

From: Chris Kuhn
Sent: Thursday, July 10, 2025 12:46 PM
To: Town Council
Subject: DCPC Referral

Dear Council President Tamash,
Vice President Clark,
Council Members,

I would like to respectfully request for this body to vote in the affirmative to direct the Town's Attorney to prepare whatever documents are necessary, to formally request the Cape Cod Commission to accept and designate, as a District of Critical Planning Concern (DCPC), the entire area identified and described within the Town's current Zoning Ordinance and shown on the Town's current Zoning Map as the Growth Incentive Zone (GIZ).

Since the adoption in February 2023, of the sweeping and controversial Zoning Ordinance's within the GIZ, details and issues have arisen, which bring clarity to the impact and consequences of portions of these new Zoning Regulations, which were not adequately identified nor addressed at the time of their creation. There certainly are portions of the new Zoning that were well thought out and should likely be included in whatever new Zoning is generated through the DCPC process. During the past year the Town created a Zoning Ad Hoc Committee to perform an in depth assessment and review of the current Zoning Regulations and identify areas where changes would be warranted and to also provide appropriate recommendations. This Committee did a stellar job and the Town now needs to incorporate their findings and proposals into the current Zoning Regulations. There are clearly some very critical areas of the current Zoning that need to be addressed and the Ad Hoc Committee's work can only be, timely, incorporated into it through the DCPC process, which is precisely why it was created and included in the Cape Cod Commission Act.

I believe the general consensus among those residents who are aware of the very convoluted issues surrounding the current downtown Zoning Ordinance's is that "something" has to be done to correct this situation, before it's too late and beyond the Town's ability to fix. Once all these proposed structures are built the Town will be forever having to deal with the problems associated with them and their occupants. Taking action now will certainly avoid many of these problems later.

There honestly could not be a more perfect and appropriate scenario for the adoption of a DCPC than the situation the Town is currently facing. It is exactly this kind of conundrum the drafter's of the Cape Cod Commission Act anticipated when trying to cover all possible problems. It's the best possible planning tool in the Town's toolbox and thankfully it is available for the Town to utilize prudently and very judiciously, that's its purpose.

I would strongly urge the Council to pursue this matter with Godspeed, because time is not on your side and you can be rest assured there are, as you read this, elements at work strategizing on how they can thwart your efforts and satisfy their own interests and greed. I'm sure they will make veiled and perhaps not so veiled threats of litigation, which is typical of the bully tactics they always employ, while exploiting every means possible. Please don't allow our Town to be bullied into submission and into not correcting truly legitimate and unfortunate mistakes in our Zoning. Now is really the last chance we have to repair the problems and thereby avoid a whole lot more problems in the future.

Now is the time to step-up and utilize the power of the Cape Cod Commission Act to help improve our community.

Please don't kick this can down the road. Time is of the essence.

Sincerely yours,

Chris Kuhn
Centerville, MA