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CAPE COD
COMMISSION

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**EASTHAM DISTRICT OF CRITICAL PLANNING CONCERN
CERTIFICATE OF CONSISTENCY**

DATE: May 3, 2018
TO: Town of Eastham
Re: Eastham District of Critical Planning Concern
Implementing Regulations Consistency

The Cape Cod Commission hereby certifies that proposed implementing regulations for the Eastham District of Critical Planning Concern (hereinafter "District") are consistent with the Guidelines for the District as outlined in the Assembly of Delegates designation Ordinance 17-12, dated November 1, 2017.

District Guidelines for Development

Guideline #1: The Town should adopt appropriate site layout and design standards to achieve traditional village style development.

The Town of Eastham's proposed Implementing Regulations are consistent with Guideline #1 by including the following:

- Incorporation of Cape Cod Commission Design Guidelines to reinforce context sensitive designs
- Façade variation requirements
- Maximum building size limits
- Reduced setback requirements
- Landscape/buffering requirements

Guideline #2: The Town should adopt regulations to encourage creation of a range of affordable housing.

The Town of Eastham's proposed Implementing Regulations are consistent with Guideline #2 by including the following:

- *Accessory and affordable dwelling units allowed by-right in all districts*
- *Regulations that allow for increased housing stock within the District will improve affordability at all levels*
- *Regulations that allow accessory dwelling units in all sub-districts provide option for new rental revenue/incentive to re-develop*

Guideline #3: The Town should incorporate best management practices (Low Impact Development) to reduce stormwater impacts to water resources.

The Town of Eastham's proposed Implementing Regulations are consistent with Guideline #3 by including the following:

- *Regulations that require drainage and stormwater management best practices and conformance with MA-DEP standards*
- *Regulations providing for enhanced landscaping/buffering requirements and incentives to reduce paved surfaces*

Guideline #4: The Town should adopt regulations to promote interconnectivity between properties to improve access for bicyclists, pedestrians, and motorists.

The Town of Eastham's proposed Implementing Regulations are consistent with Guideline #4 by including the following:

- *Requirements for adequate bicycle and pedestrian accommodations*
- *Parking required to side/rear of lots*

Guideline #5: The Town may consider working with the Cape Cod Commission and MassDOT to develop a transportation management plan to address the deficiencies on U.S. Route 6, including adequate pedestrian and bicycle accommodations, access management, intersection safety as well as safety along the corridor.

The Town of Eastham's proposed Implementing Regulations are consistent with Guideline #5 by including the following:

- *Limits on Route 6 access*
- *Incentives for shared access/parking*

In addition, Commission staff is working on a comprehensive transportation model for the corridor that will provide a comprehensive approach to transportation management along the Route 6 corridor.

As Chair of the Cape Cod Commission, I hereby certify that proposed implementing regulations for the Eastham District are consistent with the Guidelines for the District as outlined in the Assembly of Delegates designation Ordinance 17-12, dated November 1, 2017.

Executed this 3rd day of May 2018.

Harold W Mitchell
Signature

Harold W Mitchell chair cc Commission
Print Name and Title

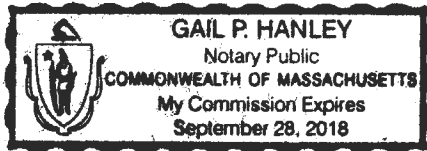
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

May 3, 2018

Before me, the undersigned notary public, personally appeared

Harold W. Mitchell, in
his/her capacity as *Chairman* of the Cape
Cod Commission, whose name is signed on the preceding document, and such person
acknowledged to me that he/she signed such document voluntarily for its stated purpose. The
identity of such person was proved to me through satisfactory evidence of identification, which
was [] photographic identification with signature issued by a federal or state governmental
agency, [] oath or affirmation of a credible witness, or [] personal knowledge of the
undersigned.



SEAL

Gail P. Hanley
Notary Public:
My Commission Expires: *9-28-18*