

From: JOHN H MCCORMACK JR <johnhmccormackjr@comcast.net>

Date: October 17, 2018 at 10:06:07 AM EDT

To: Kristy Senatori <ksenatori@capecodcommission.org>, brewster@capecodcommission.org, "Mitchell, Woody (Harold)" <sandwich@capecodcommission.org>

Subject: Fwd: RPP Update

Reply-To: JOHN H MCCORMACK JR <johnhmccormackjr@comcast.net>

For circulation among the members of the RPP subcommittee and to be made part of the record

Comments I received from Kathy Williams, Yarmouth Town Planner. Kathy attended the last meeting of the RPP subcommittee

Jack McC

----- Original Message -----

From: "Williams, Kathleen" <kwilliams@yarmouth.ma.us>

To: "Jack McCormack (johnhmccormackjr@comcast.net)" <johnhmccormackjr@comcast.net>

Cc: "Greene, Karen" <KGreene@yarmouth.ma.us>

Date: October 16, 2018 at 11:56 AM

Subject: RPP Update

Hi Jack,

It was very interesting attending the October 4th RPP Subcommittee meeting and getting an overview of the first three draft Technical Bulletins. Having only gone through one DRI project, I am not overly familiar with the current Technical Bulletins and DRI process and it is difficult to assess how the new Bulletins/Goals/Objectives compare to the old ones with regard to the costs, timing and certainty for a potential developer.

- Do the new regulations/technical bulletins make the process easier, harder or about the same? I would think the cost to prepare the application will increase every time the rules change as attorneys and consultants will need to get up to speed on the new goals and objectives, technical bulletins, and methods to meet the objectives.
- Are the mitigation fees being calculated differently and will they be increasing? If so, by how much?
- Is the anticipated timeline for getting through the DRI process faster, slower or about the same?
- Certainty for a developer is critical. They need to have a solid understanding of the overall costs and ability to obtain a permit with reasonable conditions prior to spending large sums of money for plans and applications. Based on input I heard at the October 4th RPP subcommittee meeting, it sounds like

the Commission members will have a lot of discretion in determining whether a particular method or methods meets the objectives of the Goals (except for the Transportation Bulletin which was more prescriptive). This subjectivity may provide flexibility but also makes the process more subjective to the inclinations of the individual committee members, and less certain for developers.

Ultimately, I have concerns that the standards are too costly to implement which will result in valuable projects not moving forward and stifling economic development and redevelopment. Or, will result in the creation of a lot of 9,900 square foot buildings which cumulatively will result in more impacts to the goals and standards than a few larger projects that have significant benefits to our communities, especially regarding year-round employment. We are very fortunate that Cape Cod Five was willing to go through the DRI process and remain on Cape.

My take away from the meeting was that we need to take a hard look at the thresholds in the Enabling Regulations and Yarmouth needs to move forward with methods to raise the DRI thresholds within our community (GIZ, Chapter H), understanding that infrastructure improvements for wastewater will be a key component.

Please let me know when more Technical Bulletins come out. I could not see a next meeting date for the RPP Subcommittee on the CCC calendar, nor any additional draft bulletins.

Thanks,

Kathy

Kathy Williams, PE

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