

From: [Pamela McCarthy](#)
To: [CCC 2018 Tech Bulletins](#)
Subject: Technical Bulletin Comments
Date: Friday, January 11, 2019 10:04:12 AM

Dear Cape Cod Commission:

Many thanks for your hard work in this and for taking public comment. Below are my thoughts on the Technical Bulletins.

Groundwater:

A story in today's New York Times (see here: <https://indianexpress.com/article/technology/science/oceans-temperatures-global-warming-rising-faster-as-are-fears-5533006/>) reports that ocean temperatures are rising faster than scientists previously thought. This means the effects of climate change will come faster than we thought. I would recommend the groundwater and wetlands technical bulletins take this into consideration as our current wetlands and ground water level can change and move inland in areas that we currently think are safe to build on.

Housing:

Please remove the language around exempting multi-unit residential developments from affordable housing requirements. This exemption will exacerbate the Cape's housing problem. New apartment complexes feature units under 1,100 square feet with rents that are far out of reach for many people. The Cape already has an appalling lack of affordable housing. Increasing the inventory but allowing it to be priced out of reach will further penalize people who are working on the Cape. Young people, elders in transition, and young families are already struggling to find secure housing; with more units priced expensively, rents in general will go up. Certainly no one will be able to save enough to afford a downpayment on a home. Many of these people do work that residents rely upon--they care for our elders and our children, they clean our buildings, they make our food and ring our purchases, as well as perform many other services. Increasing inventory but making it economically out of reach will increase our existing employee shortage. Further, this will push the burden of meeting affordable housing requirements onto towns (and taxpayers) that are already struggling to do this. It is fair to expect developers to adhere to the original 10% affordable housing rule.

Employers will have a difficult time filling positions if people cannot afford to live here. Towns will not thrive if people are busy struggling to secure and pay for housing.

Energy:

We have the opportunity to show leadership in this area and set an example for others. The Cape is a coastal region; its main industry is tourism. Our lives, our region, and our economic well-being depend upon it. Though some people feel solar panels are not pretty to look at, these buildings will not be nice to look at as they are damaged from stronger storms and rising oceans. In addition, solar

arrays and electric car charging stations in public and commercial parking areas, and the Route 6 Visitor Center and Rest Area would be great to incorporate into the RPP.

For full disclosure, I am a member of the Mashpee EDIC and the Mashpee Community Garden Advisory Committee. The opinions here are my own.

Regards,

Pamela McCarthy
Mashpee