



Goals and Objectives

This RPP adopts goals to guide and plan for the future of the region in a manner consistent with the vision and growth policy of this RPP. The goals and objectives derive from the values and purposes of the Cape Cod Commission Act, preserving and enhancing the region’s assets.

Organized around the region’s natural, built, and community systems, these goals and objectives form the structure upon which the region’s planning work relies, serve as touchstones to guide implementation actions, and set the measures by which the regulatory review process takes place.

Natural Systems

WATER RESOURCES

OCEAN RESOURCES

WETLAND RESOURCES

WILDLIFE & PLANT HABITAT

OPEN SPACE



Built Systems

COMMUNITY DESIGN

COASTAL RESILIENCY

CAPITAL FACILITIES & INFRASTRUCTURE

TRANSPORTATION

ENERGY

WASTE MANAGEMENT

CLIMATE MITIGATION



Community Systems

CULTURAL HERITAGE

ECONOMY

HOUSING



Natural Systems

To protect and restore the quality and function of the region’s natural environment that provides the clean water and healthy ecosystems upon which life depends.

WATER RESOURCES

GOAL | To maintain a sustainable supply of high quality untreated drinking water and protect, preserve, or restore the ecological integrity of Cape Cod’s fresh and marine surface water resources.

OBJECTIVES

- 1. Protect and preserve groundwater quality
- 2. Protect, preserve and restore fresh water resources
- 3. Protect, preserve and restore marine water resources
- 4. Manage and treat stormwater to protect and preserve water quality
- 5. Manage groundwater withdrawals and discharges to maintain hydrologic balance and protect surface and groundwater resources

OCEAN RESOURCES

GOAL | To protect, preserve, or restore the quality and natural values and functions of ocean resources.

OBJECTIVES

- 1. Locate development away from sensitive resource areas and habitats
- 2. Preserve and protect ocean habitat and the species it supports
- 3. Protect significant human use areas and vistas

WETLAND RESOURCES

GOAL | To protect, preserve, or restore the quality and natural values and functions of inland and coastal wetlands and their buffers.

OBJECTIVES

- 1. Protect wetlands and their buffers from vegetation and grade changes
- 2. Protect wetlands from changes in hydrology
- 3. Protect wetlands from stormwater discharges
- 4. Promote the restoration of degraded wetland resource areas

WILDLIFE AND PLANT HABITAT

GOAL | To protect, preserve, or restore wildlife and plant habitat to maintain the region’s natural diversity.

OBJECTIVES

- 1. Maintain existing plant and wildlife populations and species diversity
- 2. Restore degraded habitats through use of native plant communities
- 3. Protect and preserve rare species habitat, vernal pools, 350-foot buffers to vernal pools
- 4. Manage invasive species
- 5. Promote best management practices to protect wildlife and plant habitat from the adverse impacts of development

OPEN SPACE

GOAL | To conserve, preserve, or enhance a network of open space that contributes to the region’s natural and community resources and systems.

OBJECTIVES

- 1. Protect and preserve natural, cultural, and recreational resources
- 2. Maintain or increase the connectivity of open space
- 3. Protect or provide open space appropriate to context

Built Systems

To protect and enhance the built environment and infrastructure necessary to support the region and healthy activity centers.

COMMUNITY DESIGN

GOAL | To protect and enhance the unique character of the region's built and natural environment based on the local context.

OBJECTIVES

- 1.Promote context sensitive building and site design
- 2.Minimize the amount of newly disturbed land and impervious surfaces
- 3.Avoid adverse visual impacts from infrastructure to scenic resources

COASTAL RESILIENCY

GOAL | To prevent or minimize human suffering and loss of life and property or environmental damage resulting from storms, flooding, erosion, and relative sea level rise, including but not limited to that associated with climate change.

OBJECTIVES

- 1.Minimize development in the floodplain
- 2.Plan for sea level rise, erosion, and floods
- 3.Reduce vulnerability of built environment to coastal hazards

CAPITAL FACILITIES & INFRASTRUCTURE

GOAL | To guide the development of capital facilities and infrastructure necessary to meet the region's needs while protecting regional resources.

OBJECTIVES

- 1.Ensure capital facilities and infrastructure promote long-term sustainability and resiliency
- 2.Coordinate the siting of capital facilities and infrastructure to enhance the efficient provision of services and facilities that respond to the needs of the region

TRANSPORTATION

GOAL | To provide and promote a safe, reliable, and multi-modal transportation system.

OBJECTIVES

- 1.Improve safety and eliminate hazards for all users of Cape Cod's transportation system
- 2.Provide and promote a balanced and efficient transportation system that includes healthy transportation options and appropriate connections for all users
- 3.Provide an efficient and reliable transportation system that will serve the current and future needs of the region and its people

ENERGY

GOAL | To provide an adequate, reliable, and diverse supply of energy to serve the communities and economies of Cape Cod.

OBJECTIVES

- 1.Support renewable energy development that is context-sensitive
- 2.Increase resiliency of energy generation and delivery
- 3.Minimize energy consumption through planning and design (including energy efficiency and conservation measures)

WASTE MANAGEMENT

GOAL | To promote a sustainable solid waste management system for the region that protects public health, safety, and the environment and supports the economy.

OBJECTIVES

- 1.Reduce waste and waste disposal by promoting waste diversion and other Zero Waste initiatives
- 2.Support an integrated solid waste management system

CLIMATE MITIGATION

GOAL | To support, advance and contribute as a region to the Commonwealth's interim and long-term greenhouse gas reduction goals and initiatives, including a state-wide net zero carbon target by 2050.

OBJECTIVES

- 1.Promote low or no carbon transportation alternatives and technologies
- 2.Promote low or no carbon technologies for building energy use, including appliances, lighting, and heating, ventilation and cooling (HVAC) systems
- 3.Promote carbon sequestration and other emissions removal practices and technologies as appropriate to context
- 4.Promote low or no carbon energy generation technologies as appropriate to context

Community Systems

To protect and enhance the linkages between society, the natural environment, and history vital to the way of life on Cape Cod by supporting development of amenities and life opportunities necessary to support vibrant and diverse communities.

CULTURAL HERITAGE

GOAL | To protect and preserve the significant cultural, historic, and archaeological values and resources of Cape Cod.

OBJECTIVES

- 1. Protect and preserve forms, layouts, scale, massing, and key character defining features of historic resources, including traditional development patterns of villages and neighborhoods
- 2. Protect and preserve archaeological resources and assets from alteration or relocation
- 3. Preserve and enhance public access and rights to and along the shore
- 4. Protect and preserve traditional agricultural and maritime development and uses

ECONOMY

GOAL | To promote a sustainable regional economy comprised of a broad range of businesses providing employment opportunities to a diverse workforce.

OBJECTIVES

- 1. Protect and build on the Cape’s competitive advantages
- 2. Use resources and infrastructure efficiently
- 3. Foster a balanced and diverse mix of business and industry
- 4. Encourage industries that provide living wage jobs to a diverse workforce
- 5. Expand economic activity and regional wealth through exports, value added, import substitution, and local ownership

HOUSING

GOAL | To promote the production of an adequate supply of ownership and rental housing that is safe, healthy, and attainable for people with different income levels and diverse needs.

OBJECTIVES

- 1. Promote an increase in housing diversity and choice
- 2. Promote an increase in year-round housing supply
- 3. Protect and improve existing housing stock
- 4. Increase housing affordability





Coordinated Regional and Local Planning



Coordinated regional planning is at the core of the Cape Cod Commission's mission. The Commission's regional planning activities address resources and needs that transcend municipal or individual site boundaries. To achieve regional planning goals, the Commission and its staff identify special areas and resources that are particularly sensitive to development pressures and provide technical assistance on a wide range of topics to Cape communities. Additionally, the Commission provides resources to prepare and implement local

plans in coordination with neighboring and oftentimes overlapping jurisdictions. While the Regional Policy Plan is comprehensive in its vision and growth policy for the region and serves as an overarching policy framework for the Commission's planning efforts, there are certain resources or issues facing the region, such as water quality, transportation, economic development, and climate resilience, that require more focused planning efforts beyond that provided through the Regional Policy Plan. These more specialized regional plans and programs

work in conjunction with the RPP to accomplish local and regional goals.

TARGETED REGIONAL AND LOCAL PLANNING EFFORTS

Since the 2009 RPP update, Commission staff has been actively engaged with Cape communities on a wide range of issue-specific regional planning topics, including the Cape Cod Section 208 Area Wide Water Quality Management Plan, the Comprehensive Economic

Development Strategy, the Regional Economic Strategy Executive Team program, the Regional Transportation Plan, the Cape Cod Ocean Management Plan, and coastal resilience planning. Following are brief descriptions of these planning activities and links to more information.

CAPE COD SECTION 208 AREA WIDE WATER QUALITY MANAGEMENT PLAN

The Cape Cod Section 208 Area Wide Water Quality Management Plan (208 Plan Update), certified and approved by the Governor

of the Commonwealth of Massachusetts and the US Environmental Protection Agency (US EPA) in 2015, provides a path forward to define watershed-based solutions for the restoration of the waters that define Cape Cod. Watersheds, however, rarely follow political boundaries. As the regional planning agency, the Commission was able to work across municipal boundaries and bring towns together to deal with this problem at the most effective and appropriate level—the watershed. The plan recommends actions to streamline the regulatory

process, make complex information more transparent and available to citizens, abate nitrogen-induced costs already impacting the region, provide more support to local community water quality efforts, and eliminate unnecessary costs.

Developing a path forward to reduce nitrogen loading to Cape Cod waters was an appropriate next step in what has been a decades-long effort to identify watershed-wide sources of nitrogen and define associated water quality impacts on a watershed-by-watershed basis. Progress to

address water quality impacts was challenging. Residents had been unwilling to fund expensive wastewater plans and state regulations were inflexible to accommodate less expensive or non-traditional approaches to reduce nitrogen.

The 208 Plan Update reflects a new approach with five basic principles:

1. The plan is watershed based.
2. The plan leverages existing local plans by making use of the enormous amount of data and input already



<p>collected by Towns as part of their comprehensive wastewater management planning to date.</p> <p>3. All solutions are considered. Everything has to be on the table. The plan takes into account all potential technologies and strategies that could be successful on Cape Cod. It evaluates each individually and then looks for appropriate places for its use as part of watershed scenarios.</p> <p>4. The purpose of the plan is to set the parameters for the discussion of</p>	<p>solutions on a watershed basis, and not to suggest an optimal solution. The solution is ultimately determined by the watershed communities.</p> <p>5. Cost must be considered as part of every watershed scenario and the impact on individual property owners must be a primary concern. If a solution isn't affordable or the community isn't able or willing to fund it, it isn't doable.</p> <p>The key to successful implementation of the 208 Plan Update is providing</p>	<p>a streamlined regulatory pathway for more efficiently and effectively achieving water quality goals through the development of targeted watershed management plans that address nutrient remediation through a variety of approaches. One aspect of the streamlined regulatory approach is the Commission's review of municipal water quality plans and projects, which are no longer reviewed as DRIs, but instead for consistency with the 208 Plan Update.</p> <p>The full plan is available here: ccc-plans.org/208</p>	<p>COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY</p> <p>In 2009, Cape Cod was designated an Economic Development District creating new regional opportunity for Federal Economic Development funding for projects and programs consistent with the Comprehensive Economic Development Strategy (CEDS) for Cape Cod. This important and valued designation followed an intense stakeholder driven regional planning effort to adopt a CEDS for Cape Cod,</p>	<p>an economic blueprint for the region. The CEDS is an operational plan typically built on the policies and goals of the Regional Policy Plan thereby ensuring that the priorities, programs, and projects supported by the plan make advancements economically without undermining the region's most valuable and sensitive resources.</p> <p>The CEDS planning effort on Cape Cod is led by the Barnstable County Economic Development Council and staffed by the Cape Cod Commission. The planning process and plan are informed</p>	<p>by a comprehensive analysis of the region's economy, its strengths, opportunities, weaknesses, and threats. The result is an action plan and an evaluation process specifically designed to address priority issues through achievable projects and programs.</p> <p>The CEDS is required by the US Economic Development Administration (EDA) to access funding for economic development planning and infrastructure construction. Together, the Cape Cod Commission and the Barnstable County Economic Development Council serve</p>	<p>the governing board of the Cape Cod Economic Development District and jointly approve a CEDS 5-year plan, oversee implementation and approve annual reports documenting progress supporting the region's Economic Development Strategy.</p> <p>REGIONAL ECONOMIC STRATEGY EXECUTIVE TEAM</p> <p>The Commission established the Regional Economic Strategy Executive Team (RESET) program in 2009 as a multi-disciplinary comprehensive program</p>
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providing direct municipal support and responding to community needs. RESET is a partnership with communities that leverages Commission resources and expertise to address challenges ranging from water quality and transportation infrastructure to zoning and building design to promote the town's economic and community potential.

RESET is an opportunity for a community to analyze a specific area using a team of Commission staff with policy, economic development, planning, regulatory, and technical expertise to provide specific, tangible deliverables—including site plans, research reports, land use plans, and recommended changes to bylaws—that

are tailored to the needs of a specific town. RESET projects are directed by town staff and officials and the RESET program has been utilized widely across Barnstable County. Projects have stimulated regional and local regulatory streamlining for developments with high-wage jobs with resulting job retention and growth, facilitated zoning changes promoting compact mixed-use development in village centers, promoted redevelopment of underperforming properties, and supported local and regional capital investment.

REGIONAL HOUSING NEEDS ASSESSMENT

The Commission recognizes that a balanced housing market is a critical component of a strong and stable

economy. The 2017 Regional Housing Market Analysis is the first regional benchmark analysis of Barnstable County's housing market. The study establishes a fact-based analysis of the current housing market and forecasts the housing supply and demand over the next ten years across all 15 municipalities and the four main sub-regions of Cape Cod (Upper, Mid, Lower, and Outer). The study identifies current and potential gaps between what households are willing and able to pay (demand) versus the supply of housing stock to meet demand.

The study involved the development of an economic and demographic forecast model specific to Barnstable County, which provides

estimates for the population by age cohort, workforce and employment rates, household formation rates, household incomes, and housing unit supply for each municipality and for Barnstable County. From the 2015 baseline year, the study shows the greatest housing stress is currently felt by those earning 80% or less of Barnstable County's median income. In ten years, the stress on the lower end of earners increases and deserves continued attention. More striking, however, is how housing stress climbs through higher tiers of income. By 2025 the greatest increase in burdened households is with those earning 100%-120% of the projected median income.

This regional and sub-regional housing demand and supply forecast can help housing supply planning efforts to meet both existing and anticipated demographic, economic, and housing needs. With this improved and current data and forecasts, the Regional Housing Market Analysis provides the foundation for considering the housing market as a regional system, recognizing that the region will not meet its goals working as 15 independent communities but as a region with sub-regional strategies. The study provides a standardized assessment available on a town-by-town basis that will foster local housing goals and decisions that fit within a regional framework, as well as

suggested regional strategies for addressing the County's housing needs.

The recommended regional strategies include:

- promoting increased diversity of housing options so that seniors and others looking to downsize have more options
- promoting increased diversity of multifamily housing to improve affordability
- conducting a detailed housing market preference study to further understand what Cape residents want in their housing stock
- promoting better housing design that is more efficient and complements the region's unique character

■ developing strategies and policies to avoid displacement

■ developing tools and strategies for seasonal housing

■ developing regional and sub-regional housing supply goals

Looking ahead, it is anticipated that Cape Cod will experience a continued decline in household size driving demand for more diversity in housing units, an increase in housing stress to pay for housing by those earning higher than median wages, and an estimated net new demand for 2,715 year-round housing units. The existing inventory (supply) of homes



will not meet the community and economic needs of the region in the future.

The regional housing market analysis laid the groundwork for a regional housing plan. The analysis provided a detailed explanation of the housing challenges and needs across the region. While it outlines next steps for addressing these challenges, it does not specify actions needed to accomplish these next steps. A regional housing plan will lay out specific actions and policies to implement at both the

regional and local level to improve housing affordability and availability.

To address this regional challenge, the Commission could consider a planning goal to create a regulatory and investment framework supporting additional housing units in Community Activity Centers across Cape Cod. In Community Activity Centers, new housing could be created through infill and redevelopment to meet documented need for compact, year-round dwelling units varied in size. In some areas of the region,

alternatives such as Accessory Dwelling Units and the conversion of seasonal cottage colonies to year-round homes will fulfill the need for year-round housing.

The Commission will work to address housing goals through the Goals and Objectives in this RPP update and through the review and approval of local comprehensive plans. In identified Community Activity Centers, the Commission will request a housing supply analysis, updated housing production plans when appropriate, and a plan for infrastructure investment

and zoning reform to improve opportunities for diverse housing production. These planning activities will support growth in Community Activity Centers in need of year-round population to support vibrant and diverse local economies.

In addition, there is a need for all segments of the community to support the creation of more affordable housing, particularly employers creating lower wage jobs that thereby increase pressure on the affordable housing market. The Commission recommends an evaluation of the region’s employment and real estate

market and the best practices for concurrency or nexus charges for affordable housing necessitated by the creation of new low-wage jobs.

REGIONAL TRANSPORTATION PLAN

Another example of an area where the Commission can effectively bring together towns to address more detailed planning across municipal boundaries to further regional goals is transportation. The 2016 Cape Cod Regional Transportation Plan (RTP) was adopted by

the Cape Cod Metropolitan Planning Organization, the regional governing body established by federal law to oversee regional transportation planning and recommend the distribution of transportation funds locally.

As a document that establishes the vision for the transportation system for the region, the RTP sets the framework for development of the transportation network on Cape Cod. This framework is built on a performance-based planning approach with a vision statement, goals,

objectives, performance measures and targets, strategies, and policies.

The overarching vision of the RTP is as follows: The Cape Cod Metropolitan Planning Organization envisions a transportation system that supports the environmental and economic vitality of the region through infrastructure investment that focuses on livability, sustainability, equity, and preservation of the character that makes our special place special.



The goals of the RTP expand on the vision statement in seven areas of emphasis: safety, environmental and economic vitality, livability and sustainability, multimodal options/ healthy transportation, congestion reduction, system preservation, and freight mobility.

The performance measures and targets established in the RTP are quantifiable targets that the region will work to achieve over the coming years through implementation of a series of strategies and policies. Strategies to

reach these targets include prioritizing projects that “improve access to and within village centers.” This language was added to the 2016 RTP update to definitively link transportation and land use planning in the region.

The anticipated funding in the region over the next 25 years totals approximately \$1.1 billion. This total includes spending on transit, roadways, bridge, sidewalk, and multiuse path projects. The majority of projects funded through this plan have supported projects that improved access to the region’s activity centers.

The full plan is available at ccc-plans.org/rtp.

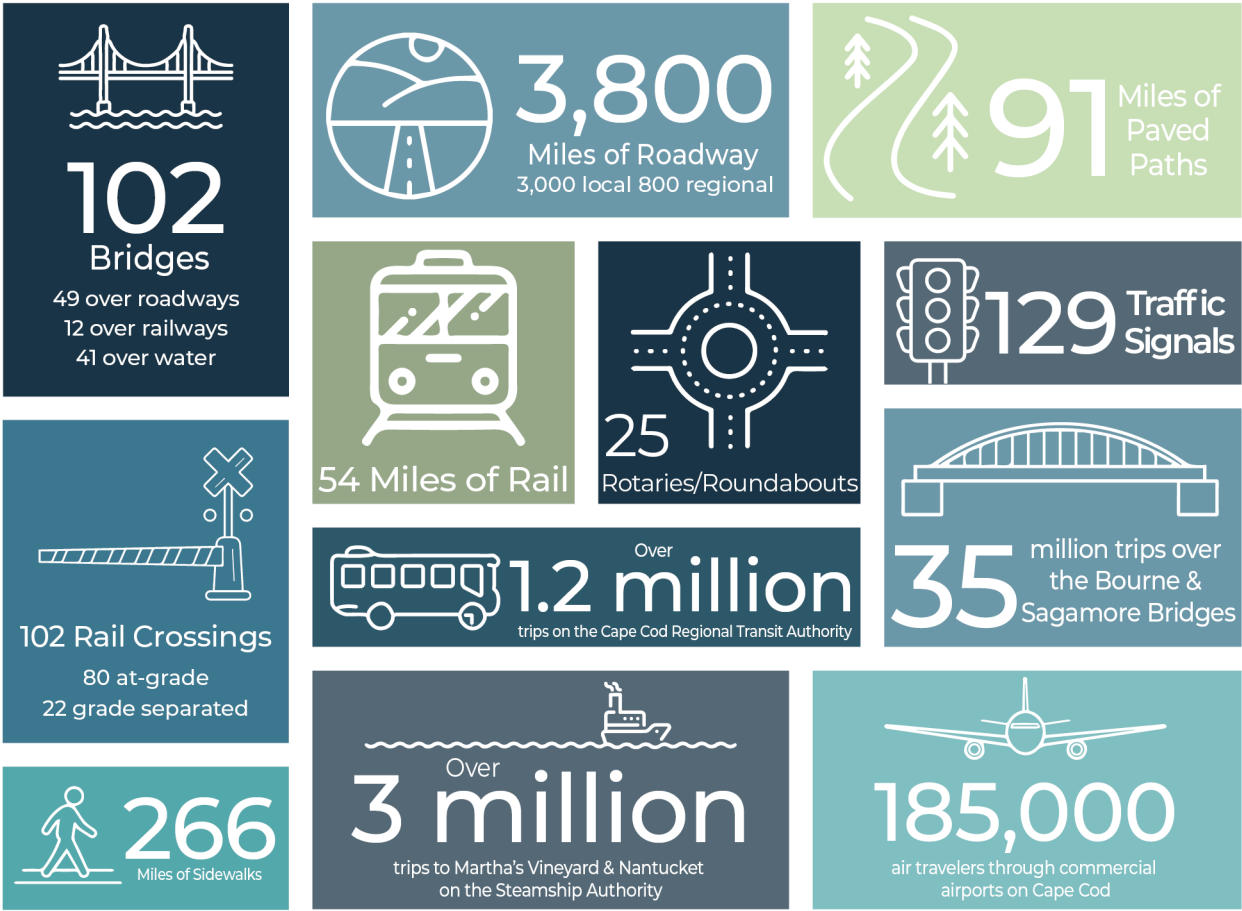
CLIMATE CHANGE PLANNING

Since the 2009 RPP update, the Commission has been actively engaged in several planning efforts to increase the region’s resilience to the effects of severe storms and climate change. Climate adaptation principles, policies, and actions in the 2018 RPP update reflect recommendations from the 2011 Massachusetts Climate Change Adaptation Report as well as input from stakeholders during the

early RPP public outreach process. The 2018 RPP, by including actions related to climate change mitigation and adaptation as well as through the following work described, positioned the agency to initiate development of a dedicated climate action plan for the region.

Resilient Cape Cod Project

In 2015, the Cape Cod Commission and several partners were awarded a three-year grant from the National Oceanic and Atmospheric Administration (NOAA) to complete the





Resilient Cape Cod planning project (ccc-plans.org/resilientcapecod). The purpose of the Resilient Cape Cod project is to investigate the environmental and socio-economic effects of local and regional coastal resiliency strategies, and to share this information broadly through stakeholder engagement, public outreach, and a local pilot project. The project team has compiled a database of adaptation strategies for Cape Cod coastal resource areas, produced an online storymap (ccc-plans.org/coastalimpacts) illustrating the challenges from coastal

threats that Cape Cod faces, and is developing an online decision support tool to help facilitate local discussions about the tradeoffs associated with implementing different adaptation strategies. The work, including a series of stakeholder workshops held during the stormy winter of 2018, has highlighted and helped prioritize future actions that Cape communities should take to improve their readiness for and resilience to future storm and sea level rise threats.

Some of the needs identified for ongoing planning, education, and outreach include: improving broader public understanding of the threats to and vulnerabilities of Cape Cod, sharing information about possible actions that may be taken to improve coastal resiliency, streamlining regulation including taking a regional view to managing sediment, addressing public/private interests in the coast, and considering a coastal District of Critical Planning Concern designation.

Multi-Hazard Mitigation Planning
The Commission has provided technical assistance to eight Cape communities to prepare multi-hazard mitigation plans. These plans, customized by each community to address local threats, are focused on addressing vulnerabilities to sea level rise, coastal storms, and erosion. Completed plans are submitted to the Massachusetts Emergency Management Agency and the Federal Emergency Management Agency for approval. Pending the availability of funds, MEMA conducts annual sub-grant





programs for the Hazard Mitigation Grant Program; Flood Mitigation Assistance Grant; and the Pre-Disaster Mitigation Grant.

The federally-funded Hazard Mitigation Assistance programs provide significant opportunities for communities to reduce, minimize, or eliminate potential damages to property and infrastructure from natural hazard events. Funding for hazard mitigation plans and projects can reduce overall risks to the population, structures and infrastructure, while also reducing the reliance on

taxpayer-funded federal disaster assistance for disaster recovery. Communities must have a FEMA-approved Local Natural Hazard Mitigation Plan in place prior to applying for funding (ccc-plans.org/MA-HMAgrants).

The Commission is committed to ongoing technical assistance to support Cape communities as they prepare and re-examine multi-hazard mitigation plans as they are updated every five years.

Municipal Vulnerability Preparedness Planning

The Municipal Vulnerability Preparedness grant program (MVP) provides support for cities and towns in Massachusetts to plan for resiliency and implement key climate change adaptation actions for resiliency. The state awards communities with funding to complete vulnerability assessments and develop action-oriented resiliency plans. Towns choose the provider of their choice from a list of certified providers. Communities who complete the MVP program become certified as an MVP

community and are eligible for MVP Action grant funding and other opportunities (ccc-plans.org/MA-MVP).

The Commission is a certified provider and is available to assist communities in completing the assessment and resiliency plan using the Community Resilience Building Framework (ccc-plans.org/MA-MVP-CRB). As of 2018, nine Cape communities have become eligible to participate in the MVP program.

Renewable Energy Planning and Development

Ten years ago, Massachusetts became one of the first states in the nation to move forward with a comprehensive regulatory program to address climate change upon passage of the Global Warming Solutions Act (ccc-plans.org/MA-GWSA).

The GWSA required the Executive Office of Energy and Environmental Affairs, in consultation with other state agencies and the public, to set greenhouse gas emission reduction goals for the

Commonwealth to achieve reductions of between 10-25% below statewide 1990 GHG emission levels by 2020, and 80% below statewide GHG emission levels by 2050.

To help meet these greenhouse gas emission reduction goals, the Massachusetts Renewable Energy Portfolio Standard (RPS) was one of the first programs in the nation to require a certain percentage of the state’s electricity come from renewable energy. The Massachusetts RPS requires retail electricity suppliers (both regulated

distribution utilities providing basic service supply, and competitive suppliers) obtain a percentage of the electricity they serve to their customers from qualifying renewable energy facilities. Suppliers meet their annual RPS obligations by acquiring a sufficient quantity of RPS-qualified renewable energy certificates (RECs) that are created, traded, and tracked at the New England Power Pool Generation Information System. In order for retail electricity suppliers to meet their annual compliance obligations established by the RPS, they must purchase



a number of RECs equal to the percentage of their retail sales for that particular compliance year (ccc-plans.org/MA-RPS-summaries). The Massachusetts Renewable Energy Portfolio Standard created a market for the development of renewable energy generation facilities, including solar photovoltaic, battery storage, wind energy, or other technologies to sell qualified RECs to retail electricity suppliers.

In 2016, Massachusetts further defined its commitment to renewable energy and

greenhouse gas reductions through the passage of An Act Relative to Energy Diversity (ccc-plans.org/MA-energy-diversity), which sought to stabilize electric rates, ensure a diversified energy portfolio for the Commonwealth, and embrace technologies like offshore wind and energy storage.

The Commission has reviewed several renewable energy generation projects as Developments of Regional Impact since the creation of the Massachusetts Renewable Energy Portfolio

Standard. However, most solar photovoltaic projects have been on greenfield sites with potential natural resources or water resource impacts. Siting of land-based wind energy conversion facilities on Cape Cod has also been challenging due to potential community character, noise and other environmental issues.

The best way to contribute to a fossil fuel-free electricity supply is to encourage more on-site renewable energy generation. To assist in the planning, siting, and design of on-site renewable energy

- facilities, the Commission will develop a technical bulletin for Developments of Regional Impact and/or use by municipal officials in local review including:
- siting and building design consideration to accommodate future solar installations;
 - identification of potential grayfield sites such as parking lots that would be suitable for installation of solar photovoltaic panels;

■ siting and design considerations for public electric vehicle charging stations and energy storage.

The Commission will consider requiring an energy audit for development and redevelopment reviewed as Developments of Regional Impact.

Green Communities

The Green Communities Act (GCA) was a comprehensive reform of the Massachusetts energy marketplace that will improve the state’s ability to meet the GWSA targets. The

GCA promotes an expansion in energy efficiency, supports the development of renewable energy resources, creates a new greener state building code, removes barriers to renewable energy installations, stimulates technology innovation, and helps consumers reduce electric bills. It also created the Green Communities Program, providing Massachusetts cities and towns with energy efficiency and renewable energy funding opportunities (ccc-plans.org/MA-green-communities).

As of 2018, four Cape communities have become Green communities under the Green Communities Act and three towns are in the designation process. The Commission encourages Cape towns to become Green Communities and can assist in providing education for the development community about the state building code requirements.



CAPE COD OCEAN
MANAGEMENT PLAN

The 2011 Cape Cod Ocean Management Plan (CCOMP) provides guidance on the use and protection of Cape Cod’s ocean resources, again coordinating what happens at the local level with the regional interests and goals. The CCOMP establishes policy and provides technical support for review of the development activities allowed in the state’s

ocean waters. Revisions to the Massachusetts Ocean Sanctuaries Act in 2008 allowed for sand and gravel mining, and cable and pipeline installation in state waters. The Ocean Act also allowed for the installation of community wind turbines projects, consistent with the community’s definition of “appropriate scale.” The CCOMP provides Barnstable County’s definition of

appropriate scale for renewable energy projects in Cape Cod waters.

In order to ensure that ocean-based development is balanced with resource protection, the Commission led a District of Critical Planning Concern (DCPC) process to identify significant marine resources and engage the community in establishing appropriate policies for managing offshore development. The

Cape Cod Commission assembled a Policy Committee consisting of elected officials representing each of the region’s 15 towns. In addition, Technical Workgroups in the areas of natural resources, visual considerations and renewable energy were created to explore specific topics relevant to the CCOMP. A stakeholders group was invited to participate and comment on the work of the Policy Committee and

Technical Workgroups throughout the planning process. Following 15 months of public meetings, workshops, and forums, the Policy Committee adopted specific recommendations directed at protecting resources and activities critical to Cape Cod. The Cape Cod Commission incorporated the Policy Committee recommendations into the CCOMP to guide future decisions about

appropriate development activities in Cape Cod’s ocean waters.

As a CCOMP action item, the Commission carried forward recommendations for revisions and additions to the RPP to address development in marine and coastal resource areas. The Assembly of Delegates adopted the recommended amendments to the RPP in 2012 creating a new marine resources section

establishing review standards for sand and gravel mining and cable and pipeline installation. A future action item called for incorporating standards for offshore renewable energy development. This 2018 RPP addresses these limited allowable ocean activities through goals and objectives for ocean resource protection and capital infrastructure.

FRAMEWORKS FOR ENHANCED COORDINATION OF REGIONAL AND LOCAL PLANNING

REGIONAL CAPITAL PLANNING

As fifteen independent local governments and numerous sub-districts prepare capital infrastructure and facilities plans across the region, the

Commission recognizes the opportunity for local and regional coordination and collaboration. Typically, the Capital Infrastructure Plan is a short-range plan (five to seven years) that lists specific capital projects and purchases needed by the town for which funding is needed. At the regional scale, a Regional Capital Plan's objective is to have towns include a broader, more policy-oriented capital infrastructure plan within

their local comprehensive plans that is consistent with the RPP and the goals of the Regional Capital Plan. Regional capital planning must be consistent with protecting the region's natural and historic resources, and advancing a balanced economy, mixed housing options, and social diversity.

The Commission is charged under the Cape Cod Commission Act with

anticipating, guiding and coordinating the rate and location of development with the capital facilities necessary to support development. To carry out this charge, the Commission will develop a regional framework to characterize, quantify, plan, and advocate for regional infrastructure and facilities and the planning, forecasting, decision making and financial tools to support Cape Cod communities.

With this framework, Cape Cod communities will realize long-term sustainable economic development through the strategic provision of high quality and safe infrastructure that advances social equity, economic and social diversity, disaster resiliency, and environmental health.

The Regional Capital Plan will consider the following:

- **Long-Term Sustainability**
Locate infrastructure to effectively protect natural resources, strengthen activity centers and villages, discourage low density sprawling development, reduce disaster vulnerability, support infrastructure that reduces reliance on fossil fuels, and preserve historic structures and pre-1950s development patterns.
- **Existing Needs First**
Build infrastructure to serve existing needs and mitigate impacts of current development as well as re-development and new development within identified activity centers.
- **Safety, Access, Equity & Quality**
Provide safe, accessible, high quality services, facilities, and infrastructure that meet the needs of all residents and property owners.
- **Efficiency & Affordability**
Invest in, locate and use Infrastructure efficiently to limit over building, reduce long-term costs, promote community interaction, and direct growth into activity centers.
- **Resilience**
Incorporate changing conditions and risks posed by deliberate attacks, accidents, or naturally occurring threats or incidents, including those associated with climate change, into infrastructure planning and investments to reduce current and future loss of life, and the other costs of recovery, and to promote economic stability.

STREAMLINED LOCAL COMPREHENSIVE PLANNING

In addition to coordinating issue-specific plans across the region, the Commission works to coordinate local comprehensive plans, which plan across multiple issue areas but focus within town boundaries, with the goals and vision of the RPP. The Act identifies the minimum criteria required for a local comprehensive plan (LCP) to be consistent with the Act. The two items specifically identified within Section 9 of the Act for LCP compliance are: (1) a plan for capital facilities which will be necessary to accommodate growth both in that

municipality and throughout Barnstable County; and (2) a plan to provide for the development of low and moderate-income housing consistent with local needs. The Act further requires that the LCP, which must be adopted by Town Meeting or legislative body, be consistent with the Regional Policy Plan and goals of the Act.

Once an LCP has been adopted by the town, “within two years or further time as the Commission may allow” the town must ensure its development bylaws are consistent with its local comprehensive plan.

While most towns on Cape Cod have adopted local comprehensive plans in the past, some of these plans were not certified by the Commission as consistent with the Act and Regional Policy Plan. In addition, the majority of towns have not updated their LCPs on a regular basis to reflect new trends or issues that are important to the community or to reflect changes to regional goals. Through this 2018 RPP update and subsequent revisions to the LCP Regulations, the Cape Cod Commission is seeking to:

- Encourage more towns to adopt or update LCPs consistent with the Act

- Streamline the process for adoption and approval
- Accelerate and coordinate the planning process within Community and Industrial Activity Centers as well as other Placetypes
- Stimulate the production of more diverse housing types in activity centers
- Coordinate public infrastructure investment within activity centers
- Ensure local bylaws are consistent with the RPP and LCP for targeted areas

To help streamline the process for developing local comprehensive plans consistent with the Act and RPP, the Commission will

develop a template for use by the towns in developing their local comprehensive plans. The Commission will also assist in developing local comprehensive plans when requested by the towns and continue to offer support for planning and technical assistance for activity center development as well as other Placetypes, including assistance with zoning changes needed to support mixed-use and residential development in selected areas.

The Commission is developing web-based tools that will help towns better understand their communities’ assets and opportunities, including measures of activity center health, wealth, and

economic resilience. These tools will help guide towns in developing a vision for communities in their local comprehensive plans.

LOCAL CAPITAL FACILITIES PLANNING

To ensure coordination of the RPP with local planning, the Commission will develop a template for the elements of a local capital facilities plan that will be a required element of a certified local comprehensive plan. The components of a local capital facilities plan may include the following:

- Identification of local infrastructure needs to support development/redevelopment in

activity centers and/or other areas identified by the community;

- Ensure 208 Plan consistency through a targeted watershed plan to address nitrogen loads, including a timeframe for meeting the plan;
- Identification of transportation projects that support regional/local activity centers;
- Provision of adequate water supplies to support existing/future needs;
- Capital budget for local infrastructure needs and timeframe.



PLANNING TOOLS AVAILABLE THROUGH THE ACT

DISTRICTS OF CRITICAL PLANNING CONCERN AS A PLANNING TOOL

Section 10 of the Cape Cod Commission Act authorizes the Commission to propose the designation of certain areas which are of critical

value to Barnstable County as Districts of Critical Planning Concern (DCPC). The DCPC is a powerful planning tool that allows a town or a group of towns, as well as the Commission to plan for and adopt special regulations designed to protect important resources and foster sustainable development without the pressure of pending development permits. Once nominated by the town, a limited moratorium

allows uses/activities not detrimental to the purposes of the district to proceed while the town completes the planning and outreach and develops new regulations designed specifically for the district. The DCPC process also ensures substantial public input to ensure that the district boundaries, purposes and ultimately implementing regulations adequately reflect towns’ vision and goals.

If a DCPC is designated by the Assembly of Delegates, the town has 12 months (with the potential for a 3-month extension) to adopt implementing regulations for the district. Implementing regulations, adopted at Town Meeting, also eliminate grandfathering protection, which is particularly useful for an area the community would like to see redeveloped in a manner more consistent with local goals and community

character. An example of this type of District designation is the Town of Eastham commercial area that was designated as an Economic or Development Resource District, Affordable Housing, and Transportation Management District in 2017. The goals of this District were to promote sustainable economic development, affordable housing, and

transportation management along a heavily traveled section of U.S. Route 6.

DCPCs can be designated for many different purposes tailored to the needs of the community, including:

- Water resource district
- Aquaculture resource district
- Agricultural resource district
- Wildlife, natural, scientific, or ecological resource district
- Economic or development resource district
- Affordable housing resource district
- Major public investment district
- Hazard district
- Waterfront management/ watershed zoning district



- Downtown commercial revitalization district
- Transportation management district

A total of ten (10) DCPCs have been designated for various purposes by the towns since the Act was adopted, including a town-wide DCPC in Barnstable for affordable housing and growth management.

The first Cape-wide DCPC to be designated was the Ocean Management Planning DCPC (ccc-plans.org/OMP) nominated by the Barnstable

County Commissioners in December 2009. The County Commissioners made the nomination in anticipation of the final Massachusetts Ocean Management Plan (ccc-plans.org/MA-OMP) on December 31, 2009. The state created the Ocean Management Plan to coordinate and promote certain types of development within Massachusetts ocean waters. The second Cape-wide DCPC to be designated was the first one nominated by the Cape Cod Commission. The first DCPC proposed by the Commission was the Cape-wide Fertilizer DCPC in

response to state legislation that would remove the ability of individual communities to regulate fertilizers. The DCPC designation gave Cape communities an opportunity to adopt local bylaws consistent with the implementing regulations; town participation was voluntary. A total of seven communities adopted local fertilizer bylaws under the DCPC, and Falmouth and Orleans received grandfathering protection for their nitrogen management bylaws.

For more information on DCPCs, go to: ccc-plans.org/DCPC

DEVELOPMENT AGREEMENTS

A development agreement is a voluntary, binding contract between a public permitting authority or authorities, including the Commission, and a person who owns or controls property within the authority’s jurisdiction, for the purpose of establishing the regulations and conditions that will govern proposed development on the property during the term of the agreement. Development

agreements are specifically authorized under the Cape Cod Commission Act and Chapter D of the Commission’s regulations, but not generally under Massachusetts zoning law and other state land use laws and regulations. Development agreements are well-suited to complex, long-term projects designed to be constructed in phases. Where the Commission determines that a project under its jurisdiction is appropriate for a development agreement, the development agreement

review and approval process is in place of the DRI review and approval process.

Development agreements have several main purposes and distinct benefits to public authorities and developers. For the developer, a development agreement:

- provides a level of flexibility in permitting and developing a project;
- provides assurance that applicable development regulations will not change over the duration of the agreement; and,

- vests land use development rights applicable to a property for the duration of the agreement.

For public authorities, the development agreement process allows for a more comprehensive and holistic approach in reviewing the totality of a project, and for clearer expectations about provisions for infrastructure and mitigation associated with a project.



GROWTH INCENTIVE ZONES

To encourage concentrated growth in desirable and well-suited areas, towns may apply for designation of a Growth Incentive Zone (GIZ) as outlined in Chapter G of the Cape Cod Commission’s regulations. The designation process requires a thorough analysis of the existing or planned infrastructure, bylaws, capital facilities for the proposed GIZ area and

its suitability for increased development. A successful application process and resulting designation raises certain DRI review thresholds so that fewer development projects in the area require Cape Cod Commission review. This minimized review process may make the GIZ area more appealing to developers, promoting development where the town desires and can efficiently support growth.

MUNICIPAL REVISIONS TO DEVELOPMENT OF REGIONAL IMPACT THRESHOLDS

Chapter H (of the Code of Cape Cod Commission Regulations of General Application) allows the Commission or a town to propose revisions to certain of the mandatory DRI review thresholds of general applicability contained in Chapter A (Enabling Regulations Governing Review of Developments of Regional

Impact). Revisions may be proposed within a range of building gross floor area and unit count parameters set out in Chapter H and may be established for discrete areas within larger areas mapped and designated by the Commission for such revisions (such as Economic Centers). Generally, the review thresholds that may be revised deal with mixed use, commercial or residential development. Review thresholds may be revised

‘lower’ so that the Commission has greater jurisdiction to review development in areas with an abundance of identified built or natural resources or may be revised ‘higher’ in developed areas where less Commission regulatory oversight is appropriate in terms of the potential for regionally significant impacts from development in such an area. The Commission ultimately must hold a hearing on and approve proposed revisions if

they are to become effective. In proposals to revise DRI review thresholds under Chapter H, the Commission reviews the built and natural resources, infrastructure, regulation and planning associated with an area proposed for DRI threshold revision.

To date, the Commission has approved one Chapter H designation for four areas on the Upper Cape (in Falmouth, Sandwich and Bourne) in

order to further economic development in such areas and in the region. In these areas, net new building development up to 40,000 square feet gross floor area, which proposes research and development or light manufacturing use, is allowed without the requirement for DRI review.



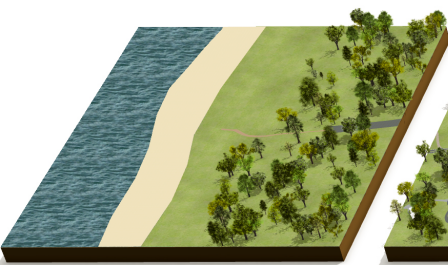


Cape Cod Placetypes

Cape Cod Placetypes

While the RPP goals apply across the region, the region is comprised of many different and unique places. To recognize and support these unique areas, this RPP identifies areas with similar natural and built characteristics as distinct “Placetypes,” which serve as a conceptual framework for regional planning and regulation. A character description for each Placetype is provided along with a vision for each area consistent with the region’s growth policy. Additionally, each character description lists strategies for creating and enhancing the unique characteristics of these Placetypes.

NATURAL AREAS



Natural Areas are generally the region’s least developed and most sensitive areas.

RURAL DEVELOPMENT AREAS



Rural Development Areas are defined by a high percentage of open lands and sparse building development patterns that contribute to the unique rural and scenic character of the region.

SUBURBAN DEVELOPMENT AREAS



Suburban Development Areas include residential neighborhoods built primarily between the 1950s and 1990s as well as automobile-oriented commercial and light industrial development established during the same time period.

HISTORIC AREAS



Historic Areas consist of concentrations of historic structures, including local and/or National Register districts located in a small-scale village setting.

MARITIME AREAS



Maritime Areas are clusters of commercial and mixed-use development that contribute to Cape Cod’s working waterfronts and harbors.

COMMUNITY ACTIVITY CENTERS



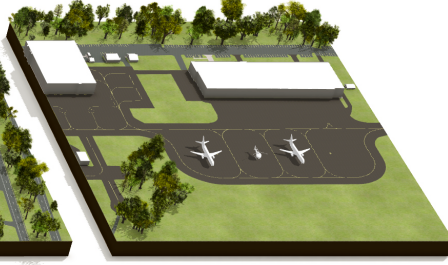
Community Activity Centers are areas with a concentration of business activity, community activity, and a compact built environment. Buildings are generally smaller in scale and connected by a network of streets, ways or alleys.

INDUSTRIAL ACTIVITY CENTERS



Industrial Activity Centers are lands containing industrial uses that are suitable for future industrial activity as well as emerging industries.

MILITARY AND TRANSPORTATION AREAS



Military and Transportation Areas consist of large land areas developed with and devoted to infrastructure such as airports, transfer stations, waste disposal facilities, and Joint Base Cape Cod.



Natural Areas

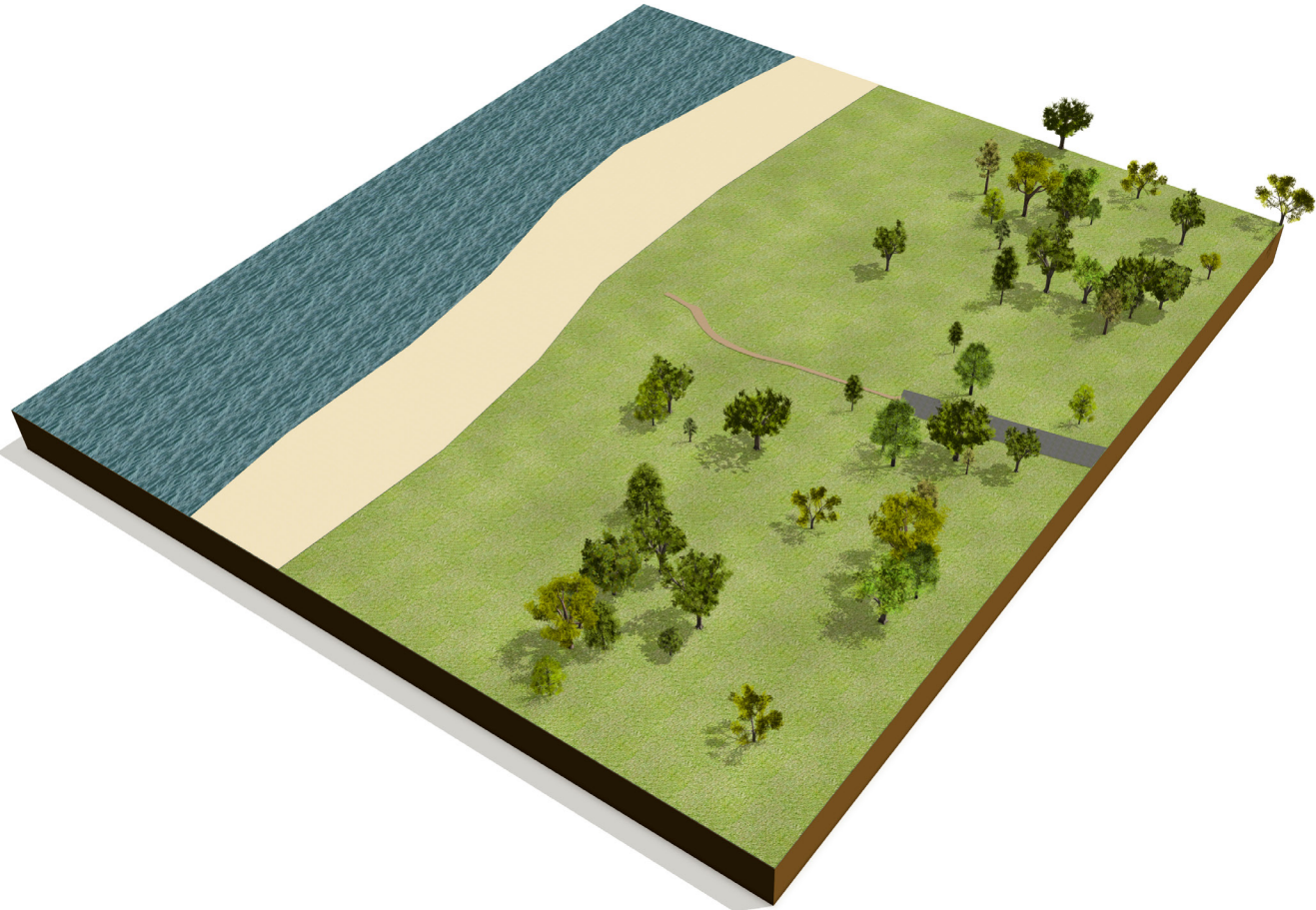
Natural Areas are generally the region’s least developed and most sensitive areas. These identified areas comprise natural shoreline, barrier beaches, banks, and dunes, areas with highest habitat value and natural landscapes, undeveloped lands in wellhead protection areas, buffers to wetlands and vernal pools, and undeveloped areas subject

to flooding. The vision for Natural Areas is to minimize adverse development impacts to sensitive resource areas, to preserve lands that define Cape Cod’s natural landscape and contribute to its scenic character, and to improve the Cape’s resilience to severe storms and the effects of climate change. Natural Areas are lands with the highest

significance for resource protection or conservation and are appropriate for permanent protection through acquisition and conservation restriction or for transfer of development rights to less vulnerable areas.

The Commission identified these areas by mapping BioMap2 Core Habitat and

Critical Natural Landscapes, vernal pools and the 350-foot buffer of vernal pools, protected open space, wetlands and the 100-foot buffer to wetlands, undeveloped lands in wellhead protection areas, and undeveloped lands in FEMA flood zones.



NATURAL AREAS PLACETYPE STRATEGIES

1. Accommodate sea-level rise by allowing low-lying areas to absorb rising seas and wave action/tides from severe storms
2. Provide natural areas for plant and wildlife habitat
3. Retain natural cover and restore wooded areas
4. Integrate green infrastructure practices to accommodate sea-level rise and storm events
5. Provide areas for passive recreation such as walking and hiking
6. Limit development to protect natural resource functions and encourage removal of development where appropriate





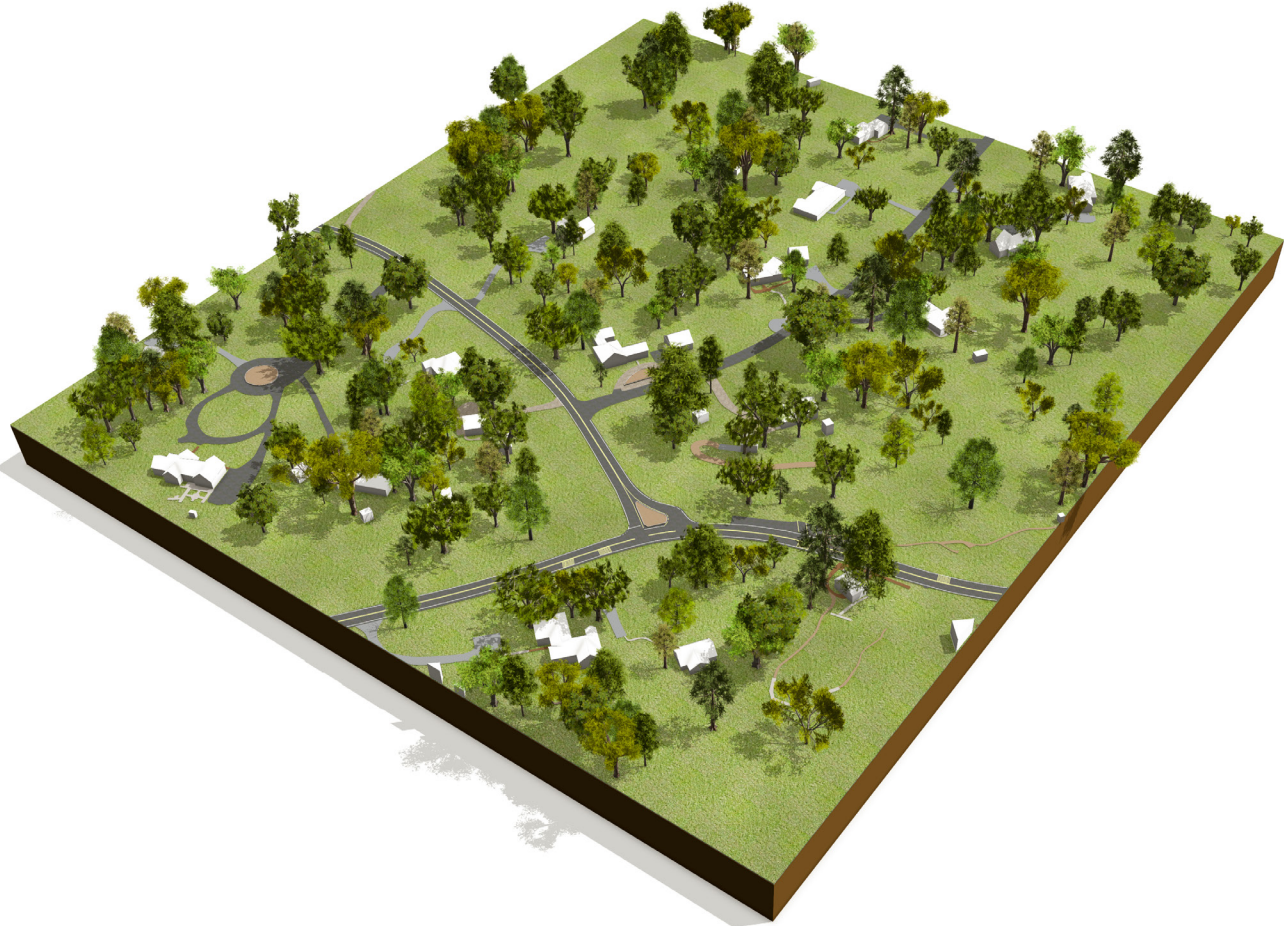
Rural Development Areas

Rural Development Areas are defined by a high percentage of open lands and sparse building development patterns that contribute to the unique rural and scenic character of the region. Rural Development Areas may include rural historic areas of the Outer Cape including the Cape Cod National Seashore

and large agricultural areas in parts of Falmouth, larger lot residential development, lands in active agricultural production, significant tracts of wooded areas without identified special habitat, and cultural landscapes that help define the region’s history. The vision for Rural Development Areas is to ensure that

development is located, sited, and scaled appropriately to avoid impacts on scenic and/or cultural resources, and to help maintain the economic diversity that agriculture can provide for the region including opportunities for the continuation of traditional

agricultural occupations, and for the availability of locally-grown food.



RURAL DEVELOPMENT AREAS PLACETYPE STRATEGIES

1. Preserve lands in agricultural production to encourage locally-grown food
2. Protect agricultural lands and natural cover to preserve existing natural functions
3. Ensure development respects the surrounding landscape by using existing topography to guide the development layout, cluster the development on the site, and preserve wooded buffers
4. Protect scenic and cultural landscapes and historic structures within these landscapes that contribute to the Cape’s unique character and history
5. Provide connections to adjacent open space lands to create an open space network with opportunities for passive recreation such as walking and hiking





Suburban Development Areas

Suburban Development Areas include residential neighborhoods built primarily between the 1950s and 1990s as well as automobile-oriented commercial and light industrial development established during the same time period. These areas are more densely developed than Rural Development Areas and

may include curvilinear streets and cul-de-sacs, but generally lack an interconnected street network. Suburban Development Areas also have a patchwork of fragmented open space consisting of buffer strips or landscaped areas. Parking in commercial and industrial Suburban Development Areas is typically

located in front of the site with buildings that are highly visible from the roadway. The vision for these areas is to redevelop commercial and industrial Suburban Development Areas consistent with the community’s vision to create more concentrated nodes of development, and to improve their design

and function so that they are better integrated into surrounding neighborhoods. The vision for residential Suburban Development Areas is to cluster residential development to reduce the development footprint and provide high-quality open space.



SUBURBAN DEVELOPMENT AREAS PLACETYPE STRATEGIES

1. Encourage redevelopment of existing commercial suburban development with denser clusters of buildings surrounded by less developed areas
2. Integrate existing commercial development into surrounding areas with mixed-use and/or residential development providing greater housing opportunities and employment diversity
3. Create pedestrian and bicycle amenities within and between developments to improve safety for all users and reduce auto dependence
4. Improve the design and function of commercial and industrial areas through landscaping, stormwater treatment, and building layout/design
5. Encourage infill and cluster residential development to limit further suburban sprawl





Historic Areas

Historic Areas consist of concentrations of historic structures, including local and/or National Register districts located in a small-scale village setting. These areas are an important component of the region's history and Cape Cod character. The vision for

Historic Areas is to protect historic resources and to support infill development that respects the form, scale, and character of existing historic areas.

HISTORIC AREAS PLACETYPE STRATEGIES

1. Support infill development at appropriate scale and density to retain the vitality of these areas
2. Preserve the character and traditional function of historic areas
3. Encourage the re-use of historic structures to accommodate small businesses and/or greater diversity of residential opportunities





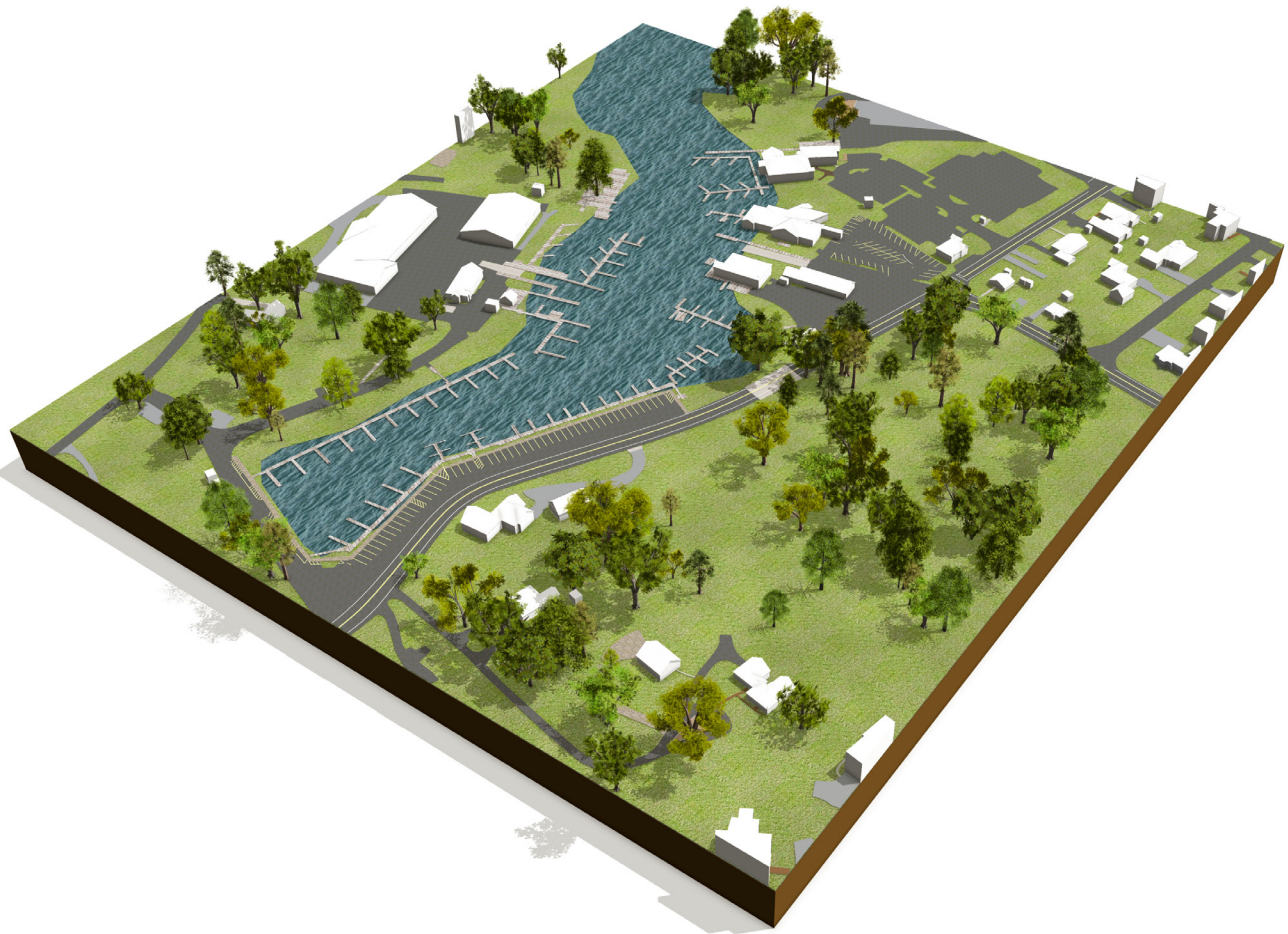
Maritime Areas

Maritime Areas are clusters of commercial and mixed-use development that contribute to Cape Cod’s working waterfronts and harbors. These areas help to define Cape Cod’s unique maritime history, are an important component of the Cape’s economy, and provide recreational opportunities

for both residents and visitors. Maritime areas will include both public and private harbors, marinas, and mooring fields and may extend to nearby commercial activity and historic maritime villages that contribute to the traditional character and economic success of the working waterfronts.

The vision for Maritime Areas is to support the fin- and shell-fishing industry as well as other commercial, recreational, educational, and research activities associated with the marine environment and to protect water dependent trades. Storm events and climate change, along with the use, scale and

form of adjacent development pose challenges to maintaining valuable maritime infrastructure and activities, as well as their character.



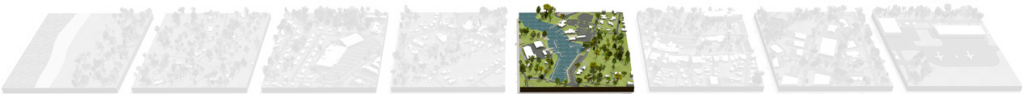
MARITIME AREAS PLACETYPE STRATEGIES

1. Encourage towns to develop and regularly update Harbor Plans

2. Identify harbor use policies that support traditional maritime activities while also accommodating other users, such as tourism,

transportation, energy, and marine science focused operations
3. Preserve and/or expand public access to water/ beaches

4. Preserve historic structures and overall scale and character





Community Activity Centers

Community Activity Centers are areas with a concentration of business activity, community activity, and a compact built environment. Buildings are generally smaller in scale and connected by a network of streets, ways or alleys. Community Activity Centers are more walkable and densely developed than

other Placetypes and often contain concentrations of historic buildings that contribute to the Cape’s unique character. Mixed commercial and residential uses make it possible to live and work within the same walking distance. Smaller parks provide greenspace and recreation within Community

Activity Centers, with ample access to transit, bike connections and sidewalks. The vision for these areas is to accommodate mixed-use and multifamily residential development in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping,

recreation, civic spaces, housing, and job opportunities at a scale of growth and development desired by the community, with adequate infrastructure and pedestrian amenities to support development.



COMMUNITY ACTIVITY CENTERS PLACETYPE STRATEGIES

- 1. Encourage mixed-use commercial and residential development in a compact form to support a vibrant downtown area
- 2. Encourage development at a human scale that facilitates interaction and a sense of community
- 3. Develop infrastructure necessary to support greater density and mix of uses, including access to transit
- 4. Integrate pocket parks and create streetscapes that enhance the built environment and provide community gathering places





Industrial Activity Centers

Industrial Activity Centers are lands containing industrial uses that are suitable for future industrial activity as well as emerging industries. Industrial Activity Centers are lands without significant resource constraints, are areas with access to major highway corridors, and are of an adequate size to support

industrial uses. Industrial Activity Centers include some larger industrially-zoned areas, as well as existing areas designated under Chapter H of the Commission’s regulations. These areas have a well-developed internal street network at a scale to accommodate larger vehicles and uses. The vision for

Industrial Activity Centers is to support their development as significant employment centers with adequate infrastructure. Industrial land uses such as manufacturing, assembly, storage, processing and/or contracting in these areas is generally incompatible with residential development

and should be appropriately separated and buffered from other uses.



INDUSTRIAL ACTIVITY CENTERS PLACETYPE STRATEGIES

1. Maintain adequate buffers between industrial development and surrounding uses
2. Provide employee services and facilities and access to transit
3. Develop incubator spaces for emerging industry clusters and entrepreneurs
4. Plan for renewable energy generation facilities





Military and Transportation Areas

Military and Transportation Areas consist of large land areas developed with and devoted to infrastructure such as airports, transfer stations, waste disposal facilities, and Joint Base Cape Cod. These areas have unique considerations such as access control, noise impacts, and flight path

restrictions. The vision for these areas is to support comprehensive master planning with community input, encourage growth of industries appropriate to the diversification of the regional economy, and encourage partnerships for use of shared infrastructure.

MILITARY AND TRANSPORTATION AREAS PLACETYPE STRATEGIES

1. Ensure transportation routes provide safe and adequate access to and from these facilities
2. Support opportunities for shared infrastructure
3. Support development of renewable energy generation where appropriate





While these Placetypes have been identified based on the presence of similar characteristics, there are different scales, sizes, and intensity of development within each. For example, a Community Activity Center located in one town will share characteristics with a Community Activity Center in another town, however, the

character of two Community Activity Centers may be very different: one may be a historic village while another may feel more like a downtown area. While this plan identifies centers of activity at the regional scale based on existing characteristics, centers of

activity also exist or could be envisioned at a neighborhood or local scale. Additionally, the identification of the Community Activity Centers can help serve as an element or foundation for a community to plan for the area, but the identification of Community Activity Centers does not determine what

the vision for the area is or should be. Specific visioning for these and other areas should be conducted by the communities, with help from the Commission if desired.





Regional Regulatory Review



The Cape Cod Commission Act (Act) charges the Cape Cod Commission with reviewing certain proposed developments which, because of their size or other characteristics, are presumed to have development effects beyond their local communities. These proposed developments are called Developments of Regional

Impact (DRI). The DRI review requirements are set forth in Section 13(d) of the Act.

An important component of the Act’s DRI review requirements is a review for consistency with the Regional Policy Plan in effect at the time a DRI is reviewed. The Commission regularly updates the RPP to establish a current and coherent set

of regional planning policies, goals, and objectives to guide development throughout Barnstable County. The RPP is implemented in large part through the Commission’s regulatory program.

This RPP focuses on the review of developments in relation to their surroundings, which are determined based on the Cape Cod Placetype

within which the proposed project is located. Employing a context-sensitive review process will ensure that new development is harmonious with and enhances the unique character of the region and protection of its natural and cultural resources, which are critical to the regional economy and way of life.

THE ROLE OF THE GOALS AND OBJECTIVES OF THE RPP

This RPP has been drafted to align directly with the goals and purposes of the Act. Specifically, this RPP adopts goals and corresponding objectives under each goal to guide and plan for the

future of the region in a manner consistent with the vision and growth policy of the Commission.

Organized around the region’s natural, built, and community systems, these goals and objectives form the structure upon which the region’s planning work relies, guide implementation actions, and

provide a framework by which the regulatory review process takes place.

The Goals and Objectives in Section 6 of this plan are the measures by which the Cape Cod Commission will make its determination whether a DRI is consistent with the RPP; for purposes of DRI and other regulatory reviews undertaken by the

Commission, consistency with applicable goals and objectives constitutes consistency with the RPP.

The Commission determines the applicability and materiality of the RPP's goals and objectives to a project on a case by case basis. As the RPP has broad, general application to DRIs and other regulatory matters of regional significance, not every goal or objective may apply, be material, relevant or regionally significant, or apply in the same way or with the same focus or extent to every project or designation, given the specific facts and circumstances present in any given project.

THE ROLE OF TECHNICAL GUIDANCE IN REGULATORY REVIEW

Separate from, but in support of this RPP, the Commission has developed Technical Guidance. The Technical Guidance contains Placetype Maps, Technical Bulletins and references to resource areas mapped by federal, state and local governments. There is a Technical Bulletin for each of the goals of the RPP. The primary application of the Technical Guidance is during DRI or other regional regulatory review, and its primary purpose is to assist the Commission in its determination of whether a project is consistent with applicable RPP goals and

objectives, and alternatively, to detail how an applicant could design and pursue its project to meet the applicable RPP goals and objectives. The Technical Bulletins detail methods by which the goals and objectives of the RPP may be met. Except where otherwise specified in the Technical Bulletin, the methods by which goals and objectives of the RPP are met are not prescriptive, but rather are examples of methods that further the goals and objectives of the RPP and assist in evidencing consistency with the RPP. Applicants may work with the Commission to develop alternative methods of evidencing RPP consistency. In some limited circumstances, there may be methods that, if determined applicable, are considered

essential to achieving a particular goal and objective, and therefore required to be implemented; these are noted within the text of the applicable Technical Bulletin.

THE ROLE OF THE CAPE COD PLACETYPES IN REGULATORY REVIEW

Cape Cod Placetypes is an organizing principle that informs the Commission's regulatory review. The same Placetypes discussed in Section 8 of this plan, which frame the goals and objectives for land use form and function, are incorporated into the review of DRIs under the RPP. The Placetypes are determined in two ways; some are depicted on a map adopted

by the Commission as part of the Technical Guidance for review of DRIs, and the remainder are determined using the character descriptions set forth in Section 8 of this plan and the Technical Guidance. Placetype maps will be reviewed and updated as appropriate within 24-36 months after adoption of the RPP.

The Placetype for a given project is established at the outset of DRI review and provides the lens through which the Commission will review the project under the RPP. The applicability of goals and objectives may vary based on how projects are classified by Placetype. The means for achieving consistency with these goals and objectives may vary from site to site and

project to project, typically depending on the relevant Placetype and whether certain sensitive resources are present on a given project site.

THE ROLE OF RESOURCE AREAS IN REGULATORY REVIEW

Also contained within the Technical Guidance are resource areas which illustrate resources such as Zone II water supply areas, rare species habitat, flood hazard zones, and wetland resource areas. These areas are identified throughout the Technical Guidance and are also used as a lens by which DRI review is conducted when identified. Placetypes and resource areas may be

amended from time to time as new information becomes available.

RPP CONSISTENCY AND PROBABLE BENEFIT/ DETRIMENT DETERMINATIONS

In order to grant DRI approval, the Act requires that the Commission find that the probable benefit of a proposed development is greater than its probable detriment. The Commission must also find that a proposed development is consistent with the RPP (among other stated requirements). This RPP update provides a goal-oriented approach to DRI regulatory review. It is

intended that this approach will provide the Commission with more flexibility in determining whether proposed development is consistent with the RPP when considering the particular location, use and impacts associated with that development.

The Commission’s review and analysis of a DRI under the RPP goals and objectives also inform its benefits/detriments analysis and determination. In considering the impacts of a development, the Commission will consider the various goals and objectives in the

RPP applicable to a project in order to determine whether the project is consistent with the RPP, as the goals and objectives are not separate and independent from one another, but instead constitute a coherent, inter-related and integrated approach to planning for development in the region. Though the Commission’s determination that a development is consistent with the RPP does not in itself determine that the probable benefit of a development is greater than its probable detriment (or that the Commission has determined that there

is any particular benefit or detriment associated with that development), the Commission may factor into its benefits/detriments determination those considerations identified through its RPP review and analysis, in addition to any other regional benefits, detriments, concerns or impacts within the broad purview of the Commission under the Act that are associated with the specific circumstances of the project.

This framework is intended to vertically align local and regional planning and regulatory efforts to maximize

the region’s ability to achieve common planning and development goals.

WAIVER AND FLEXIBILITY

When special circumstances warrant, and upon the request of the project applicant, the Commission may waive full and literal compliance or consistency with any specific RPP goal or objective, or required method, applicable to a project, and otherwise allow a project to meet such goal or objective to the maximum extent feasible, provided the applicant

demonstrates that:

- 1. such waiver will not result in substantial detriment to or substantial derogation from the purposes and values intended to be protected or promoted by such goal or objective, and
- 2. that the intent of the goal or objective will be met through some alternate approach, including appropriate mitigation; and
- 3. that the waiver is necessary to fulfill, protect or promote another compelling regional purpose, goal, objective or

value from the Act or RPP that could not be achieved without such waiver.

In considering the grant of such waiver, the Commission may factor into its decision-making any hardship claimed and demonstrated by an applicant that would render such full and literal compliance or consistency impracticable. In determining such hardship, the Commission will consider, among other things:

- 1. whether that without the desired relief, full and literal enforcement

- would result in substantial hardship, financial or otherwise, to the project applicant;
- 2. the extent to which the claimed hardship is specific to the project, not generalized in nature, and the extent to which the hardship might be self-created; and
- 3. whether the requested waiver relates directly, and is the minimum relief necessary, to address the stated hardship.

REVIEW GOALS AND OBJECTIVES

Natural Systems

GOAL	OBJECTIVE
Water Resources To maintain a sustainable supply of high quality untreated drinking water and protect, preserve, or restore the ecological integrity of Cape Cod's fresh and marine surface water resources.	Protect and preserve groundwater quality
	Protect, preserve and restore fresh water resources
	Protect, preserve and restore marine water resources
	Manage and treat stormwater to protect and preserve water quality
	Manage groundwater withdrawals and discharges to maintain hydrologic balance and protect surface and groundwater resources
Ocean Resources To protect, preserve, or restore the quality and natural values and functions of ocean resources.	Locate development away from sensitive resource areas and habitats
	Preserve and protect ocean habitat and the species it supports
	Protect significant human use areas and vistas
Wetland Resources To protect, preserve, or restore the quality and natural values and functions of inland and coastal wetlands and their buffers.	Protect wetlands and their buffers from vegetation and grade changes
	Protect wetlands from changes in hydrology
	Protect wetlands from stormwater discharges
	Promote the restoration of degraded wetland resource areas
Wildlife and Plant Habitat To protect, preserve, or restore wildlife and plant habitat to maintain the region's natural diversity.	Maintain existing plant and wildlife populations and species diversity
	Restore degraded habitats through use of native plant communities
	Protect and preserve rare species habitat, vernal pools, 350-foot buffers to vernal pools
	Manage invasive species
	Promote best management practices to protect wildlife and plant habitat from the adverse impacts of development
Open Space To conserve, preserve, or enhance a network of open space that contributes to the region's natural and community resources and systems.	Protect and preserve natural, cultural, and recreational resources
	Maintain or increase the connectivity of open space
	Protect or provide open space appropriate to context

Built Systems

GOAL	OBJECTIVE
Community Design To protect and enhance the unique character of the region's built and natural environment based on the local context.	Promote context sensitive building and site design
	Minimize the amount of newly disturbed land and impervious surfaces
	Avoid adverse visual impacts from infrastructure to scenic resources
Coastal Resiliency To prevent or minimize human suffering and loss of life and property or environmental damage resulting from storms, flooding, erosion, and relative sea level rise, including but not limited to that associated with climate change.	Minimize development in the floodplain
	Plan for sea level rise, erosion, and floods
	Reduce vulnerability of built environment to coastal hazards
Capital Facilities and Infrastructure To guide the development of capital facilities and infrastructure necessary to meet the region's needs while protecting regional resources.	Ensure capital facilities and infrastructure promote long-term sustainability and resiliency
	Coordinate the siting of capital facilities and infrastructure to enhance the efficient provision of services and facilities that respond to the needs of the region
Transportation To provide and promote a safe, reliable, and multi-modal transportation system.	Improve safety and eliminate hazards for all users of Cape Cod's transportation system
	Provide and promote a balanced and efficient transportation system that includes healthy transportation options and appropriate connections for all users
	Provide an efficient and reliable transportation system that will serve the current and future needs of the region and its people
Energy To provide an adequate, reliable, and diverse supply of energy to serve the communities and economies of Cape Cod.	Support renewable energy development that is context-sensitive
	Increase resiliency of energy generation and delivery
	Minimize energy consumption through planning and design (energy efficiency and conservation measures)
Waste Management To promote a sustainable solid waste management system for the region that protects public health, safety, and the environment and supports the economy.	Reduce waste and waste disposal by promoting waste diversion and other Zero Waste initiatives
	Support an integrated solid waste management system
Climate Mitigation To support, advance and contribute as a region to the Commonwealth's interim and long-term greenhouse gas reduction goals and initiatives, including a state-wide net zero carbon target by 2050.	Promote low or no carbon transportation alternatives and technologies
	Promote low or no carbon technologies for building energy use, including appliances, lighting, and heating, ventilation and cooling (HVAC) systems
	Promote carbon sequestration and other emissions removal practices and technologies as appropriate to context
	Promote low or no carbon energy generation technologies as appropriate to context

Community Systems

GOAL	OBJECTIVE
Cultural Heritage To protect and preserve the significant cultural, historic, and archaeological values and resources of Cape Cod.	Protect and preserve forms, layouts, scale, massing, and key character defining features of historic resources, including traditional development patterns of villages and neighborhoods
	Protect and preserve archaeological resources and assets from alteration or relocation
	Preserve and enhance public access and rights to and along the shore
	Protect and preserve traditional agricultural and maritime development and uses
Economy To promote a sustainable regional economy comprised of a broad range of businesses providing employment opportunities to a diverse workforce.	Protect and build on the Cape's competitive advantages
	Use resources and infrastructure efficiently
	Foster a balanced and diverse mix of business and industry
	Encourage industries that provide living wage jobs to a diverse workforce
	Expand economic activity and regional wealth through exports, value added, import substitution, and local ownership
Housing To promote the production of an adequate supply of ownership and rental housing that is safe, healthy, and attainable for people with different income levels and diverse needs.	Promote an increase in housing diversity and choice
	Promote an increase in year-round housing supply
	Protect and improve existing housing stock
	Increase housing affordability





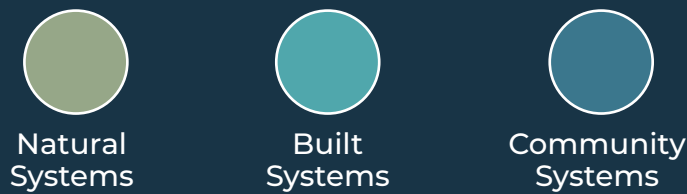
Regional Performance Measures

PERFORMANCE MEASURES

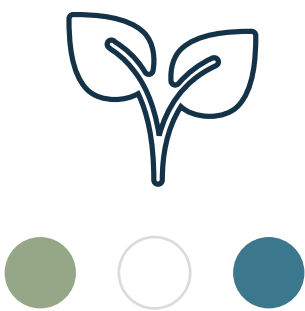
This RPP identifies performance measures to be tracked over time. Changes in these measures will help illustrate whether the region is moving toward the RPP’s vision for the future as a region of vibrant, sustainable, and healthy communities, and protected natural and cultural resources.

While there are hundreds of different data points and measures that could show whether the region is making progress toward this vision, nine performance measures were chosen that measure progress across the systems that are critical to meeting the goals and the vision of this plan. The measures are often indicative of more than one facet of the region’s systems and were chosen because measuring them is also achievable based on available data. Though ideally these measures will show positive progress over time, tracking them can also identify areas where additional resources are needed to make progress. The Commission will work to make this data accessible.

Each performance measure is related to at least one of the systems identified in this RPP. Several performance measures, however, relate to multiple systems. The circles indicate which systems the performance measure relates to and supports.

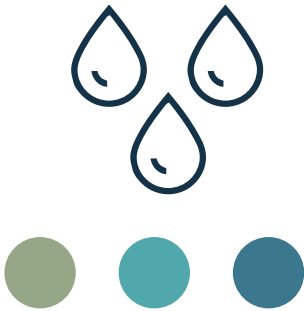


Issue-specific plans adopted in conjunction with the RPP will also have a more comprehensive set of measures for achieving that plan’s goals and objectives. For example, the Comprehensive Economic Development Strategy includes numerous additional performance measures focused on the health of the regional economy, while the Regional Transportation Plan update includes specific performance measures for meeting the goals of the RTP. Though separate from the RPP, these efforts align with and support the RPP goals.



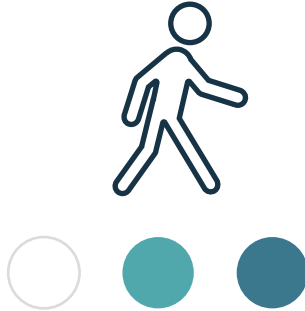
PROTECTED HABITAT

Number of acres of protected BioMap2 Core habitat:
Preserving the natural environment and habitats is essential to the region’s environmental and economic resilience. An increase in the number of acres of protected BioMap2 Core habitat will show progress towards safeguarding the Cape’s valuable natural environment.



DRINKING WATER

Nitrogen concentration in public drinking water wells:
Clean drinking water is critical to any population’s quality of life and well-being. Nitrogen is often used as an indicator of drinking water quality. The Commission’s established nitrogen loading concentration of 5 parts per million is below the established federal maximum contaminant level of 10 parts per million to ensure the region’s high-quality drinking water is maintained. A decrease in the concentration of nitrogen in public supply wells will show progress toward increasing protection of public health.




SIDEWALK NETWORK

Parcels connected to the sidewalk network: In order to achieve the vision of a region defined by vibrant and healthy communities, residents and visitors must be able to move through the area safely and efficiently and not solely using vehicles. Increasing the number of parcels connected to the sidewalk network, where appropriate, will indicate an increased ability for more people to travel around the region without getting in their cars, and getting people outside and walking around is also a key contributing factor to creating a vibrant community.



COASTAL WATER

Nitrogen concentrations in embayments: The health of marine water ecosystems depends on the quality of coastal waters; the Cape’s economy is tied to its quality of life, and thus, to the quality of its coastal and other natural resources. Nitrogen travels through groundwater to coastal embayments and, in excess, results in degraded water quality. Decreased concentrations of nitrogen at monitoring stations in each of the region’s coastal embayments is indicative of water quality improvement.

 	 	 	 	 	 
HISTORIC RESOURCES	ACTIVITY CENTERS	HIGH-WAGE JOBS	HOUSING DIVERSITY	FLOODPLAIN DEVELOPMENT	GREENHOUSE GAS EMISSIONS
<p>Number of additional or updated historic structure inventory forms: The historic character of the Cape plays a huge role in attracting visitors and residents to the region, however many of these critical historic resources are unprotected. The first step towards protecting these historic resources is inventorying them, either for the first time or conducting more detailed inventories of previously inventoried structures. An increase in the number of historic resource inventories will show progress toward greater protection of these unique structures.</p>	<p>Activity center evolution: The 2018 RPP utilized GIS analysis to identify existing centers of activity across the region. The Commission will review changes in the health, wealth, and economic resilience of existing centers of activity over time.</p>	<p>Share of employment within high-wage industries: Year-round employment opportunities with good wages can be difficult to find on the Cape. This measure shows how many Cape Cod jobs are in high-wage industries. An increase in the employment opportunities in high-wage industries will show a shift away from an economy primarily focused on the tourism industry, with low-paying, seasonal jobs, and towards an economy that can support a more robust year-round population. An increase in the share of employment within high-wage industries will also reflect changes in the physical infrastructure and regulations necessary to support these companies.</p>	<p>Housing diversity: Housing affordability is a large challenge to the year-round population and is compounded by the fact that over 80% of the Cape's housing stock is detached single-family homes. An increase in housing diversity in terms of housing type, size, and rental vs. ownership units, will show that there are more opportunities for people of different ages and economic backgrounds to live on the Cape.</p>	<p>Changes in floodplain development: Climate change and sea level rise are threats posing a significant challenge for the Cape. A decrease in development within the floodplain, adapting development through new codes or regulations, or additional protected lands in strategic areas will help protect the environment and the population of the region and ensure its viability and sustainability for the next several decades.</p>	<p>Total metric tons of carbon dioxide equivalent (MTCO2e) of greenhouse gas emissions: Greenhouse gas emissions are contributing to climate change which threatens the natural, built and community systems on Cape Cod. The Commission developed a baseline greenhouse gas emissions inventory for the region. The inventory estimates emissions from Barnstable County for the Stationary Energy, Transportation, Industrial Processes and Product Use, Agriculture, Land Use, Land Use Change, Forestry, and Waste sectors. The inventory is reproducible through a documented methodology, and changes in each identified sector's emissions can be tracked. Decreases in emissions will contribute to slowing the rate of climate change.</p>





Recommended Actions



Recommended actions in the 2018 RPP that the Commission commits to undertake over the next five years include both planning and regulatory efforts to address the major challenges identified in Section 5 of the Plan. These actions are organized around the Natural Systems, Built Systems, and Community Systems identified in Section 4 as well as other actions needed to align the Commission’s planning and

regulatory efforts. Many of these actions will require collaboration and partnerships at various levels of government and with non-governmental organizations, participation by committees and stakeholders that currently support the Commission’s efforts, communication and coordination with private sector industries and businesses, and substantial public input in order to be achieved.

REGIONAL PLANNING ACTIONS

NATURAL SYSTEMS

Identify Priority Lands for Future Water Supply Development

Conduct a GIS-based analysis of lands suitable for the development of additional and/or replacement water supplies for Cape communities. Work with

communities to establish areas of land for priority open space acquisition and protection for the purposes of water supply. In concert with identifying future needs and planning for future well development to replace existing wells, develop a water budget that focuses on identifying future needs to accommodate anticipated growth and includes strategies for reducing per capital water usage. Prepare a drinking water supply assessment

for water quality including consideration of emerging contaminants.

Support Water Quality Planning in Priority Watersheds

Continue to support watershed planning and implementation in priority watersheds identified in the 208 Plan Update and subsequent implementation reports. Support should be provided in response to

requests for Watershed Team technical assistance and through regional efforts that promote the analysis and integration of embayment water quality data and technology performance data into local decision-making processes.

Update and Expand Understanding of Fresh Water Resources Data

Compile available fresh water resources water quality data into a regional database. Seek funding to update the Cape Cod Ponds and Lakes Atlas to reflect current water quality data collected by the Ponds and Lakes Stewardship Program.



BUILT SYSTEMS

Develop a Regional Capital Infrastructure Plan to Support Sustainable Economic Development

Prepare a Regional Capital Infrastructure Plan, in accordance with the RPP’s Growth Policy, Regional Vision, and Goals and Objectives, that supports the human population and economies on Cape Cod.

Update the Cape Cod Regional Transportation Plan

Complete the four-year update to the Cape Cod Regional Transportation Plan (RTP) to establish a framework that supports the Regional Growth Policy, Vision, and Goals and Objectives adopted in the 2018 RPP.

The RTP should strategically utilize available federal and state funds to provide a safe, reliable, and multimodal transportation system that effectively serves the region and its people. The RTP should prioritize investments

that improve access to and mobility within compact, mixed-use activity centers including investments in public transportation.

Support communities in the implementation of Complete Streets projects and other projects that support the vision of the RTP.

Climate Change Response, Readiness, and Mitigation

Encourage and engage communities to better understand regional

greenhouse gas emissions and identify opportunities for mitigation.

- Develop an estimated baseline of greenhouse gas emissions for the region using available models and data.
- Encourage more communities to seek Green Communities designation, which would facilitate greater funding opportunities for municipal energy efficiency and renewable energy initiatives and participation in the Community Rating System to reduce insurance costs.

- Conduct GIS screening analysis of potential electric vehicle charging station locations.
- Conduct a GIS analysis to identify appropriate potential sites for development of utility scale solar photovoltaic arrays or energy storage facilities (with an emphasis on “grayfield” sites outside of densely populated areas) to encourage development of on-site renewable energy to offset line losses associated with electricity supplied from the utility grid.

Continue Coastal Hazard Mitigation and Climate Adaptation Planning

Support and engage communities in coastal hazard mitigation and climate adaptation planning to increase the region’s resilience to severe storm events and sea level rise consisting of the following efforts:

- Continue to develop and implement a coastal resilience scenario planning tool to assist communities in understanding the costs/benefits and

ecosystem services provided by various coastal adaptation strategies;

- Continue to provide technical assistance to communities through the State’s Municipal Vulnerability Preparedness and Multi-Hazard Mitigation planning programs to identify coastal hazards, critical facilities and infrastructure, and mitigation and/or adaptation strategies;
- Consider use of planning and/or regulatory tools available through the Act and Commission



- regulations that could be implemented in the event of a disaster to relocate development outside of hazard areas;
- Provide design guidance on elevating structures and floodproofing/ other techniques in flood hazard areas;
 - Support analysis and planning at the regional and local level to advance and coordinate management of coastal resources that addresses the natural flow and function of sediment transport

COMMUNITY SYSTEMS

Develop a Regional Housing Plan

Develop a community housing plan for the purpose of addressing housing supply, affordability, and availability in the region. The regional housing plan should identify regional, sub-regional, and town-specific housing supply goals and appropriate areas for housing development, in particular multi-unit development. The regional housing plan should also set out regional, sub-regional or town-specific policies, actions and strategies for furthering

the goals of the plan, including how to foster infrastructure investment to support an increase in housing supply. As a component of the regional housing plan, examine the relationship between affordable housing needs generated by the creation of new, low-wage jobs.

Update the Comprehensive Economic Development Strategy

Complete the five-year update to the Cape Cod Comprehensive Economic Development Strategy (CEDS) to achieve the Regional

Growth Policy, Vision, and Goals and Objectives adopted in the 2018 RPP. The CEDS should be developed through an intensive public engagement process and include a set of priority issues to address over the next five years. Specific priority projects and an implementation action plan should be adopted, along with a program for evaluating progress.

Update Local Comprehensive Plan Regulations

Encourage more towns to prepare or update local comprehensive plans that

are consistent with the Act, Regional Growth Policy, Vision, and Goals and Objectives of the 2018 RPP. Streamline regulations governing the form, content, and review of local comprehensive plans while ensuring that minimum requirements under the Act are met. Continue to provide technical assistance to towns in preparing local comprehensive plans and assist towns in making changes to local development bylaws to ensure consistency with the local comprehensive plan. Provide a template on

the required elements of a local comprehensive plan and local capital plan.

Improve and Update Historic Inventories

Support the work of local historic committees to complete and/or update inventories of historic and cultural resources through GIS mapping and technical assistance, and work with Cape communities to adopt zoning changes that provide incentives to preserve and re-use historic structures.

Continue to Develop Land Use Decision Support Tools

Building upon tools developed for and used in several major planning initiatives described in Section 7, such as the 208 Plan Update and the Resilient Cape Cod project, the Commission will continue to develop a suite of interactive land use decision support tools to assist local officials and stakeholders in visualizing the form and potential impacts of alternative development scenarios on the environment. These tools could be used at a variety of scales ranging from an individual site or

neighborhood to an entire community and could analyze a variety of resource impacts including wellhead protection, water use, impervious surfaces, or parking requirements generated by different development scenarios.

Spatial Fiscal Impact Model
The Commission is developing a spatial fiscal impact model that approximates the cost to a town of a certain type of development on a given parcel based on the parcel's attributes, such as the land use and location. Using GIS, this model will allow the user to analyze the role of location in estimating the

costs or revenues to a town from a development. The model may also be used to approximate the different fiscal impacts to the town for different development types at the same location. This can support better land use and development policies by highlighting the different impacts of various types of development, as well as help to identify where infrastructure improvements may be most effective.

Zoning Analysis Tool
The Commission currently has a three-town pilot project with OpenCounter, an intuitive web-based zoning tool designed to make local

regulations accessible to the public. OpenCounter reveals parcel-level zoning details, including existing uses, overlay and planned development districts. This helps applicants understand zoning challenges and opportunities for projects before engaging with municipal staff. The three towns in the pilot program are Mashpee, Barnstable, and Yarmouth. These towns were chosen because they are contiguous, and each has a unique commercial base, population, and geographic size. Next steps after a successful pilot would be to bring on more interested communities and create a single portal.

By better understanding what people are trying to develop on the Cape, the Commission can help identify where changes in land use policies may be most effective in supporting market need and can guide development to appropriate locations.

Coordinate Annual Regional Planning Forum
Continue to coordinate and facilitate information sharing, education, and collaboration across the region by hosting the annual One Cape Summit. Originally launched in 2014 to chart progress on development of the Cape Cod 208 Plan Update, it has become a forum for

community activists, industry practitioners, municipal staff and appointed board members, and local elected leaders to discuss regional issues related to the unique environment and economy of Cape Cod. In recent years, the Summit expanded to highlight the importance of environmental, community, and economic resilience. To support ongoing education for better collaboration on challenging issues, the Commission will continue to hold this event and will seek to bring in a range of local, regional, and national speakers on pressing topics impacting the region.

CURRENT DECISION SUPPORT TOOLS

GeoPlanner
GeoPlanner is an online tool that allows a user to “paint” different types of development on a particular area, allowing a comparison of the impacts from different land uses. This tool is particularly helpful early in the planning stages of a project or consideration of a potential zoning change on a particular area.

Impact 3D
Using ArcGIS Pro, **Impact 3D** allows users to construct building massings with assigned land uses in a three-dimensional environment. Impact 3D helps visualize and compare the impacts of potential development scenarios with each other and on the existing environment.

Envision Tomorrow
Envision Tomorrow also utilizes GIS but operates in a two-dimensional environment to perform detailed calculations of the impacts of different types of development the user “paints” onto a certain area. Envision Tomorrow was used in the early stakeholder workshops on the RPP update and includes a feature that allows a user to estimate the feasibility of different development scenarios based on construction and other costs.



REGIONAL
REGULATORY
ACTIONS

In addition to the previous planning actions, the following are priority regional regulatory actions intended to align the Commission’s regulatory program with the Growth Policy, Vision, and Goals and Objectives in the 2018 RPP.

Consider Development of Regional Impact Threshold Revisions and Other Amendments to the Commission’s Code of Regulations

- Consider potential changes to mandatory DRI review thresholds to encourage residential and mixed-use projects in Community Activity Centers, for research and development and light manufacturing in

Industrial Activity Centers, and to support resource protection in Natural Areas.

- More generally, review and update the Commission’s Chapter A/ DRI Enabling Regulations (including Section 3 containing the mandatory DRI review thresholds), where such Regulations have not recently been comprehensively reviewed for form or content.

Such review may include adoption of new or additional thresholds, or the removal or revision of certain existing thresholds.

- Amend Chapters in the Code of Regulations to conform to language and processes set out in the 2018 RPP.

- Amend Chapter D/ Development Agreement Regulations to better reflect Section 14 of the Cape Cod Commission Act.

Revise Regional Design Guidelines

Expand upon Technical Bulletins 96-001 - Designing the Future to Honor the Past: Design Guidelines for Cape Cod, and the Addendum to Technical Bulletin 96-001 - Contextual Design on Cape

Cod: Design Guidelines for Large-Scale Development to provide additional guidance to applicants on how to meet the Community Design Goals and Objectives in the 2018 RPP based on the Cape Cod Placetypes and to serve as model guidelines for local design review. Assist towns with the adoption of design guidelines, village center zoning, and/or form-based regulation as appropriate.

Amend Technical Bulletins to Better Respond to Climate Change

Amend energy, transportation, and other relevant technical bulletins to include methods that reflect the findings of the Climate Change Response, Readiness, and Mitigation action.



CAPE COD REGIONAL POLICY PLAN
December 2018; amended effective March 30, 2021

Barnstable County Ordinance #19-01, #21-03

