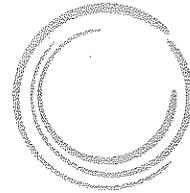


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Minutes of
Cape Cod Commission
CCC Member Training Session

March 18, 2010

A CCC member training session of the Cape Cod Commission was held on Thursday, March 18, 2010 at 1:30 pm at the Cape Cod Commission, Conference Room, 3225 Main Street, Barnstable, MA.

Commission Members in attendance: John Harris, Austin Knight, Peter Monger, Roy Richardson, Joy Brookshire, Lynne Pleffner, Mario DiGregorio, Michael Blanton and Sheila Lyons.

■ **Regional Policy Plan, Land Use Vision Maps, Local Comprehensive Plans and Growth Incentive Zones**

Kristy Senatori, chief regulatory officer at the Commission, introduced technical staff and said they would be discussing various sections of the Regional Policy Plan (RPP). Ms. Senatori provided an overview of the RPP and said it was adopted by County Ordinance. She the Cape Cod Commission Act requires review and amendment of the RPP every five years. She said the RPP includes a coherent set of regional planning policies and objectives to guide development in Barnstable County and protect the region's resources. She said the RPP is required to identify Cape Cod's critical resources and management needs; establish a growth policy for Barnstable County; set regional goals for resource issue areas mandated by the Act and establish a policy for coordinating regional and local planning efforts. She said it serves two purposes—both as a planning document and a regulatory document. She said as a planning document it serves as a basis for regional and local comprehensive planning and certifying Local Comprehensive Plans. She said as a regulatory document it establishes regulatory policies that impose minimum performance standards for developments of regional impact (DRIs). She said the RPP's map-based approach is a result of the 21st century task force for the Commission and said the RPP includes four regulatory maps: a Water Resources Classification Map I, Water Resources Classification Map II, Significant Natural Resource Area (SNRA) map and a Land Use Vision Map (LUVM). She said the RPP, as expressed throughout, guides growth towards areas that are adequately supported by infrastructure and away from areas that must be protected for ecological, historical or other reasons. She said the purpose of the Land Use section of the RPP is to direct growth and redevelopment to appropriate locations and she explained how the Land Use Vision map is used in the RPP. Ms. Senatori called upon Commission staff Leslie Richardson, Tom Cambareri, Andy Walsh, Heather McElroy, Glenn Cannon, Ryan Christenberry, Paul Ruchinkas, Sarah Korjeff, Phil Dascombe, and Andrea Adams to discuss the various sections of the RPP. After the presentations staff entertained questions from Commission members.

Peter Monger inquired about the impacts of discarded prescription drugs on groundwater quality.

Tom Cambareri, water resources program manager, said they are working on a monitoring system but no comprehensive testing has been done as yet. He said he has been working with Silent Spring and the County Extension Service on a testing program for better disposal.

Peter Monger referred to the Chatham Wastewater Management Facility and inquired about the cost to remove chemicals from wastewater.

Tom Cambareri said initial figures indicate a 30 percent increase in cost for removal.

Roy Richardson inquired about the quality of road construction.

Glenn Cannon said the Commission does look at a site and if construction does not meet requirements, certificates and escrow monies are withheld.

Roy Richardson asked if there are published standards for road construction.

Glenn Cannon said standards are published by the Massachusetts Highway Department and the local towns.

Sheila Lyons asked if there were standards for colors of pavement, light poles and other things like that.

Glenn Cannon said they have been asked to develop standards for pavement and light poles.

Joy Brookshire inquired about ensuring long-term housing affordability.

Paul Ruchinskas said there are ownership restrictions in DRI decisions. He talked about rental units and said there is annual monitoring to ensure that rents comply.

The training session adjourned at 2:45 p.m.

Respectfully submitted,

Elizabeth Taylor, Secretary