

The background of the entire slide is a photograph of a light-colored wooden church with a tall, pointed steeple. The church has several windows and is surrounded by trees. The sky is overcast and grey.

West Harwich District of Critical Planning Concern

**CONTINUED PUBLIC HEARING &
CAPE COD COMMISSION MEETING**

NOVEMBER 14, 2019



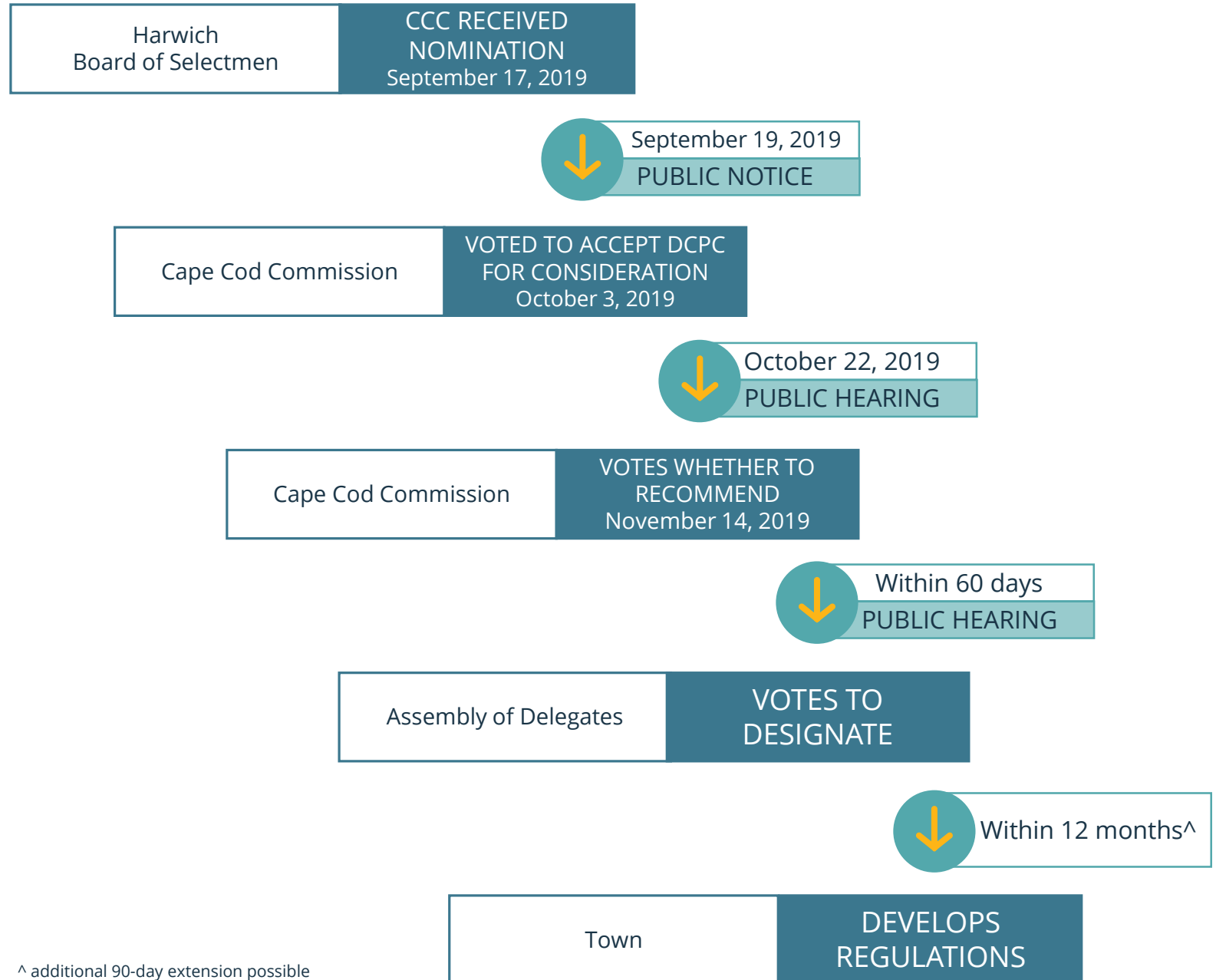
CAPE COD
COMMISSION

ACTION TODAY

To adopt the draft decision for designation
of the West Harwich DCPC
and
forward to the Assembly of Delegates for
enactment as an ordinance

DCPC PROCESS

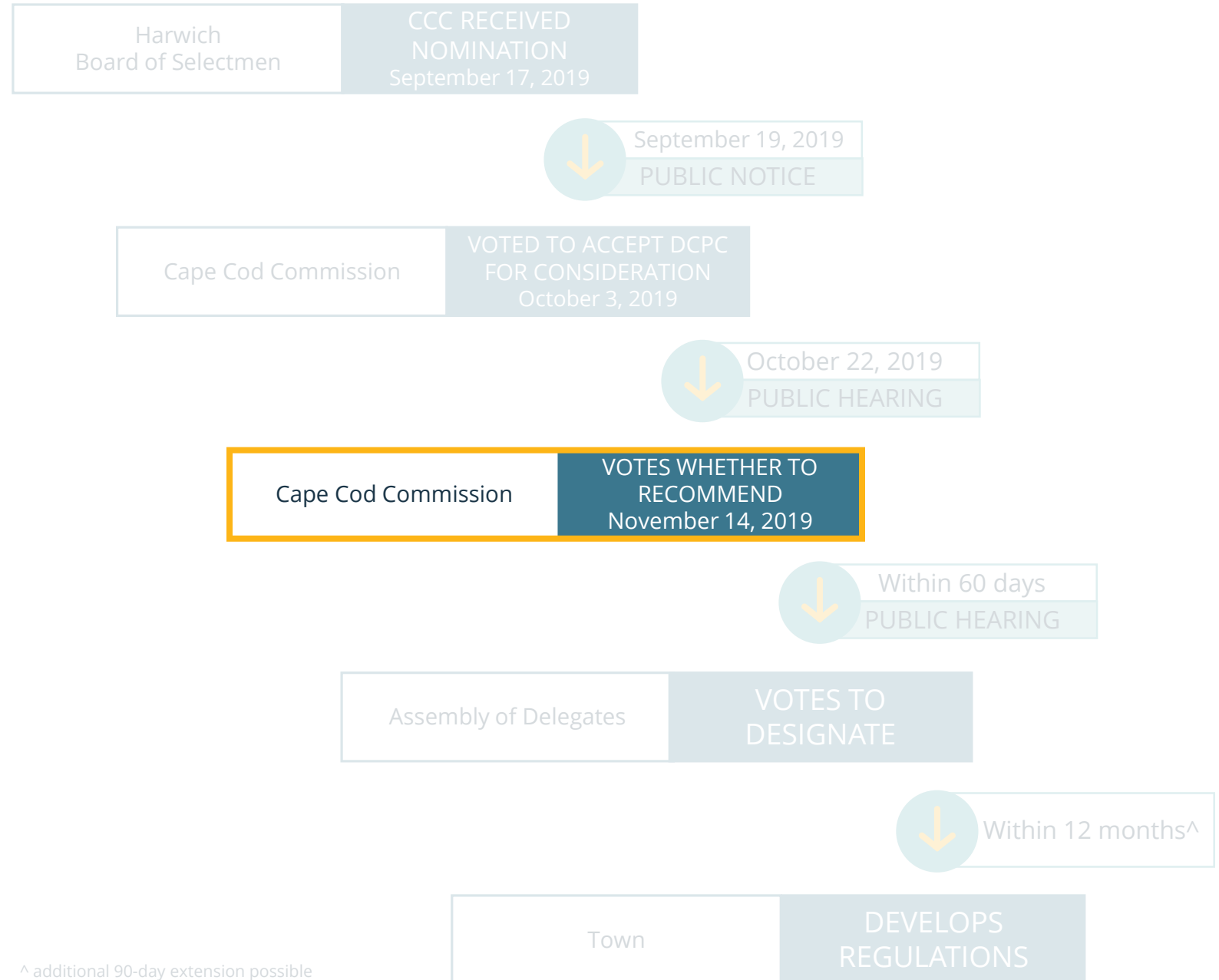
- 9/17/19 – CCC received nomination for Harwich Board of selectmen
- 10/3/19 – CCC voted to accept DCPC for consideration
- 10/22/19 – CCC conducted public hearing at Harwich Town Hall



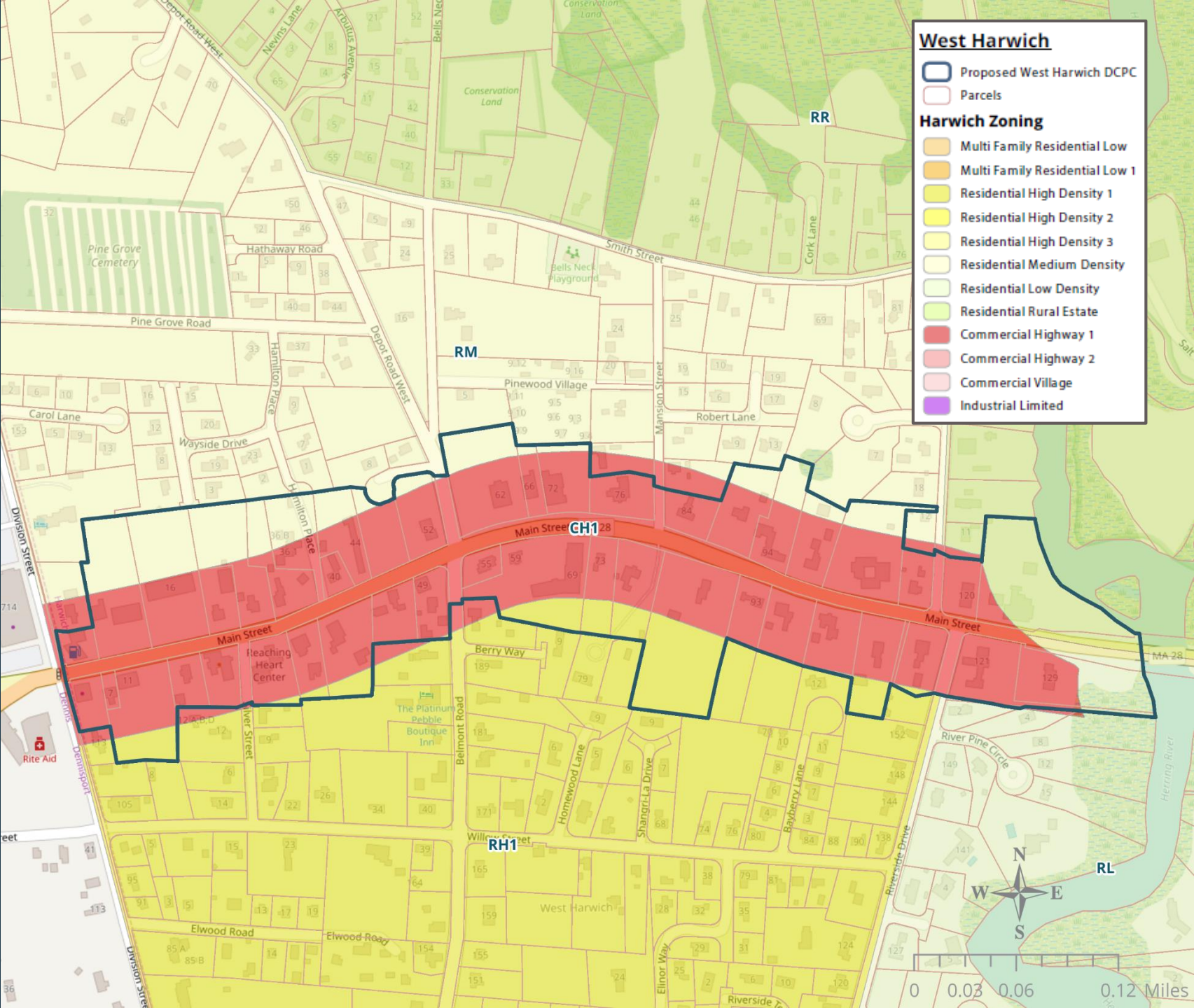
^ additional 90-day extension possible

DCPC PROCESS

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BOUNDARY



TYPES OF DISTRICTS



Water



Aquaculture



Agricultural



Wildlife, Natural,
Scientific, or
Ecological



Cultural, Historic,
Architectural, or
Archaeological



Economic or
Development



Affordable
Housing



Major Public
Investment



Hazard



Waterfront
Management/
Watersheet Zoning

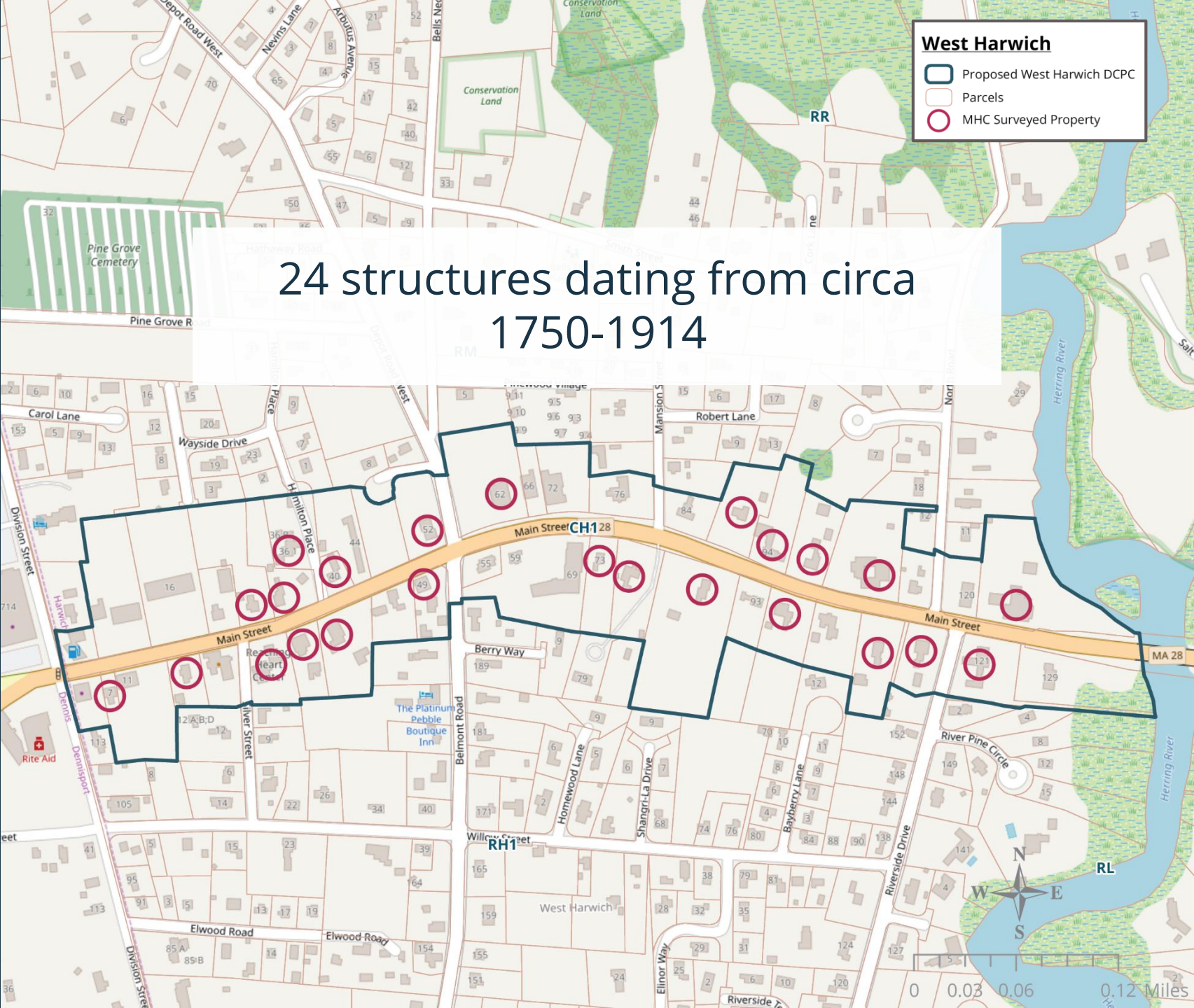


Downtown
Commercial
Revitalization



Transportation
Management

HISTORIC STRUCTURES

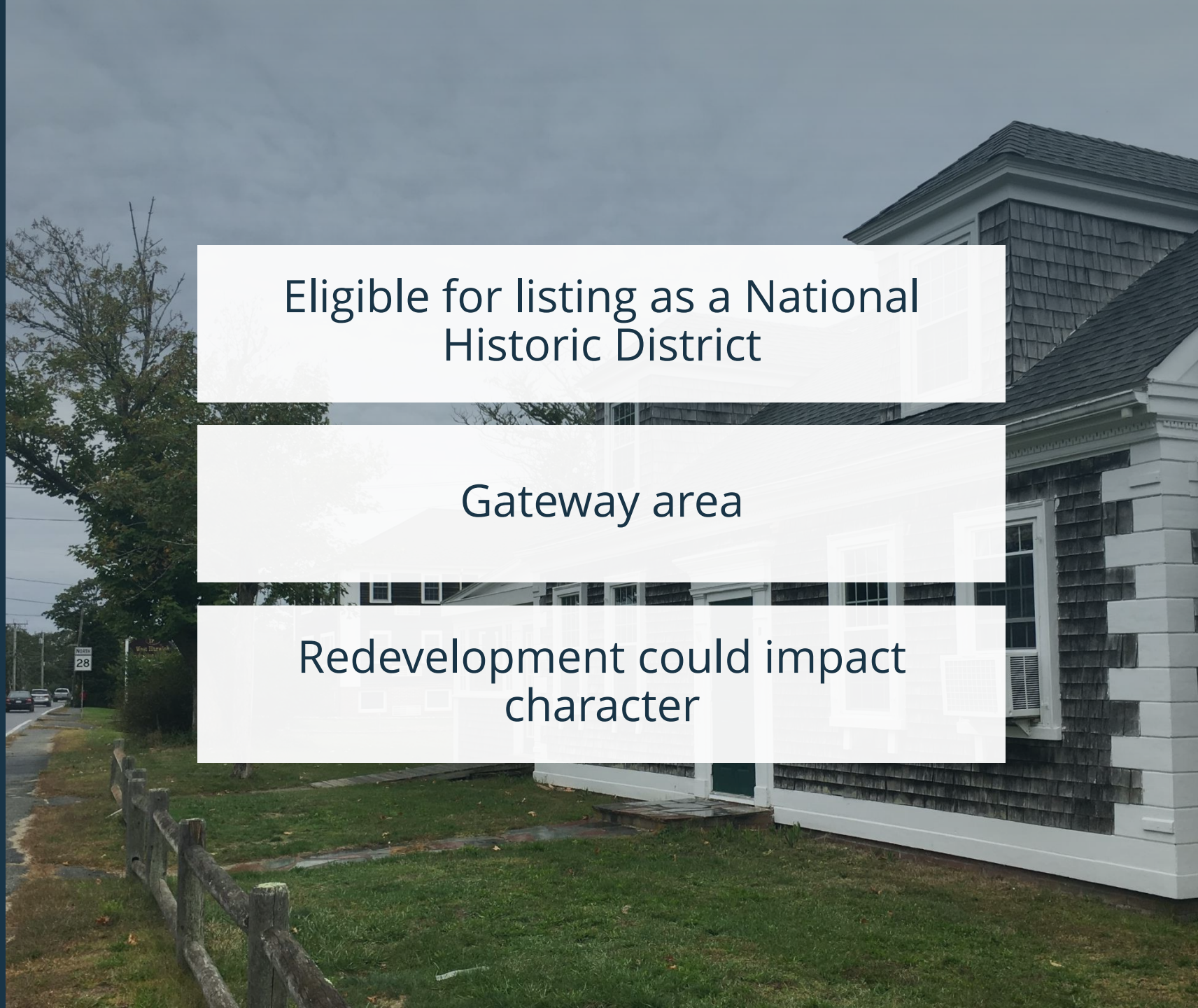


**CULTURAL,
HISTORIC,
ARCHITECTURAL, OR
ARCHAEOLOGICAL**

Eligible for listing as a National
Historic District

Gateway area

Redevelopment could impact
character

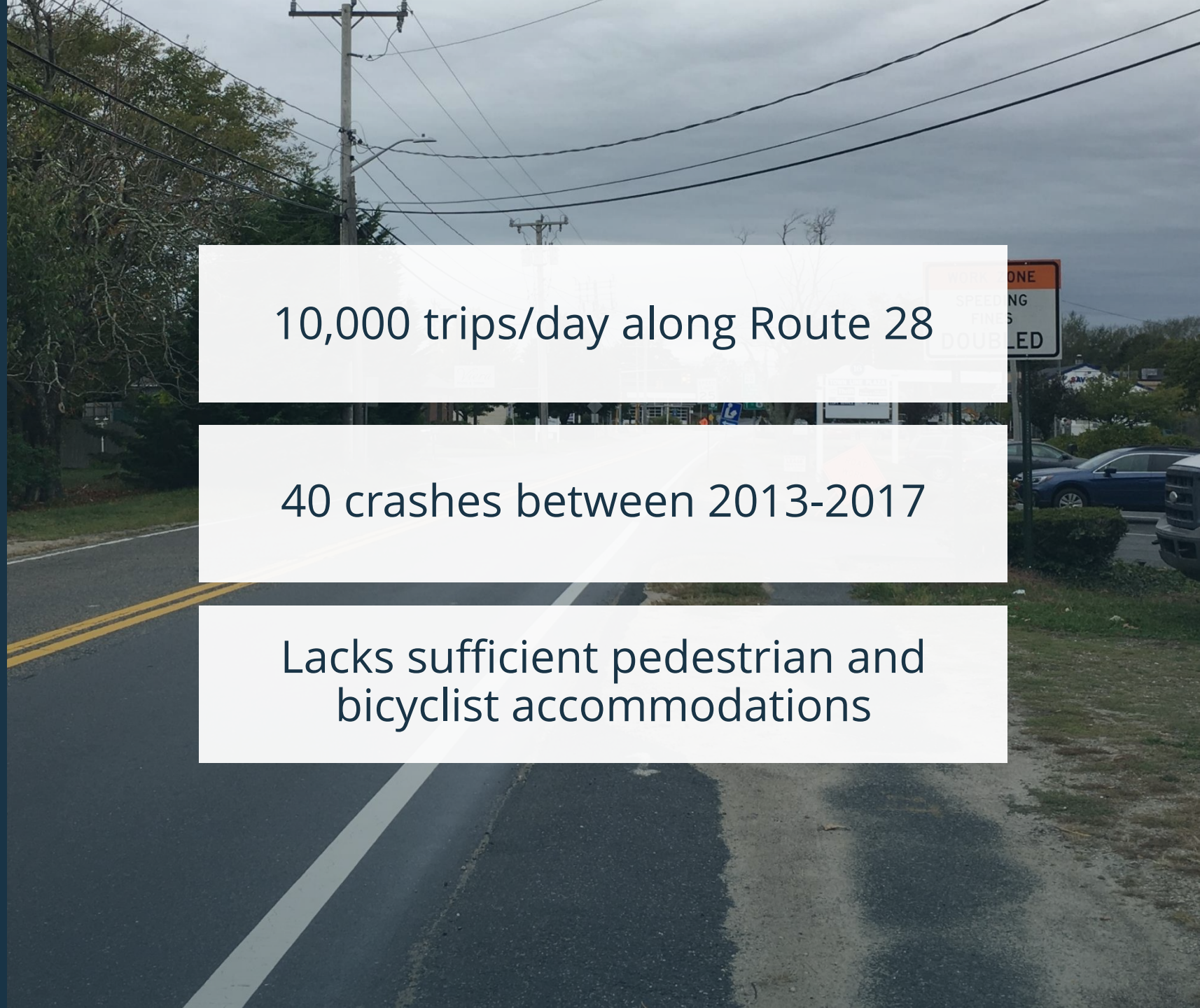


TRANSPORTATION MANAGEMENT DISTRICT

10,000 trips/day along Route 28

40 crashes between 2013-2017

Lacks sufficient pedestrian and
bicyclist accommodations



ECONOMIC OR DEVELOPMENT RESOURCE DISTRICT

Character contributes to economy

Regional commercial corridor and
Community Activity Center

Regulations could enhance small-
scale local economy

GOALS OF THE DISTRICT

Protect the historic resources in the District

Respect traditional development patterns

Enhance and protect the character of the
West Harwich District

Support and enhance the small-scale local
economy in West Harwich

Manage traffic congestion and improve
access management along Route 28

Improve bicyclist and pedestrian safety and
access along the Route 28 corridor



GUIDELINE 1: HISTORIC AND CULTURAL RESOURCES

Consider incentives to protect and preserve historic resources

Explore ways to prevent demolition of historic resources

Consider design guidelines for additions and alterations to historic structures



GUIDELINE 2: COMMUNITY DESIGN

Change dimensional regulations to be consistent with traditional development patterns

Consider developing architectural and site design guidelines



GUIDELINE 3: TRANSPORTATION MANAGEMENT AND SAFETY

Develop regulations that promote site access management best practices

Explore ways to improve pedestrian, bicyclist, and transit accommodations

Consider regulations that promote pedestrian connections

Consider adopting regulations to limit high traffic generating uses

GUIDELINE 4: BALANCED LOCAL ECONOMY

Explore options for encouraging mixed use and multifamily

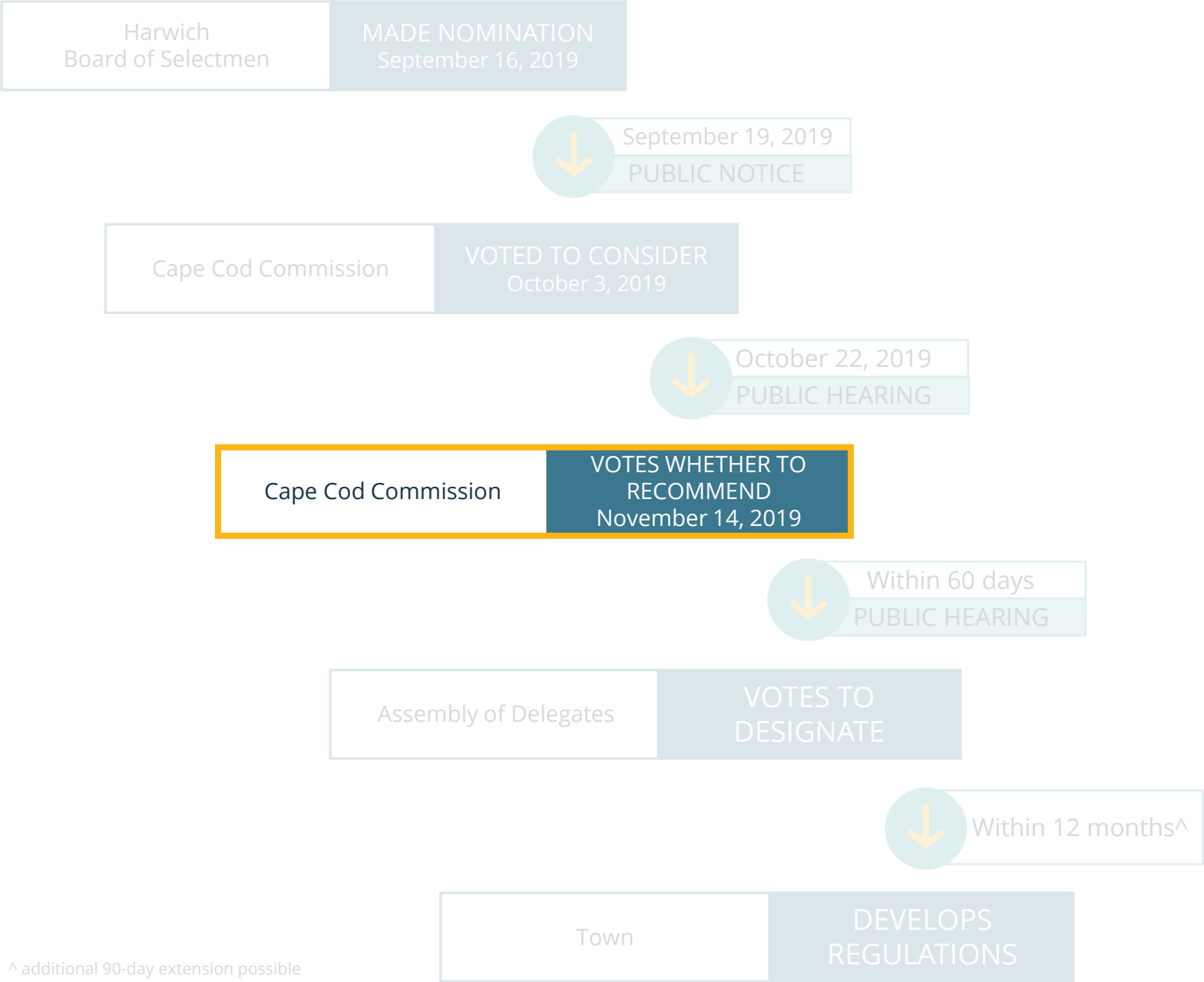
Consider focusing density in one part of the District

Consider modifying allowed uses and permitting processes

Consider modifying lighting and signage regulations



DCPC PROCESS



^ additional 90-day extension possible

MOTION

To adopt the decision approving the request
of the Harwich Board of Selectmen for
designation of the West Harwich DCPC
and
forward the designation to the Assembly of
Delegates for enactment as an ordinance



West Harwich District of Critical Planning Concern

**PUBLIC HEARING &
CAPE COD COMMISSION MEETING**

NOVEMBER 14, 2019



CAPE COD
COMMISSION

TYPES AND CLASSES OF DEVELOPMENT THAT MAY PROCEED

- Normal and customary repair/maintenance
 - single-family homes
 - accessory structures(sheds, garages)
 - non-residential structures and uses
 - on site septic systems
 - signs (also installation of signs)
- Change, alteration or expansion of any commercial, retail or mixed-use structure where no change of footprint or intensity of use
- Development/redevelopment -permits issued before 9/19/19.
- Development related to comprehensive permits issued prior to DCPC nomination.
- Connections to public water supply systems.
- Municipal or State projects.
- Emergency Work (section 24 of the Act).