

TO: Cape Cod Commission  
From: Felicia R Penn  
RE: Local Comprehensive Plan Comments  
DATE: July 22, 2019

I served on the Planning Board for the Town of Barnstable for nine years, and during my tenure, we updated the town's LCP. It is through this lens and with this experience that I offer the following comments regarding the new regulations that will govern future LCP's for our towns. Overall, I would like to state that while serving on the Planning Board, I found the LCP a profoundly important document that guided my decision-making for each application and agenda item. It was especially important to each village within the town, as each village had their own section which included a long term vision and goals, actions, and timeline, as well as specific data relevant to the village, such as goals for commercial vs residential development, recreational resources, general infrastructure improvements, etc.

Page 1.) I hope you consider augmenting the minimum criteria for a Commission –certified LCP to include a **“community vision for growth and development in the town and villages”** in addition to the three criteria indicated. At a bare minimum this should be contained in an LCP.

Page 2) D: Local Planning Authority: In communities where planning boards exist the responsibility for development and maintenance of the town's LCP should fall to them OR to a planning subcommittee under the jurisdiction of the planning board. In communities with no existing planning board, a planning committee shall be formed to fulfill this function. It is imperative that the planning board be fully “vested” in the LCP. As, it is the planning board that has state statutory status, and will be voting on approval or denial of projects. Having ownership on the LCP is very different than just using it as a reference. It is essential that this lie with the planning board, if one exists. Should you not see fit to edit this section, and make it the responsibility of the planning board, then perhaps you will consider adding the following language: **“in communities where a town chooses to create a local planning committee, at least 2 members of this committee must be members of the planning board.”**

Page 3: Section A, 3: Goals: please edit the introductory sentence to include villages: “The LCP shall identify planning and land use goals **for the town and its villages....”**

Page 5, B Miscellaneous: Please add #6 to the list: If a municipality has an existing certified LCP, summarize major changes in vision, zoning, or planning in this LCP.

Page 5: Section III Local Adoption Process: Paragraph 1: Please consider changing this paragraph to include the following language after “...including developing the municipalities' vision statement, determining local housing needs, **and any likely future zoning changes.”**

Page 6: Section V: Updates /Amendments I note that there is no requirement for a municipality to regularly update their LCP. If you don't require that this happen, it won't.