

Cape Cod Selectmen and Councilors' Association
Overview of Cape Cod Commission Response to 21st Century Task Force Report
3/9/07

Broad Themes:

- Better Coordination and Communication with Towns
- More Emphasis on Planning and Technical Services to Towns
- More Transparent, Predictable Regulatory Process

Implementation Process:

- Commission Steering Committee to oversee Implementation (Commission members, staff, County Commissioner and Assembly reps)
 - Meetings with Towns and Community Groups
 - Series of Working Groups to Address Specific Recommendations
 - Advisors (former applicants, attorneys, consultants, town officials)

Specific Initiatives:

Planning:

- Cape-wide Land Use Mapping:
 - Working with Town Planners
 - Mapping Workshops with towns to identify:
 - Regional Economic Centers
 - Village, Highway, and Industrial Redevelopment Areas
 - Resource Protection Areas
 - Maps used to specify both:
 - Level of CCC review (differing thresholds and standards)
 - Possible local zoning changes
- Regional Housing Needs Study to determine:
 - Types and Price ranges of housing needed in each town
 - Locations to accommodate the needed housing (tie to mapping)
- Rewrite of the Regional Policy Plan
 - Reorganize-Separate Planning and Regulatory sections
 - Restructure mitigation requirements based on maps-
Example: Reduce/eliminate open space requirements in growth centers
 - Restructure how we calculate needed mitigation-impact fee approach-
Example: Fee per square foot for traffic mitigation versus detailed traffic study for each project
 - Identify potential areas for regional DCPCs (tie to mapping)
 - Develop new section that measures progress in meeting RPP goals

Regulation:

- Modify DRI thresholds- *Examples of possible changes:*
 - *Measure building footprint instead of gross floor area*
 - *Varying thresholds for different map or zoning districts (e.g. higher in growth centers, lower in sensitive natural resource areas)*
 - *Impact-based thresholds (e.g. trip generation or wastewater flow)*
 - *Higher thresholds for light industrial/office uses*
 - *Higher thresholds for affordable housing*
 - *Discretionary referrals only*
 - *Varying thresholds for different towns/regions*

- Create Limited-Scope DRI Review Process
 - Screen/Scope DRI referrals for regional issues (based on maps)
 - Limit scope of Commission review to only areas of regional impact (e.g. transportation, water resources, etc.)
 - Allows for faster, less expensive, more focused review

- Establish Process for Joint Review with Interested Towns
 - MOUs with towns to enable joint scoping/hearings-similar to CCC joint process with MEPA
 - Will need to consult town counsels to explore legal constraints

- Make more use of existing tools for Pre-permitting: Growth Incentive Zones (GIZ) and Development Agreements. Existing and Potential Projects:
 - Downtown Hyannis GIZ (existing)
 - GIZ for Buzzards Bay (potential)
 - GIZ for Dennisport (potential)
 - GIZ for East Harwich (potential)
 - GIZ for Yarmouth Motel/Hotel District along Route 28 (in progress)
 - Existing Development Agreements- Falmouth and Mashpee Industrial Parks, Cape Cod Healthcare Ambulatory Care Campus
 - Development Agreement for South Sandwich Commercial Triangle (potential)

- Procedural Changes
 - Project schedules
 - Meeting notes
 - Post-DRI Follow-up-Customer Service survey (feedback on how to improve the process)

Communication and Coordination with Towns:

- Annual meetings with Boards of Selectmen in each town (service reports)

- Redesign of Commission web site-note new Task Force page
(www.capecodcommission.org/taskforce)
 - Regular meetings with town staff (e.g. Town managers, Planners, Engineers, Economic Development and Housing officials, etc.)-Frequency determined by each town
 - Periodic meetings with key town boards (e.g. Planning Boards, ZBAs, Conservation Commissions, Historic Commissions, Economic Development and Housing Committees)
 - Speaker's bureau for community groups
 - Training programs for Commission members and local officials
 - Roundtable meetings of key groups (Town Planners, CPA Committees, Historic Commissions, Economic Development Committees, GIS Users, etc.)
 - CCC Officer Participation in Cape Cod Selectmen and Councilors' Association

Next Steps:

- Meetings with County Commissioners and Assembly of Delegates on priorities
- Meetings with towns, chambers and other interested groups
- Drafting of proposed changes (Commission Standing Committees and Working Groups)
 - Updates in Commission Reporter and web site
 - Consultation with advisors on draft proposals
 - Public hearings on changes in regulations and Regional Policy Plan
 - Cape Cod Commission
 - Assembly of Delegates
 - Adoption of County Ordinances to implement changes