wastewater challenges. Applauds recognition of need for regional capital facilities plan and introduction of performance measures.	General Support	Thank you for these comments.
11/19/2018	Letter via Email	Charleen Greenhalgh		Notes her support for the updated RPP. Notes that she is pleased with the direction of the RPP and believes that in the recent past the RPP and focus of the Commission has drifted from the original ideals conveyed in the Cape Cod Systems and goals and objectives. Notes she believes the key challenges are well defined and that she is pleased to see the section on regional and local coordination. She looks forward to the streamlined process for LCPs. She also notes the Planning Board was pleased to have CCC staff at their 11/15 meeting and impressed with the anticipated changes.	General Support	Thank you for these comments.
11/19/2018	Letter via Email	Town of Yarmouth		Notes the addition of streamlining the LCP process and reviewing DRI thresholds as recommended actions are particularly good additions. Suggests the LCP regulations and process be changed as quickly as possible. Also suggests lessening the thresholds for types of development we would like to see (ex. compact mixed use, affordable multi family housing) and not just located in activity centers, but in other areas where Towns are hoping to see such	General Support	Thank you for these comments. Revised Local Comprehensive Plan regulations and consideration of Development of Regional Impact threshold revisions are identified as priority actions in the RPP.
10/8/2018	Email, Markup of Draft	Felicia Penn	45	Feels the capital facilities and infrastructure goal could be better written and suggests - provide essential capital facilities and infrastructure to support development that meets the region's needs while assuring a synthesis with goals and objectives of this plan.	Issue Specific - Capital Facilities and Infrastructure	This goal has been revised based on staff discussion during the development of the capital facilities and infrastructure technical bulletin.
10/8/2018	Email, Markup of Draft	Felicia Penn	45	Community Design goal: asks whether the reference to local context means current local context or "ideal" local context. Does context-sensitive building design mean its friendly to the past, present or future?	Issue Specific - Community Design	Where existing local development is clearly defined and guided by historic traditions, that scale should inform any new development. In other locations, new development should reflect regional building scale and traditions. The Community Design technical bulletin provides detail on how to meet local and/or regional context.

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11/19/2018	Letter via Email	Town of Yarmouth	45	Notes the third objective in Community Design - guiding new development to locate in activity centers. Suggests this is too restrictive and suggests that development should also be directed to commercial suburban areas. Also noted that the third objective noted in the draft technical bulletin for community design is inconsistent with the RPP goal. The technical bulletin says "avoid adverse visual impacts from infrastructure to scenic resources". In a meeting with Yarmouth staff, they note that the CCC said the RPP objective will be modified to reflect that shown in the draft technical bulletin.	Issue Specific - Community Design	The objectives have been revised based on staff discussion during the development of the community design technical bulletin.
10/8/2018	Email, Markup of Draft	Felicia Penn	42	Questions what it means to substitute imports locally and suggests just saying locally sourced goods, if that is what it means. She also asks how realistic this is.	Issue Specific - Economy	Locally sourced goods may also be import substitution in case where a product was previously imported, but not in cases where the product has always been local. In either case, it will retain money in the economy.
10/8/2018	Email, Markup of Draft	Felicia Penn	11	Questions why regional economic progress is absent from the list of items that are new to this plan, specifically that it should be included in the section on coordinated regional and local planning. She notes that every single RPP and Local LCP has used "balanced economy" in the past and suggests this RPP should place economic progress as a key area, as progress up until now has been abysmal.	Issue Specific - Economy	The performance measures in the RPP include economic measures that will allow us to track economic progress over time.
10/8/2018	Email, Markup of Draft	Felicia Penn	7	Suggests adding % growth of job impact and business formation rate as economic measurements to the performance measures	Issue Specific - Economy	The measures suggested are used in the Comprehensive Economic Development Strategy. The performance measure included in the RPP is a reflection of job creation, business creation and growth, and wage growth, all in one.
10/8/2018	Email, Markup of Draft	Felicia Penn	36	Suggests adding a sentence indicating that strengthening emerging sectors via robust last mile connections would be a positive step in achieving a balanced economy for year round residents.	Issue Specific - Economy	Language was added to the plan to address this comment.
10/8/2018	Email, Markup of Draft	Felicia Penn	47	Suggests the following for the economy goal: Diversity the regional economy so it creates balanced and sustainable economic opportunities in order to support year round livable wages.	Issue Specific - Economy	The suggested language is included in one of the objectives of the Economy goal. The goal itself has been revised based on staff discussion during the development of the Economy technical bulletin.
10/8/2018	Email, Markup of Draft	Felicia Penn	14	The Act identifies balanced economic growth as one of the key purposes of the CCC and she requests we define what is meant by balanced economic growth, either here or elsewhere in the document.	Issue Specific - Economy	Language was added to the plan to address this comment.
11/8/2018	Letter via Email	Cape Cod Chamber		Notes that the following should also be included: Diversity in housing (small, large, rental, ownership) to support a diversifying economy, shifting wants or needs, and incomes; Development of last mile broadband to support Blue Economy and other business, technology, and education centers; Investment in our future workforce by building a stronger connection between our youth and the place they live, by showing them the vast range of professional opportunities that exist from traditional trades to ocean engineering; Work with educational community and workforce development organizations to help them target curriculum; Flexibility in Local Comprehensive Plans so they can adapt to unforeseen changes that occur in the future, so we don't miss out on great opportunities	Issue Specific - Economy	Additional language was added to the plan to better address some of these concepts. In some cases, these suggestions are more appropriate for an issue specific plan. For example, strategies for increasing diversity in housing is more appropriate for the proposed housing strategy and investing in the future workforce by engaging youth might be most appropriate for the Comprehensive Economic Development Strategy.
10/17/2018	Public Hearing - Testimony	Shelly Thomas		Asked if the plan should or could include mention of sustainable power such as hydro power from the Cape Cod Canal.	Issue Specific - Energy	The discussion of Offshore Marine Waters in Cape Cod Systems notes support for renewable energy development in the ocean, in balance with the protection of ocean habitats and existing uses. The University of Rhode Island and the Massachusetts Renewable Energy Collaborative are currently testing a turbine in the Cape Cod Canal. The findings from this test should provide additional information about the potential for this kind of renewable energy.
10/17/2018	Public Hearing - Testimony	Tom Donegan		Noted the importance of grid modernizations, especially on the Outer Cape. He would like to see the Cape Cod Commission engaged in these discussions representing the Cape. The Commission should not only be a planning and regulatory agency but a speaker person for the region and its towns.	Issue Specific - Energy	Thank you for this suggestion. The Cape Cod Commission will seek to engage more directly with the Cape Light Compact.
11/19/2018	Email, Markup of Draft	CVEC		Submitted a marked up copy of the RPP	Issue Specific - Energy	Many of the suggestions were incorporated into the RPP.

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10/5/2018	Letter via Web Form	Peter Hughes		Suggests providing a toolkit for the private sector to address the housing issue. Suggests some or all of the following: eliminate the county transfer tax on any and all properties deemed affordable, encourage the towns on the Cape to implement a 10 to 20 year real estate tax holiday for any property which falls into the affordable category, provide real estate tax relief / incentives for any employer who provides housing incentives to their employees, support the design of a family of affordable houses which focus on the living space needs of today's society, explore concepts for clustered tiny homes to give seniors a chance to downsize while at the same time moving on from their existing homes which can better be used by growing families, encourage surviving spouses to share their housing resources with others to better utilize the existing space and allow these seniors to remain in their homes longer, address the potential impact of technology on housing stock (ex. as self driving vehicles become a reality individual transportation needs will change, less space will be needed for 2 car garages and more density of units can be achieved).	Issue Specific - Housing	These are creative suggestions. The RPP focus on Placetypes, Housing Diversity, and Compact Development with smaller unit sizes responsive to context and provides an appropriate foundation for a more comprehensive examination of tools, incentives, and subsidies needed to promote alternatives to single family homes. These should be addressed through the recommended action of a Regional Housing Strategy.
10/8/2018	Email, Markup of Draft	Felicia Penn	12	In regards to the Regional Housing Strategy, she questions why or how housing would negatively impact the region's cultural resources.	Issue Specific - Housing	If appropriately sited and scaled, consistent with its context, housing should enhance the region's cultural resources, improving the functionality of village centers and traditional economic sectors.
10/8/2018	Email, Markup of Draft	Felicia Penn	47	Suggests adding geographic diversity to the Housing objectives.	Issue Specific - Housing	The Cape Cod Placetypes will largely reflect regional geographic differences. The development of a Regional Housing Strategy, a recommended action in the RPP, will necessarily reflect geographic differences in Housing needs.
10/29/2018	Letter via Email	Richard Carroll		Notes that Affordable Housing is an ongoing and immediate need on Cape Cod and that the Commission has a vital role to play and should not abdicate its responsibilities. Notes that previous plans have included specific actions and some numeric targets and that the draft RPP lacks that specificity.	Issue Specific - Housing	Language was added to discuss the 10% affordable housing goal established by Chapter 40B. The RPP does reference the Regional Housing Market Analysis which offers highly detailed recommendations for the Region and geographically. These are included in the Housing Technical Bulletin and should be used as a baseline for the development of a recommended Regional Housing Strategy.
11/18/2018	Letter via Email	Mary Waygan		Suggests adding to the Housing objectives: Adopt the State's mandate of 10% affordable housing in each Town on the Cape	Issue Specific - Housing	Language was added to discuss the 10% affordable housing goal established by Chapter 40B.
11/18/2018	Letter via Email	Mary Waygan	10	Suggests the introductory sentence read: Cape Cod must face its challenges - including housing affordability, wastewater infrastructure...	Issue Specific - Housing	This language was added.
11/19/2018	Letter via Web Form	Lorri Finton, Barnstable Housing Authority	51	Suggests adding language in recommended regional strategies, stating it would be helpful if the individual towns were to reassess their regulations and allow alternative housing initiatives, density relief, and an easier less restrictive application and approval process for qualified entities trying to build new or re-purpose existing buildings for housing.	Issue Specific - Housing	This suggestion is consistent with the proposed approach to the Housing Section of Local Comprehensive Plans and can be a strategy more fully developed in a Regional Housing Strategy.
11/19/2018	Letter via Web Form	Sandra Faiman-Silva, Ph.D.		Notes that two crucial aspects of Cape Cod growth: affordable housing and public transportation, must be supported through public investments. Cape Cod has developed ways to support open space purchases and suggests we should do the same for affordable housing and transportation, as low and moderate income residents are crucial to the region's tourism industry.	Issue Specific - Housing	We agree on these priorities. The RPP includes an action to develop a Regional Housing Strategy and public transportation has been added as a Regional Transportation Plan action item.
10/8/2018	Email, Markup of Draft	Felicia Penn	82	In regard to regional design guidelines she suggests requiring towns have a design and infrastructure plan. She also suggests that form-based regulations are not easy for small towns to manage.	Issue Specific - LCPS & Capital Plans	This will be required in part through the revised Local Comprehensive Plan regulations, which will require a local capital and infrastructure plan. Commission staff can assist towns with either design guidelines or form-based code, as appropriate, for areas within or outside centers of activity.
10/8/2018	Email, Markup of Draft	Felicia Penn	58	In relation to local capital planning, asks if "last mile" will automatically be included in the examination of local infrastructure needs.	Issue Specific - LCPS & Capital Plans	Last mile connectivity will be considered in the examination of local infrastructure needs.
10/8/2018	Email, Markup of Draft	Felicia Penn	58	In relation to local capital planning, make sure parking facilities are included in transportation projects.	Issue Specific - LCPS & Capital Plans	In this context, "transportation projects" refers to planned improvements, such as intersection or sidewalk projects. Parking is included in the context of Community Design and Water Resources (stormwater) and in additional detail in their respective technical bulletins.

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11/19/2018	Letter via Email	Town of Yarmouth	58	Notes that under streamlined local comprehensive planning, activity centers are places to accelerate and coordinate the planning process, stimulate more diverse housing, and coordinate public infrastructure investment; however, this is not the likely place in Yarmouth for that effort.	Issue Specific - LCPs & Capital Plans	This has been acknowledged in the RPP.
10/8/2018	Email, Markup of Draft	Felicia Penn	24	She asks why there is no mention of ferries and commercial marine transportation as contributing to the degradation of ocean waters.	Issue Specific - Ocean Resources	The no-discharge zone was extended to all ocean waters around Cape Cod by the US EPA in 2012 and the Steamship Authority upgraded their vessels with holding tanks and established pump-out facilities in 2014.
10/8/2018	Email, Markup of Draft	Felicia Penn	43	Suggests adding the following objectives to Ocean Resources: Limit expansion of ferry routes; Support working waterfronts	Issue Specific - Ocean Resources	Cultural Heritage includes the following objective: Protect and preserve traditional agricultural and maritime development and uses. In addition, the Maritime Area Placetype sets a vision for protecting and supporting working waterfronts and the Ocean Resources goal and objectives are aimed to ensure that ocean habitats and existing uses are protected.
10/24/2018	Public Hearing - Testimony (updated based on comment letter submitted)	Chris Powicki	56	Notes the mention of the MA Ocean Management Plan and suggests including a discussion about the interconnection of off shore wind. Notes that offshore sand mining should be put in context as well.	Issue Specific - Ocean Resources	Language was added relative to offshore wind lease areas, cable interconnections making landfall on Cape Cod, and the likely increase in demand for ocean sediments.
11/19/2018	Letter via Email	CLF		Notes that the Cape has served as a regional leader and incubator on waste issues and notes that the previous RPP set an aggressive, yet reasonable, goal of diverting 60% of the Cape's waste from disposal. Notes the current draft RPP sets no zero waste goals and recommends no specific zero waste policies. Recommends the RPP adopt a zero waste goal in accordance with the Zero Waste International Alliance and commit to reducing or diverting its disposal 60% in the next 5 years, 90% by 2030, and require towns to adopt Pay As You Throw policies. Also suggests the Commission encourage MassDEP and the Commonwealth's	Issue Specific - Solid Waste	The Solid Waste goal and objectives were revised during the development of the technical bulletin. An objective is included to address zero waste. The technical bulletin on this topic contains the Commissions commitment to zero waste objectives and supports actions that the state, individuals and businesses can take to achieve zero waste for the region. In addition, the technical bulletin recognizes state waste reduction efforts and goals as a part of the Cape strategy for managing waste. The Commission holds a seat on the state's solid waste master planning council and supports Cape Cod Cooperative Extension staff dedicated to waste planning and support of towns in their
9/26/2018	Letter via Email	Paula Bacon		Submitted a vision statement of Bass River bridge future. She noted that the focus and recent expenditures in Dennis Port is a problem when there are needs in others parts of town.	Issue Specific - Transportation	Thank you for this submission. These comments have been shared with the team working on the Bass River bridge design.
10/8/2018	Email, Markup of Draft	Felicia Penn	45	Notes there is no reference to accommodating parking lots in the transportation goal and objectives.	Issue Specific - Transportation	Parking is discussed in the context of Community Design and Water Resources (stormwater management), with additional detail presented in their respective Technical Bulletins.
10/8/2018	Email, Markup of Draft	Felicia Penn	32	Questions how many ferry routes are year round - not noted in the Plan. She also asks where passengers park and wonders why parking isn't mentioned in the transportation section. She also notes Cape Cod has lost too many acres to accommodate parking lots.	Issue Specific - Transportation	Ferry routes are displayed on the map accompanying the transportation section, with an indication of whether each route is year-round or seasonal. The relationship between ferries and parking area is covered in more detail through the Commission's planning work. Parking is discussed in the context of Community Design and Water Resources (stormwater management), with additional detail presented in their respective Technical Bulletins.
10/16/2018	Letter via Web Form	Philip Richardson		Suggests more planning is needed on the canal bridges and questions what would happen if one or both were destroyed by a natural or man-made disaster.	Issue Specific - Transportation	The topic of the Cape Cod Canal bridges is an area of focus in transportation planning and is addressed in more detail in the Regional Transportation Plan. Additional discussion of the Canal Bridges was also added to the RPP.
10/16/2018	Letter via Web Form	Philip Richardson		Suggests the Commission needs to address noise pollution and notes that extremely loud motorcycles, large groups of Harleys, are detrimental to others that live along roads near Woods Hole and Falmouth during the summer. Suggests screening of noisy motorcycles at the bridges and preventing them from coming onto Cape Cod. Also suggests diverting freight traffic to New Bedford ferries.	Issue Specific - Transportation	Thank you for your comments regarding noise pollution. Discussion of freight pathways to and through the regional will be addressed in the Regional Transportation Plan.
10/17/2018	Public Hearing - Testimony	Louise Vendon		Noted that transportation issues vary greatly from the Upper Cape to the Lower Cape and that regional support for airport and ferry access, which Provincetown relies on, should be considered.	Issue Specific - Transportation	Town profiles and language on subregional differences and demographics was added to RPP. Language describing the subregional characteristics and needs, including transportation needs, was added to the RPP.
11/5/2018	Letter via Web Form	Nat Trumbull		Suggests more focus on providing relief to traffic congestion on the Cape by pursuing the opening of freight traffic shipping to the islands from the mainland, potentially New Bedford.	Issue Specific - Transportation	Discussion of freight pathways to and through the region will be addressed in the Regional Transportation Plan.

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11/19/2018	Letter via Web Form	Sandra Faiman-Silva, Ph.D.		Notes that two crucial aspects of Cape Cod growth: affordable housing and public transportation, must be supported through public investments. Cape Cod has developed ways to support open space purchases and suggests we should do the same for affordable housing and transportation, as low and moderate income residents are crucial to the region's tourism industry.	Issue Specific - Transportation	We agree on these priorities. The RPP includes an action to develop a Regional Housing Strategy and public transportation has been explicitly added as a Regional Transportation Plan action item.
10/8/2018	Email, Markup of Draft	Felicia Penn	33	Suggests adding reference to the last sentence of the utilities section about avoiding visual blight.	Issue Specific - Utilities	Language was added to the plan to address this comment.
10/11/2018	Public Hearing - Testimony			Encouraged the Commission to encourage and incentivize communities to work together on big issues, such as wastewater, that cross town boundaries.	Issue Specific - Water Resources	Thank you for this suggestion. This is one reason why the RPP places an emphasis on other regional plans. There are many regional issues that require communities work together in order to be successful. The Commission will continue to facilitate these regional discussions and planning efforts. In addition, the Commission receives funds from the State through the District Local Technical Assistance (DLTA) program to help communities on important regional issues.
10/15/2018	Letter via Email	Sandy Bayne		Graphic suggestions: a schematic or diagram of a watershed; a map of priority watersheds.	Issue Specific - Water Resources	Graphics are included in the final RPP.
10/15/2018	Letter via Email	Sandy Bayne		Notes the Draft RPP does not have a section dedicated to ponds. Recognizes that the key challenges section mentions pond issues, appropriately; however, pond water is not mentioned elsewhere and mitigation is not recommended.	Issue Specific - Water Resources	Development of Regional Impact mitigation relative to freshwater pond impacts is addressed in the Water Resources technical bulletin.
10/15/2018	Letter via Email	Sandy Bayne		Suggests discussing stormwater runoff to ponds in stormwater management section.	Issue Specific - Water Resources	Language was added regarding stormwater runoff to ponds.
10/15/2018	Letter via Email	Sandy Bayne		Suggests freshwater pond related performance measures and/or recommended actions.	Issue Specific - Water Resources	An additional action was added to the plan to compile freshwater data and seek funds to complete an update to the Cape Cod Ponds and Lakes Atlas.
10/15/2018	Letter via Email	Sandy Bayne		Wonders if pond issues, goals and objectives and related performance measures are part of other sections related to wetlands. If so, she suggests distinguishing them.	Issue Specific - Water Resources	The Water Resources goal includes an objective relative to freshwater. Details on how a project may achieve that objective are included in the Water Resources technical bulletin.
10/24/2018	Public Hearing - Testimony	Chris Powicki	39	Notes that contaminants of emerging concern are a threat to our water quality now, not just a future threat.	Issue Specific - Water Resources	The RPP characterizes the contaminants of emerging concern currently found in water supplies. Language has been adjusted in the challenges section to better indicate that these contaminants are a concern now and in the future.
10/8/2018	Email, Markup of Draft	Felicia Penn	11	In relation to Activity Centers and Natural Areas, she asks if the RPP address cannabis and other commercial agricultural markets, or if this will be left to the towns.	Placetypes	The RPP does not address specific uses, but does specifically address the protection of agricultural lands and traditional uses.
10/8/2018	Email, Markup of Draft	Felicia Penn	64	Suggests language related to addressing prevention of visual pollution, from telecommunication towers and other towns, in historic and maritime placetypes.	Placetypes	The strategies included in the RPP adequately address the issue of preserving the character of historic areas. Technical bulletins address collocation and other methods to prevent visual pollution
10/24/2018	Public Hearing - Testimony (updated based on comment letter submitted)	Chris Powicki	65	Notes the discussion on industrial activity centers in the placetypes and suggests stating that some land in industrial zones should not be an industrial placetype. Suggests verifying/clarifying that placetypes reflect true context, not just zoning. Also suggests that the plan should include a discussion about a municipal exemption for DRI review.	Placetypes	Where industrial land intersects with sensitive resources, development will be required to protect these resources. The identification of industrial activity centers removed lands with sensitive resources.
11/8/2018	Letter via Email	Cape Cod Chamber		Notes their appreciation for the identification and definition of placetypes. Suggests some considerations to include: Zoning for blue business/organization enterprise zones and map shoreline access, region-wide; Zoning to amplify development around working harbors (incent pier development if rezoned); Establishing a regional strategy for towns to modify Chapter 91 regulations – create a site plan review process for water-dependent development; Providing incentives for private commercial waterfront owners to grant working water access; Creating a program in public/private partnership to educate waterfront homeowners on the value and character of working waterfronts; Developing a joint-review board that fast-tracks the siting process with towns for entities that fall within the definition of the Blue Economy	Placetypes	Over the next year, the Commission is working on a Harbor Assessment and an update to the Comprehensive Economic Development Strategy, both of which could consider the suggestions outlined in this comment. The Commission will engage the Chamber and other stakeholders in both of these efforts. The Commission will also be participating in an Economic Development Agency-funded UMass project to develop the marine technology cluster.

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11/19/2018	Letter via Email	Russell Preston/Mashpee Commons		Suggests providing some guidance on the physical characteristics of a community activity center and linking these in the RPP directly to a walkable, neighborhood structure and notes this would benefit the larger objectives. Submitted a sketch illustrating their thoughts on a beneficial structure to establish within community activity centers to create a framework that supports the creation of walkable neighborhoods of a discernable scale and size. Suggests the RPP establish a framework for creating neighborhood activity centers that are a discernable size, a 5-minute walk from center to edge, that have clear guidance on the scale, characteristics, and form. A larger community activity center can be assembled from multiple neighborhood activity centers, resulting in a network of walkable mixed-use neighborhoods. This will set a framework to help Town's create local zoning regulations that support the creation and/or improvement of the regions community activity centers. Suggests the following purposes and intent of a neighborhood activity center: Promote the efficient use of land; Enhance and extend the aesthetic character and livability of the built environment; Reduce the impact of new development on a Town's water quality and natural resources; <u>Equitably balance the interests of the public and private landowners: Permit</u>	Placetypes	The identification of Community Activity Centers took into account the physical characteristics of these areas, to a certain degree. Language regarding the idea of Neighborhood Activity Centers as a building block for Community Activity Centers has been incorporated into the plan.
10/9/2018	Letter via Email	Harriet Arnoldi		Encourages wider community engagement and involvement of those that cannot attend public meetings. Encourages the use of a variety of media to get messages/conclusions out to the public and more accessible language.	Process	It is difficult for many people to attend public meetings. In addition to the three subregional hearings on the RPP, there was a webpage providing information and comments were accepted by email, telephone, mail, and in person. More than 25 meetings were held with town staff, boards, and other interested stakeholders, some of which were televised.
11/8/2018	Letter via Email	Cape Cod Chamber		For future updates, recommend considering a larger business community outreach or survey component and state they would be happy to work with the Commission on this.	Process	Thank you for this suggestion and offer for assistance. We will keep this in mind as we work to incorporate such tools into other regional plan updates.
11/8/2018	Letter via Email	Cape Cod Chamber		Recommends extending the deadline for public comment on the RPP to align with the comment period of the technical documents.	Process	Technical bulletins will have a separate public review process, including a public comment period. Public comment on technical bulletins is not required; however, the Commission recognizes this is a shift in approach and welcomes public review and comment on these documents.
11/19/2018	Letter via Email	APCC		Request the Commission delay finalization of the RPP until the complete suit of technical bulletins have been drafted and made available for review during a public comment period.	Process	Technical bulletins will have a separate public review process, including a public comment period. Public comment on technical bulletins is not required; however, the Commission recognizes this is a shift in approach and welcomes public review and comment on these documents.
11/19/2018	Letter via Email	Town of Yarmouth		Suggests the Commission provide some comparison of the proposed and current regulations regarding the ease of the process, the value of mitigation fees imposed, and the estimated timeline for approvals.	Process	Thank you for this suggestion. This will be considered as part of the technical bulletin process and potential enabling regulation amendments.
11/19/2018	Letter via Email	Town of Yarmouth		Suggests the RPP and technical bulletins should have been released at the same time for public comment. Suggests a 60-day review period at a minimum for technical bulletins and placetype maps.	Process	Technical bulletins will have a separate public review process, including a public comment period. Public comment on technical bulletins is not required; however, the Commission recognizes this is a shift in approach and welcomes public review and comment on these documents.
10/8/2018	Email Markup of Draft	Felicia Penn	36	Suggests placing more emphasis on year round residents and notes that second homeowners are responsible for creating many of the region's challenges.	Regional, subregional, and local characterization	Growth of residents from the mid 1970's through the 1990s has had the greatest negative impact on the resources protected under the Cape Cod Commission Act. Only recent trends in second-home ownership, combined with an acute shortage of land, can be seen as creating challenges to housing, historic preservation, and possibly open space and coastal resources.
10/17/2018	Public Hearing - Testimony	Cheryl Andrews		Noted the need to better characterize the subregional similarities and differences. She noted that a main concern among Cape Codders is traffic. She noted that cars are not mentioned in the measures included in the draft RPP and asked what the Commissions role is in the discussions on the bridges.	Regional, subregional, and local characterization	Town profiles and language on subregional differences and demographics was added to RPP. Additional discussion of the Cape Cod Canal bridges is presented in the Regional Transportation Plan.

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10/17/2018	Public Hearing - Testimony	Jay Coburn		Noted that the rural nature of the lower and outer Cape and the lack of infrastructure in the subregion means it cannot support continued growth. Small towns don't have the capacity to tackle really big problems and suggested the Commission be more involved on the lower and outer Cape. The communities lack balance around second homeownerships, who help considerably with resources, but the housing stock is so out of balance that it threatens the community.	Regional, subregional, and local characterization	Town profiles and language on subregional differences and demographics was added to RPP. The RESET program, District Local Technical Assistance, and the ability of towns to make discretionary referrals and lower Development of Regional Impact thresholds are all ways Outer and Lower Cape towns can use the Commission to help address the problems outlined in this comment.
10/17/2018	Public Hearing - Testimony	Joan Holt		Noted that the wealth gap on the Cape should be addressed. Residential tax relief is a step in the right direction. She suggested a demographic specialist or sociologist be hired by the Commission to ensure staff understands these types of issues. She also noted that the plan should reflect new models of development.	Regional, subregional, and local characterization	We share your concerns and we have been working to address the wealth gap issue in several ways, including through the RPP Growth Policy, Housing goals, and others. Town profiles and language on subregional differences and demographics was added to the RPP. Planners have general knowledge of sociology issues and, as needed, the Commission works with other organizations and agencies and/or hires consultants with specialized skills to assist with projects.
10/17/2018	Public Hearing - Testimony	Julie Kavanaugh		Noted the region is losing the young population. Zoning is an issue and needs to allow for various types of housing to meet the needs of both the young and the aging populations. Policy and regulation need to reconnect communities and towns centers.	Regional, subregional, and local characterization	We agree and the Commission is working on many aspects of this issue, including the regional housing needs assessment, the proposed regional housing strategy, and through targeted planning assistance to communities.
10/17/2018	Public Hearing - Testimony	Paul Wisotzky		Noted the draft RPP lacks a discussion on demographics, which are a key component of the region's story and challenges. Encouraged the Commission to provide more demographic information. He also suggested presenting more information about the year-round community, which is very different from the second-homeowner community. He specifically noted that the information presented needs to take into account the differences and similarities across the subregions.	Regional, subregional, and local characterization	Town profiles and language on subregional differences and demographics was added to RPP.
10/17/2018	Public Hearing - Testimony	Tom Donegan		Noted he would like to see more of what the region needs and wants. Noted that housing is a crisis on the Outer Cape, it is unavailable and not secure. People are unable to build a life and it impedes every aspect of the economy. Towns, regional government and the state need to work together with defined goals. He would like to see this reflected in the plan.	Regional, subregional, and local characterization	We agree and the Commission's planning program is designed to help towns achieve their goals through local comprehensive planning and targeted local planning assistance. A regional housing strategy is a priority action identified in the RPP.
11/13/2018	Letter via Email	Provincetown Select Board		Suggests the plan does not identify year-round communities as being at risk and encourages the Commission to include initiatives that promote year round community and livability.	Regional, subregional, and local characterization	Town profiles and language on subregional differences and demographics was added to the RPP. Actions, such as the regional housing strategy, and other regional plans, like the Comprehensive Economic Development Strategy and the Regional Transportation Plan, as well as the visions for the placetypes, are focused on creating year-round, vibrant communities and a vibrant economy.
11/19/2018	Letter via Email	Marjorie Hecht		Suggests more land put into conservation, more affordable housing, limits on new single home building, especially summer homes in areas where more population would further stress the environment. Notes the Cape has more traffic than present infrastructure can handle and there seems to be the idea that more development can just continue, but the region has limited resources.	Regional, subregional, and local characterization	The RPP focuses on placetypes, housing diversity, and compact development with smaller unit sizes responsive to context provides a foundation for a more comprehensive examination of tools, incentives, and subsidy needed to promote alternatives to single family homes. These are more appropriately addressed through the proposed regional housing strategy.
10/8/2018	Email, Markup of Draft	Felicia Penn	67	In reference to the language regarding review of DRIs for consistency with the RPP she asks - Is the DRI review in accordance with the RPP that is in effect when application is received or when it is reviewed ? The draft RPP suggests reviewed. She asks if it is possible that a project could submit under current RPP but be reviewed by a newer version ?	Regulatory Framework	DRIs are reviewed for consistency with the RPP in effect at the time the DRI application is deemed complete.
10/8/2018	Email, Markup of Draft	Felicia Penn	82	She notes she is strongly opposed to threshold revisions. She suggests its ok to adjust with a town, once LCPs are updated and Activity Centers and Economic Centers are defined and the town has the ability to control the desired development, but changing thresholds region wide is not good policy.	Regulatory Framework	No specific threshold changes are recommended as part of this RPP. A recommended action of the RPP is to evaluate potential threshold changes.
10/8/2018	Email, Markup of Draft	Felicia Penn	58	Suggests language indicating development agreements must be consistent with the RPP or LCP or both.	Regulatory Framework	Chapter D of the Code of Cape Cod Commission regulations, governing Development Agreements, requires consistency with the CCC Act, the RPP, and the LCP.

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10/9/2018	Letter via Email	Felicia Penn		Opposes elimination of minimum performance standards from the plan. Minimum Performance Standards are necessary in order for voting members of the CCC to reach an objective conclusion on a proposed project's benefits and detriments. The decisions will be subjective without them. The Draft RPP is incomplete without the technical bulletins. Every bulletin should appear in a regulatory section of the RPP.	Regulatory Framework	The approach to regulatory review defined in the 2018 RPP will better allow the agency to encourage and approve projects that the region wants, while preserving the ability to deny projects that are inconsistent with and detrimental to the local context and regional vision. The Cape Cod Commission Act requires that the RPP include a growth policy, the identification of critical resources and management needs, regional goals, and a policy for coordinating regional and local planning efforts. While the Act requires that Developments of Regional Impact be reviewed for consistency with the RPP, it does not require the RPP include minimum performance standards. The 2018 RPP includes goals and objectives - the overarching policies for both planning and regulatory review - which, when applied to Developments of Regional Impact, must be met. Technical bulletins provide the methods and guidance to achieve the goals and objectives. While this provides some flexibility in how goals and objectives are achieved, it does not equate to less strict standards. Instead, it allows the Commission to address the circumstances of a project in relation to the goals of the region and the community in which the project is proposed, recognizing that each Cape Cod community is different.
10/17/2018	Public Hearing - Testimony	Don Keeran/APCC		Stated that APCC supports a strong regional planning entity that also has a strong regulatory component. Noted that the draft Plan presents ideals of where we should be and what we should focus on as a region; however, he notes the great need for a proactive and rigorous regulatory component. The absence of minimum performance standards and the use of technical bulletins is concerning and he suggested that once regulatory standards are lost they are lost forever.	Regulatory Framework	The approach to regulatory review defined in the 2018 RPP will better allow the agency to encourage and approve projects that the region wants, while preserving the ability to deny projects that are inconsistent with and detrimental to the local context and regional vision. The Cape Cod Commission Act requires that the RPP include a growth policy, the identification of critical resources and management needs, regional goals, and a policy for coordinating regional and local planning efforts. While the Act requires that Developments of Regional Impact be reviewed for consistency with the RPP, it does not require the RPP include minimum performance standards. The 2018 RPP includes goals and objectives - the overarching policies for both planning and regulatory review - which, when applied to Developments of Regional Impact, must be met. Technical bulletins provide the methods and guidance to achieve the goals and objectives. While this provides some flexibility in how goals and objectives are achieved, it does not equate to less strict standards. Instead, it allows the Commission to address the circumstances of a project in relation to the goals of the region and the community in which the project is proposed, recognizing that each Cape Cod community is different.
10/17/2018	Email to John McCormack, submitted by John to be made part of the record	Kathy Williams		Wonders if the new approach and technical bulletins will make the process easier, harder or about the same and suggests it appears that the cost to prepare the application for DRI will increase each time the technical bulletins/methods to meet the objectives change. She also wondered if the process will be slower, faster or about the same and if mitigation fees will be calculated the same and/or if they will increase. She notes that certainty is critical for developers. They need a solid understanding of costs and ability to obtain a permit with reasonable conditions prior to spending money on plans and applications suggests that Commission members will have a lot of discretion with this new approach. She notes concerns that the standards may be too costly to implement and may result in valuable projects not moving forward and/or may result in a lot of buildings just under the CCC threshold in size. Suggests a hard look at the thresholds is needed.	Regulatory Framework	We are sensitive to the need for predictability when planning a development project. The Technical Guidance provides the details that developers and engineers need to address the goals and objectives in the RPP. This new approach will provide more flexibility in how projects may meet the goals and objectives, but we anticipate that this will improve the DRI process. Members of the consulting community have expressed support for this approach.

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10/24/2018	Public Hearing - Testimony	Rennie Hammond		Suggested the RPP could not be adopted with out the technical bulletins.	Regulatory Framework	Technical bulletins are undergoing a separate public review process and the schedule is such that the technical bulletins will be adopted in a timeframe consistent with that of the RPP.
11/13/2018	Letter via Email	Provincetown Select Board		State they believe that separating the regulatory performance standards from the Regional Policy Plan is a mistake and that it might lead to greater weight being given to development projects.	Regulatory Framework	The approach to regulatory review defined in the 2018 RPP will better allow the agency to encourage and approve projects that the region wants, while preserving the ability to deny projects that are inconsistent with and detrimental to the local context and regional vision. The Cape Cod Commission Act requires that the RPP include a growth policy, the identification of critical resources and management needs, regional goals, and a policy for coordinating regional and local planning efforts. While the Act requires that Developments of Regional Impact be reviewed for consistency with the RPP, it does not require the RPP include minimum performance standards. The 2018 RPP includes goals and objectives - the overarching policies for both planning and regulatory review - which, when applied to Developments of Regional Impact, must be met. Technical bulletins provide the methods and guidance to achieve the goals and objectives. While this provides some flexibility in how goals and objectives are achieved, it does not equate to less strict standards. Instead, it allows the Commission to address the circumstances of a project in relation to the goals of the region and the community in which the project is proposed, recognizing that each Cape Cod community is different.
11/19/2018	Letter via Email	APCC		Notes they have concerns about the proposed regulatory changes, the removal of minimum performance standards, and states that ensuring the standing of the technical bulletins as defensible objective standards of paramount importance to them. Suggests an explicit reference in the RPP to the use of, and reliance on, technical bulletins as backstop standards. Also suggests the RPP include stronger language affirming the important regional protection standards existing in previous iterations of the RPP, especially those applying to environmental resources, shall not be compromised when determining a DRI's consistency with the RPP.	Regulatory Framework	The approach to regulatory review defined in the 2018 RPP will better allow the agency to encourage and approve projects that the region wants, while preserving the ability to deny projects that are inconsistent with and detrimental to the local context and regional vision. The Cape Cod Commission Act requires that the RPP include a growth policy, the identification of critical resources and management needs, regional goals, and a policy for coordinating regional and local planning efforts. While the Act requires that Developments of Regional Impact be reviewed for consistency with the RPP, it does not require the RPP include minimum performance standards. The 2018 RPP includes goals and objectives - the overarching policies for both planning and regulatory review - which, when applied to Developments of Regional Impact, must be met. Technical bulletins provide the methods and guidance to achieve the goals and objectives. While this provides some flexibility in how goals and objectives are achieved, it does not equate to less strict standards. Instead, it allows the Commission to address the circumstances of a project in relation to the goals of the region and the community in which the project is proposed, recognizing that each Cape Cod community is different.
11/19/2018	Letter via Email	APCC	69	Recommends the following revisions to the flexibility and waiver provisions: make clear that flexibility applies to the methods used to achieve a goal of the plan, not whether the goal is achieved.	Regulatory Framework	The flexibility and waiver clause operates in the same manner as it did in the 2009 RPP.

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11/19/2018	Letter via Email	Town of Yarmouth		Notes that it is unclear how important placetype designations are relative to the DRI review process. Also suggests coordination with the Towns to identify areas where they want to see redevelopment to create new activity centers. Suggests considering breaking down suburban development areas into commercial suburban and residential suburban, as they are two very different areas with different development strategies. Also suggests that during DRI review, one dominant placetype should prevail to avoid having to meet conflicting placetype strategies and objectives. Suggests clearly defining the process to update placetype maps.	Regulatory Framework	The Placetypes will help inform and guide the regulatory review for Developments of Regional Impact. Methods by which a project achieves the goals and objectives included in the RPP may differ by placetype. Commission staff anticipates working with towns to identify areas for redevelopment to improve the form and character of suburban development areas. The final RPP includes language to distinguish between commercial and residential suburban development areas, as well as a process for updating placetype maps. The placetype that a project is located in will be identified by the Commission during the pre-application process.