



January 13, 2019

Cape Cod Commission
P.O. Box 226
3225 Main Street
Barnstable, MA 02630

RE: Draft Technical Bulletins to the 2018/2019 Draft Regional Policy Plan

Dear Commissioners:

On January 2, 2019, at their regular meeting, the Mashpee Planning Board voted unanimously to submit to you the following comments regarding the Technical Bulletins regarding Open Space and Affordable Housing:

Housing Technical Bulletin 10-00 --- Objective HOU4 -- Increase Housing Affordability

In order to meet the objectives of the Mashpee Housing Production Plan (2015), **the Board recommends the following proposed methods in HOU4 be approved:**

Developments proposing ten (10) or more new residential lots and/or units must provide on-site 10% of the project's lots and/or units for year-round housing use as Affordable Housing and/or Workforce Housing.

The Commission may, in its discretion, allow an applicant to provide the required units or lots offsite, or make a monetary contribution equal to or greater in value than the on-site mitigation otherwise required

However, due to the critical need for all types of Affordable Housing, including Affordable Rental Housing, **the Board recommends the following method is removed from the Technical Bulletin:**

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.

Open Space Bulletin 94-001 -- Guidelines for Calculation and Provision of Open Space:

The Board recommends that developments in all Cape Cod Placetypes provide high-quality open space onsite, or offsite, and further that pedestrian amenities, streetscapes, pocket parks, and public seating areas are not considered a contribution to open space. This recommendation is in keeping with the Town of Mashpee Local Comprehensive Plan Chapter in Open Space, as well as the draft Regional Policy Plan's opening paragraph describing Open Space:

The open space of the Cape is critical to the health of the region's natural systems, economy, and population. Open space provides habitat for the region's diverse species and protection of the region's drinking water supply. Wooded open space provides a carbon sink for mitigating the impacts of climate change, both through the storage of carbon that would otherwise be lost to the atmosphere through development, and through the carbon-absorbing capacity of trees. Open space contributes significantly to the natural and rural character of the region and supports key industries. The beaches, farms, woodlands, and marshes of the Cape provide recreational outdoor activities that attract visitors and residents to the region and provide the necessary land and resources for the Cape's agricultural activities.

Please let us know if we can provide any additional information to assist you in finalizing the Technical Bulletins.

Sincerely,

Mary Waygan, Chair
Mashpee Planning Board

cc: Carol Sherman, Chair, Mashpee Board of Selectmen