



**Minutes**  
**Cape Cod Commission Regional Policy Plan Subcommittee Meeting**  
**Subregional Hearing**  
**Eastham Public Library**  
**October 2, 2024 @ 10:00 a.m.**

The Chair Tom Wilson made some opening announcements.

Mr. Wilson stated that we are recording the meeting for the purpose of creating minutes. If anyone is also recording the meeting, please identify yourself.

How to be recognized to speak:

At the appropriate time, members of the subcommittee and the public who wish to speak will be able to do so after being recognized by the Chair. For those in attendance, Commission members may raise their hand to be recognized by the Chair. Members of the public attending should proceed to the podium to make comments during the public testimony section of the hearing. Once recognized by the Chair, state your name and then make comment.

The Chair called the meeting to order and took roll call for attendance.

**Attendance/ Roll Call**

Harold Mitchell	Present
Peter Okun	Present
Richard Roy	Present
Elizabeth Taylor	Present
Tom Wilson	Present

Alternate Members:

John Druley	Present
Dennis Prebensen	Present

**Summary of actions/votes taken**

There were no actions or votes

**Regional Policy Plan Public Hearing** – A Cape Cod Commission subcommittee will conduct a public hearing to assist the Commission in its five-year review and potential amendment of the 2018 Regional Policy Plan, as amended in 2021. The Regional Policy Plan contains regional planning policies and objectives to guide development in Barnstable County and protect the region’s

resources. Following a staff presentation/overview of the Regional Policy Plan and potential areas for amendment within the plan, public testimony will be taken by the subcommittee.

Following the hearings, the Commission shall prepare an amended draft of the Regional Policy Plan. Such draft shall be subject to further hearings and oral and written comment pursuant to Section 3(b) of said *Chapter C*. All interested persons will have an opportunity to comment at the hearing. Written comments may also be submitted by mail to the Cape Cod Commission, P.O. Box 226, 3225 Main St. Barnstable, MA 02630 or online using the form located at <https://capecodcommission.org/comment>.

The Chair asked for the staff presentation.

Beginning the staff presentation, Kristy Senatori, Executive Director of the Commission, provided an introduction and reviewed the purpose and history of RPP, key challenges facing the region, including housing costs and inventory, limitations of existing infrastructure, seasonal economy, water quality, and changing climate. Ms. Senatori then discussed development pressures and the economic development plan for the region. She also discussed freshwater resources, which is new area of focus since the latest RPP update process.

Chloe Schaefer, Chief Planner for the Cape Cod Commission, discussed the existing Regional Policy Plan and some potential areas for amendment. She discussed the growth policy and placetypes, which are intended to direct development to appropriate areas and to protect the most sensitive areas of the region. She discussed the key areas of focus for the update to the RPP, including encouraging housing in appropriate locations, promoting redevelopment, preserving natural areas, economic resiliency, climate action, and infrastructure. She said areas where there may be an opportunity to make changes are the goals and objectives, the technical guidance, and the regulatory review thresholds. Ms. Schaefer concluded her presentation by going over the next steps for the RPP update.

The Chair thanked staff for their presentation and asked for comments from Federal, State or Local Officials, and there were none.

The Chair asked for public comments.

The Chair recognized Chris Powicki, resident of Brewster and representative of the Sierra Club, who said that based on recollection of last time, he is glad to see that there are a range of steps envisioned for the RPP update. He said he thinks it is important for disadvantaged communities, ones vulnerable to the impacts of climate change, to be brought into the process. He said that he especially wants to see the Mashpee Wampanoag included. He said that the current plan doesn't limit growth and development. He thinks plans, policies, and regulation should reflect what is coming in the future. He asked how redevelopment in the floodplain is considered and said that a lot of Cape Cod's development is in the floodplain right now. He said equity and mitigation should be considered and be centered this time around.

The Chair thanked Mr. Powicki for his comments and asked for comments from members.

The Chair recognized Peter Okun who said we need to think about climate resilience. He said based on the most recent storm; we need to evaluate what our risks are here. He said we need a better plan for building in the floodplain. He said effect on the surrounding development should be

considered. He has seen this in Provincetown. Mr. Okun concluded by saying that storms will probably affect us before sea level rise does.

The Chair asked for other comments. Seeing none, he thanked those present and reviewed the next steps. He asked for a motion to adjourn.

Upon a motion to adjourn the meeting at 10:35am by Elizabeth Taylor, seconded by Harold Mitchell, the motion carried. Roll call vote was as follows: Harold Mitchell, Yes; Peter Okun, Yes; Richard Roy, Yes; Elizabeth Taylor, Yes; Tom Wilson, Yes.

**Documents used/submitted at the October 2, 2024 Cape Cod Commission RPP Subcommittee Meeting**

Cape Cod Commission RPP Subcommittee Meeting Agenda October 2, 2024

Power Point Presentation prepared by Cape Cod Commission staff inclusive of all agenda items

**Approved by the Cape Cod Commission RPP Subcommittee on:** \_\_\_\_\_

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