

**From:** [Marjorie Hecht](#)  
**To:** [CCC 2018 Tech Bulletins](#)  
**Subject:** Comments and questions on Draft Regional Policy Plan  
**Date:** Sunday, January 13, 2019 1:56:54 PM

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Dear Cape Cod Commission:

I'm a Mashpee resident, concerned with the lack of affordable housing and rental units in Mashpee. I agree with the generally stated aims of the housing draft to create more affordable units. However, I don't understand why there is the following exception.

It seems to me that multi-unit residential unit developments are exactly where affordable units are needed.

**Multi-unit residential development proposing 100% rental units of 1,200 square feet or less per unit are not required to provide onsite affordable or workforce units or their offsite/monetary equivalent**

I'm also concerned with the traffic impact of new development. In particular, Mashpee Commons plans to develop up to 1400 new homes. The exact plan has not yet been made public. I'd like to know if Mashpee Commons has submitted any traffic analysis to the Commission. Also, how many new residences does it usually take to "generate 50 or more new peak hour trips"? At what point in a plan does a developer have to submit a traffic analysis?

Route 151 and Route 28 in the Mashpee area already have heavy traffic year round, but especially in the summer. I suspect that these highway areas already have relatively high accident rates, from what's reported in the local press. I hope the Commission plans to exercise oversight in any development plan that will increase this traffic.

Yours sincerely,

Marjorie Hecht  
240 Hooppole Road  
Mashpee, MA 02649