

West Harwich District of Critical Planning Concern

ASSEMBLY OF DELEGATES MEETING

DECEMBER 4, 2019



DCPC PURPOSE

SECTION 10, CAPE COD COMMISSION ACT

The commission may propose the designation of certain areas which are of critical value to Barnstable county as districts of critical planning concern that must be preserved and maintained due to one or more of the following factors:

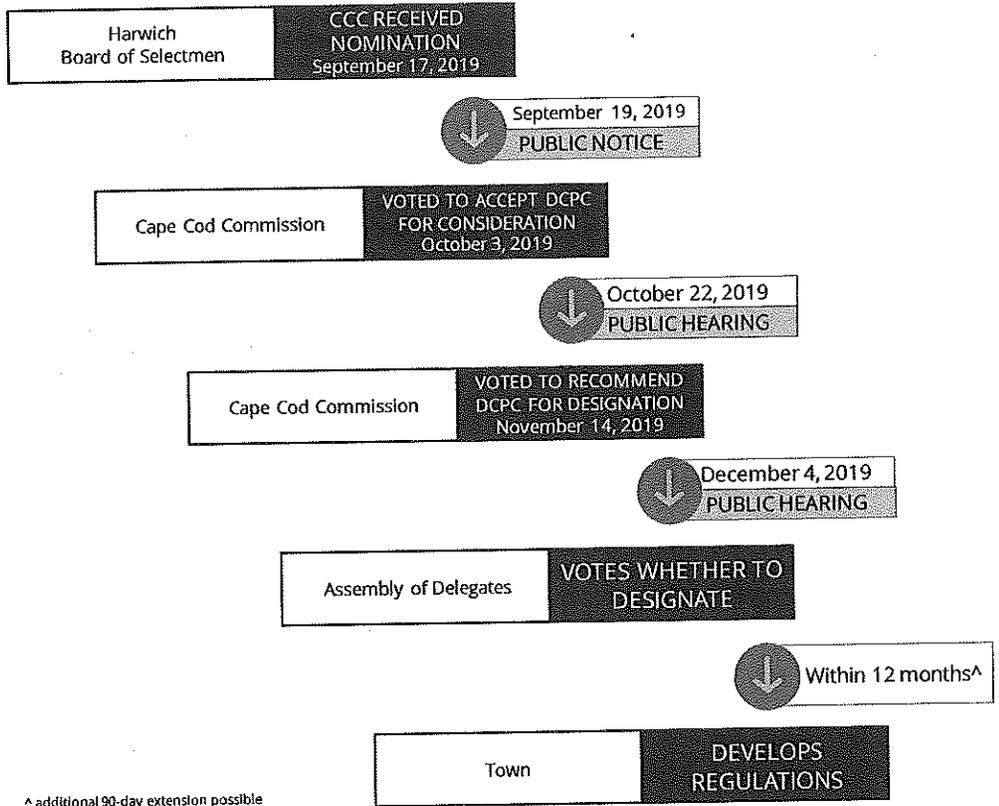
(1) the presence of significant natural, coastal, scientific, cultural, architectural, archaeological, historic, economic or recreational resources or values of regional, state-wide or national significance

WHY DESIGNATE A DCPC?

- Allows town to take a “time-out” to plan comprehensively without pressure of pending development permits
- Town can adopt implementing regulations to protect resources within the District
- Public process allows significant opportunities for input during development of local regulations

DCPC PROCESS

- 9/16/19 – Harwich Board of Selectmen voted unanimously to nominate DCPC
- 9/17/19 – CCC received nomination from Harwich Board of selectmen
- 10/3/19 – CCC voted to accept DCPC for consideration
- 10/22/19 – public hearing at Harwich Town Hall showed unanimous support
- 11/14/19 – CCC voted unanimously to recommend DCPC for adoption



^ additional 90-day extension possible

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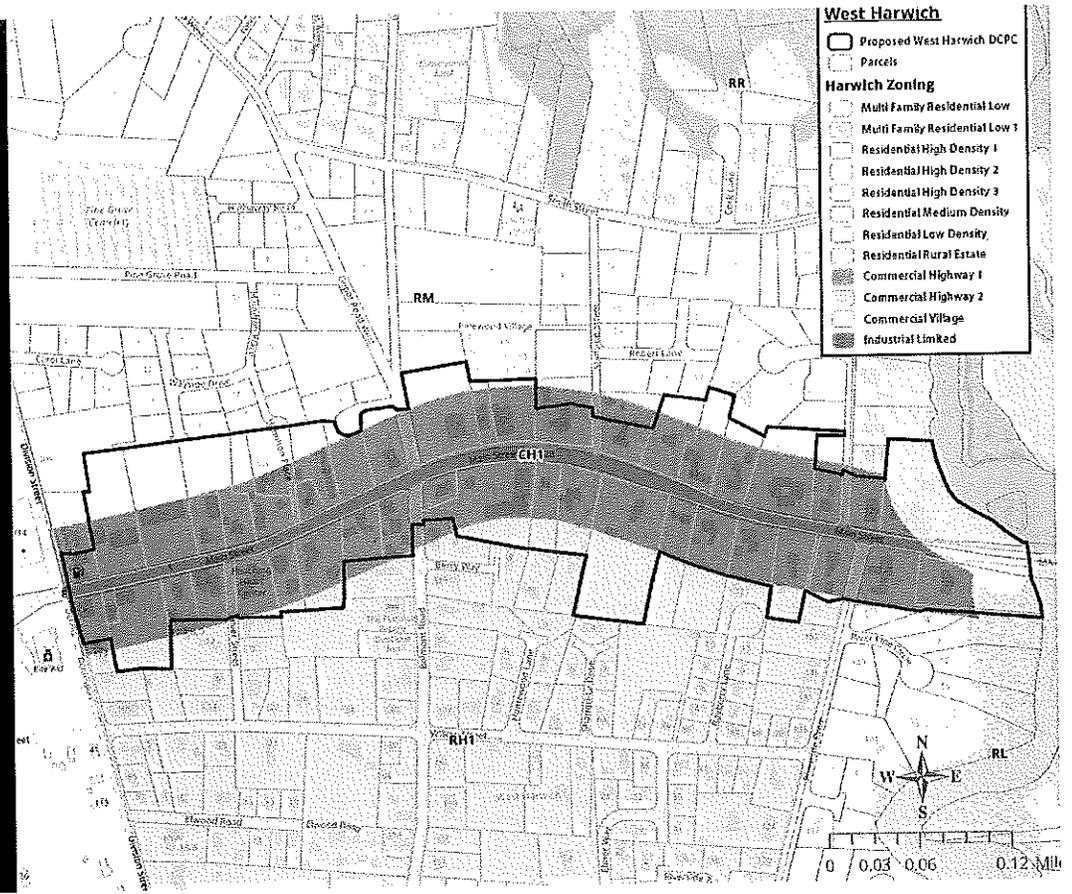


December 4, 2019
PUBLIC HEARING

Assembly of Delegates

VOTES WHETHER TO
DESIGNATE

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/
Watershed Zoning

Downtown
Commercial
Revitalization



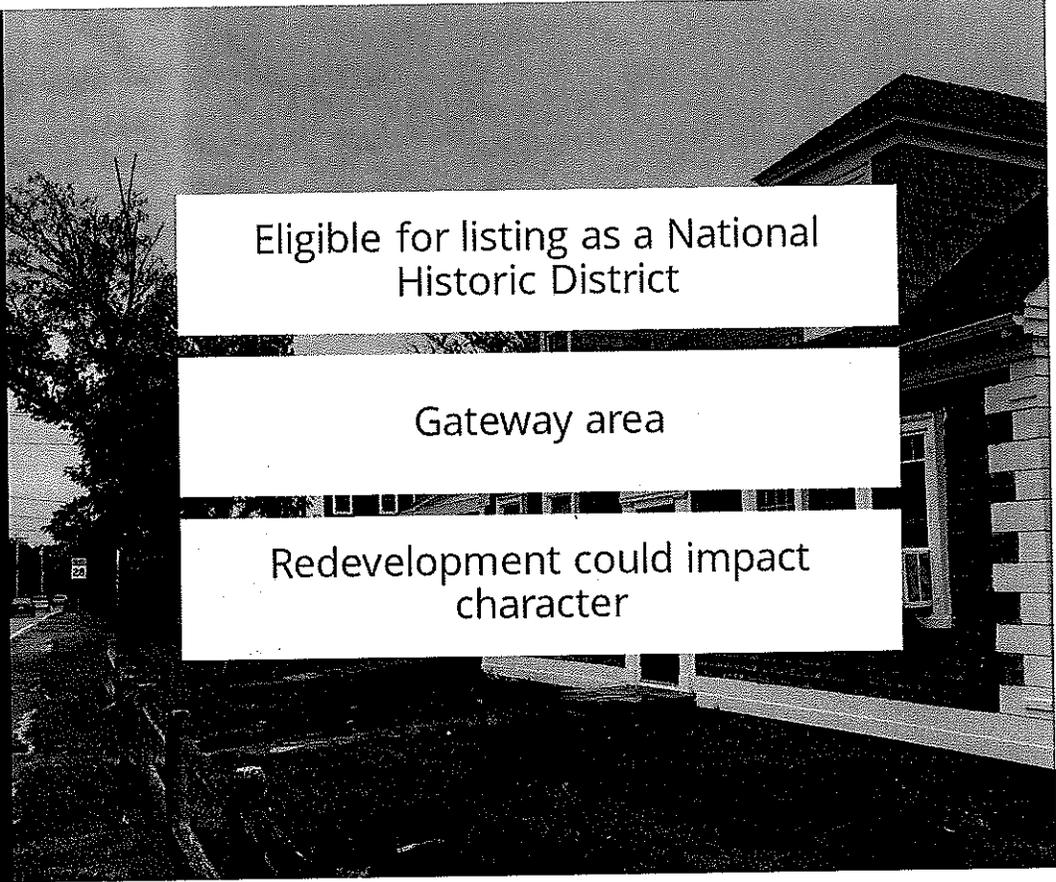
Transportation
Management

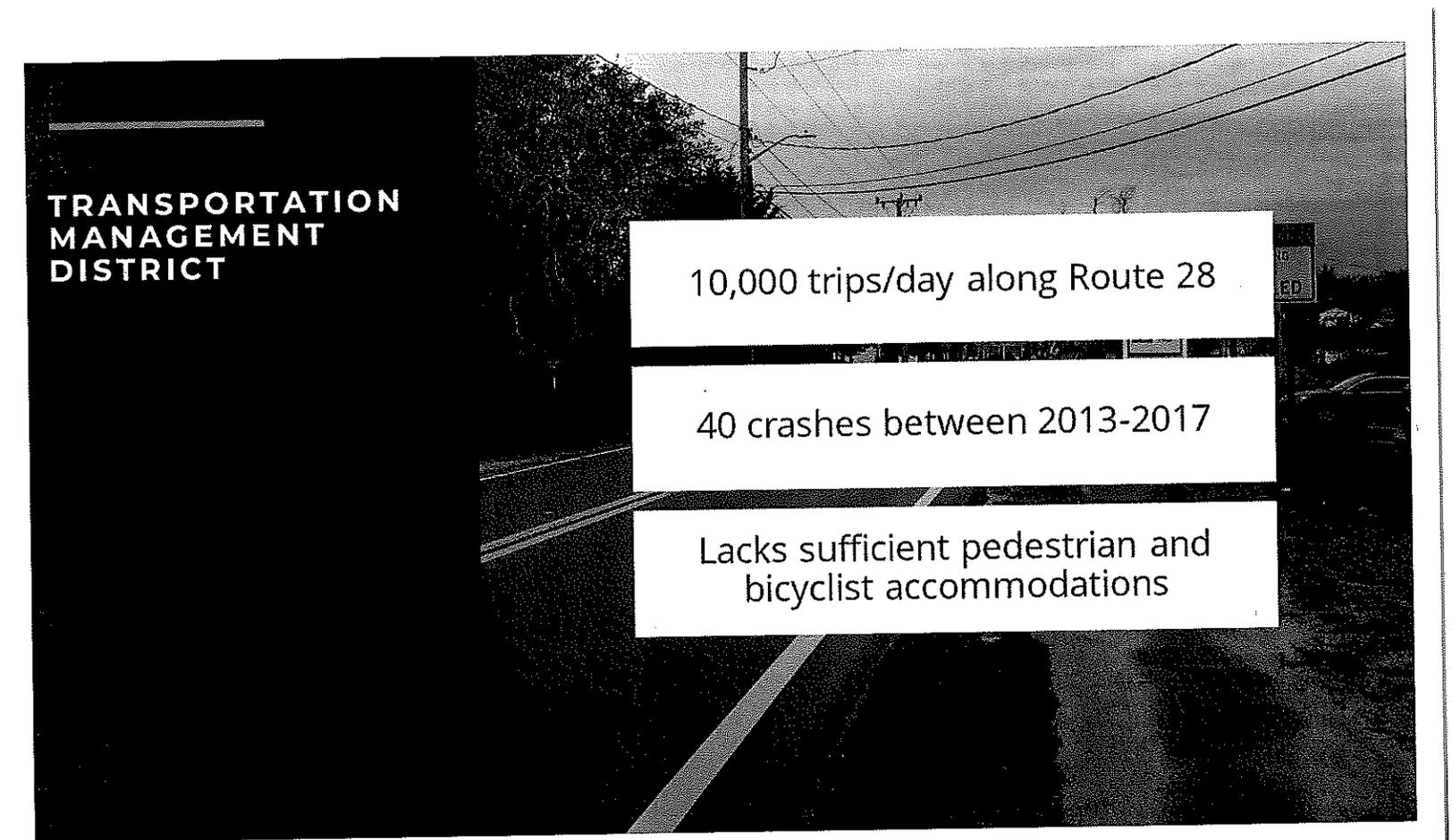
**CULTURAL,
HISTORIC,
ARCHITECTURAL, OR
ARCHAEOLOGICAL**

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

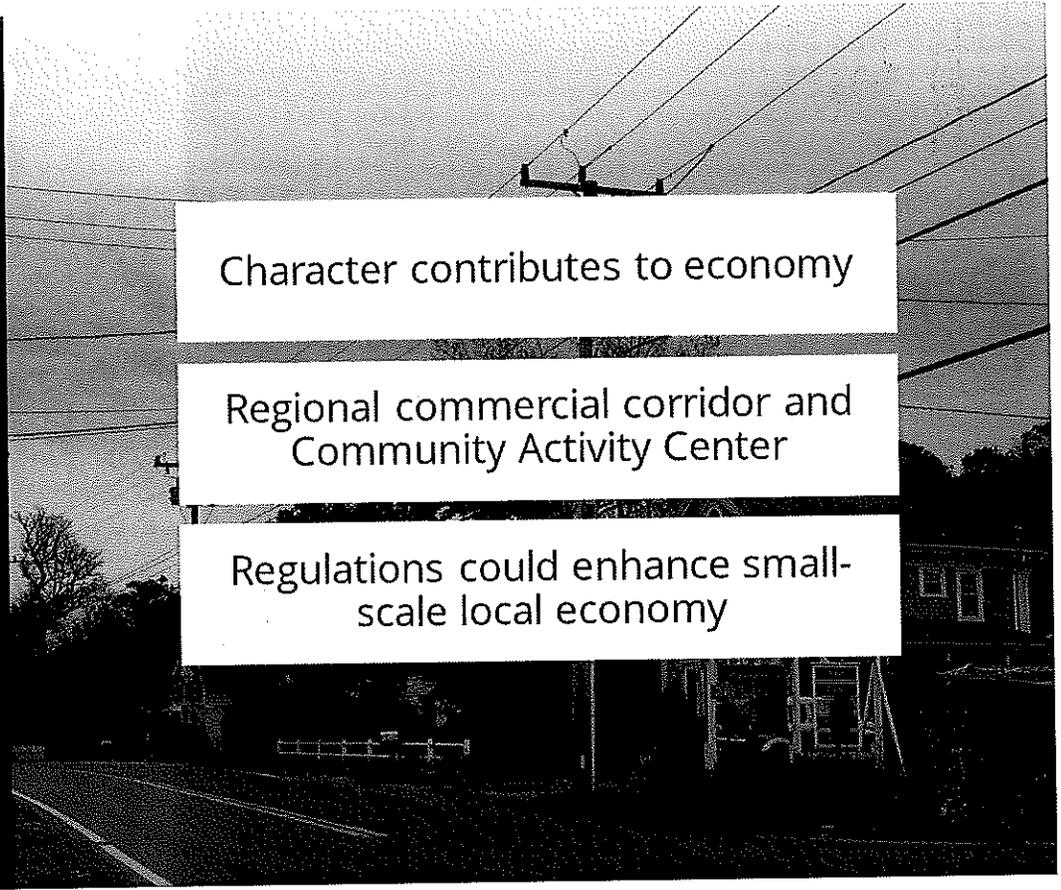
Lacks sufficient pedestrian and
bicyclist accommodations

**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

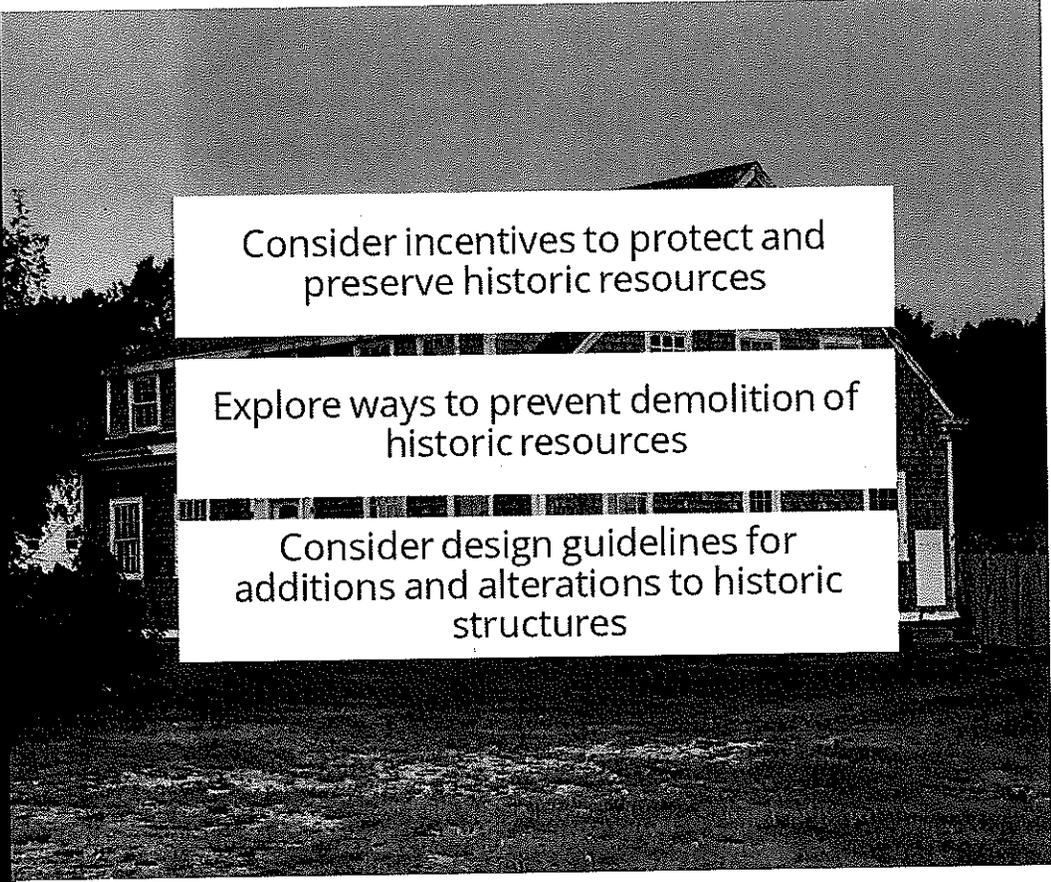
Enhance and protect the character of the West Harwich District

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**

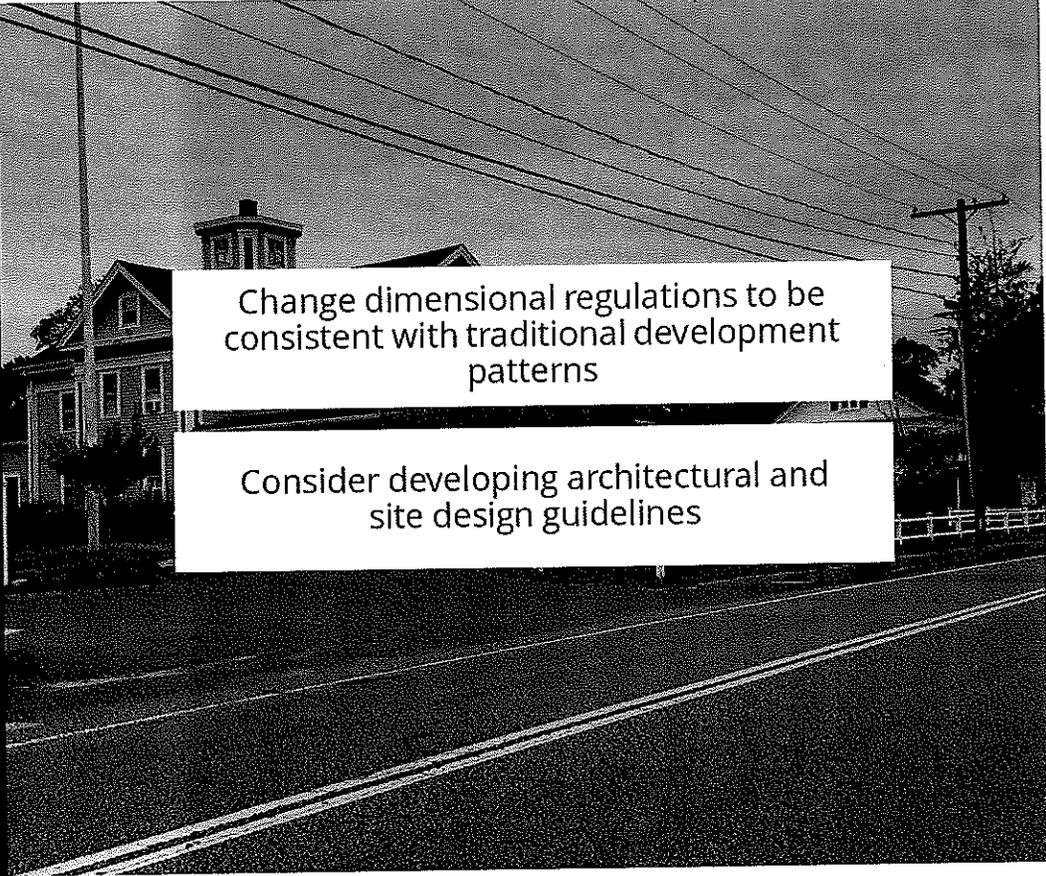


Consider incentives to protect and preserve historic resources

Explore ways to prevent demolition of historic resources

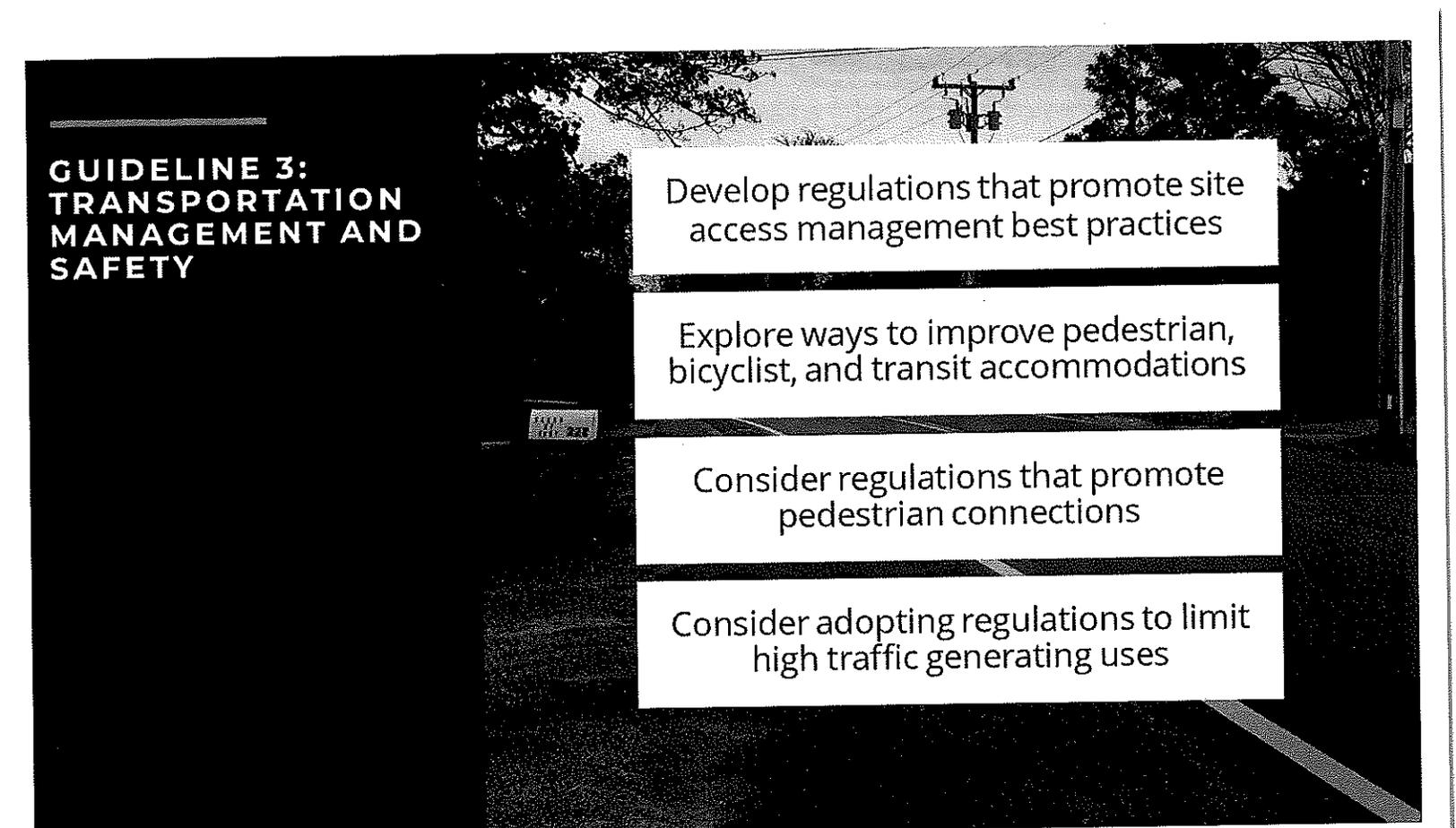
Consider design guidelines for additions and alterations to historic structures

**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

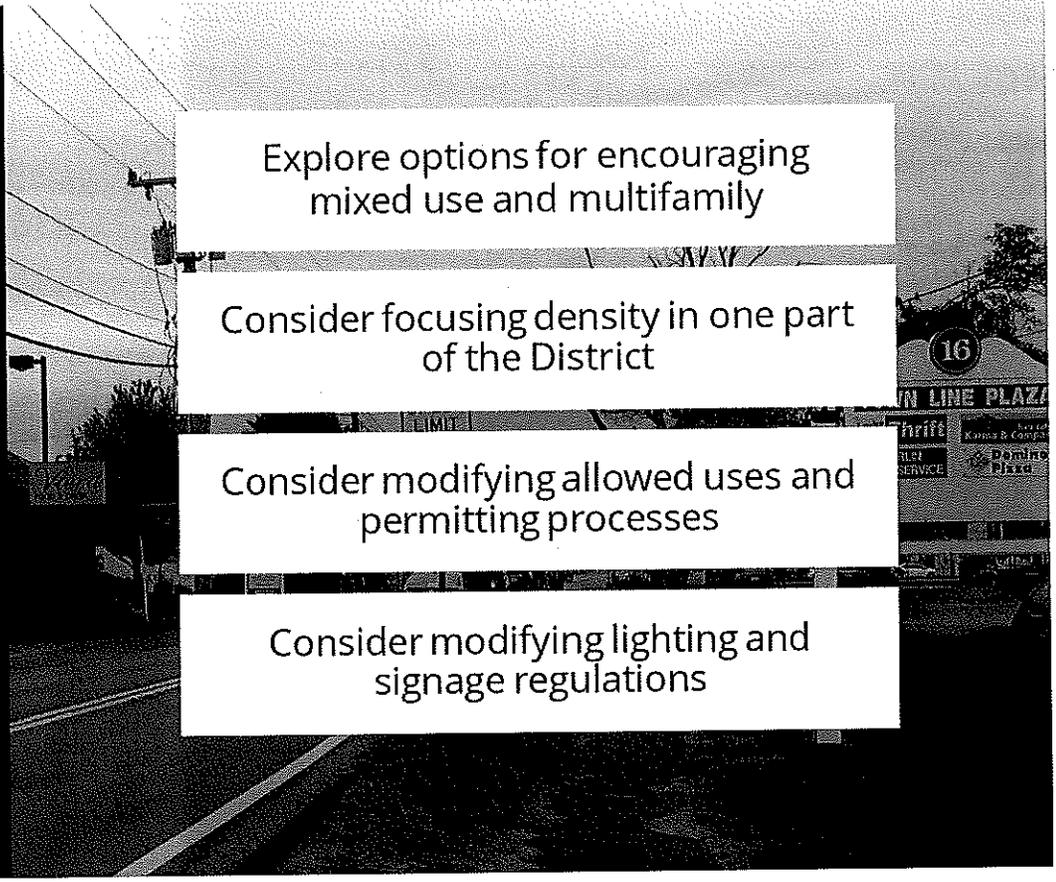
**GUIDELINE 4:
BALANCED LOCAL
ECONOMY**

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



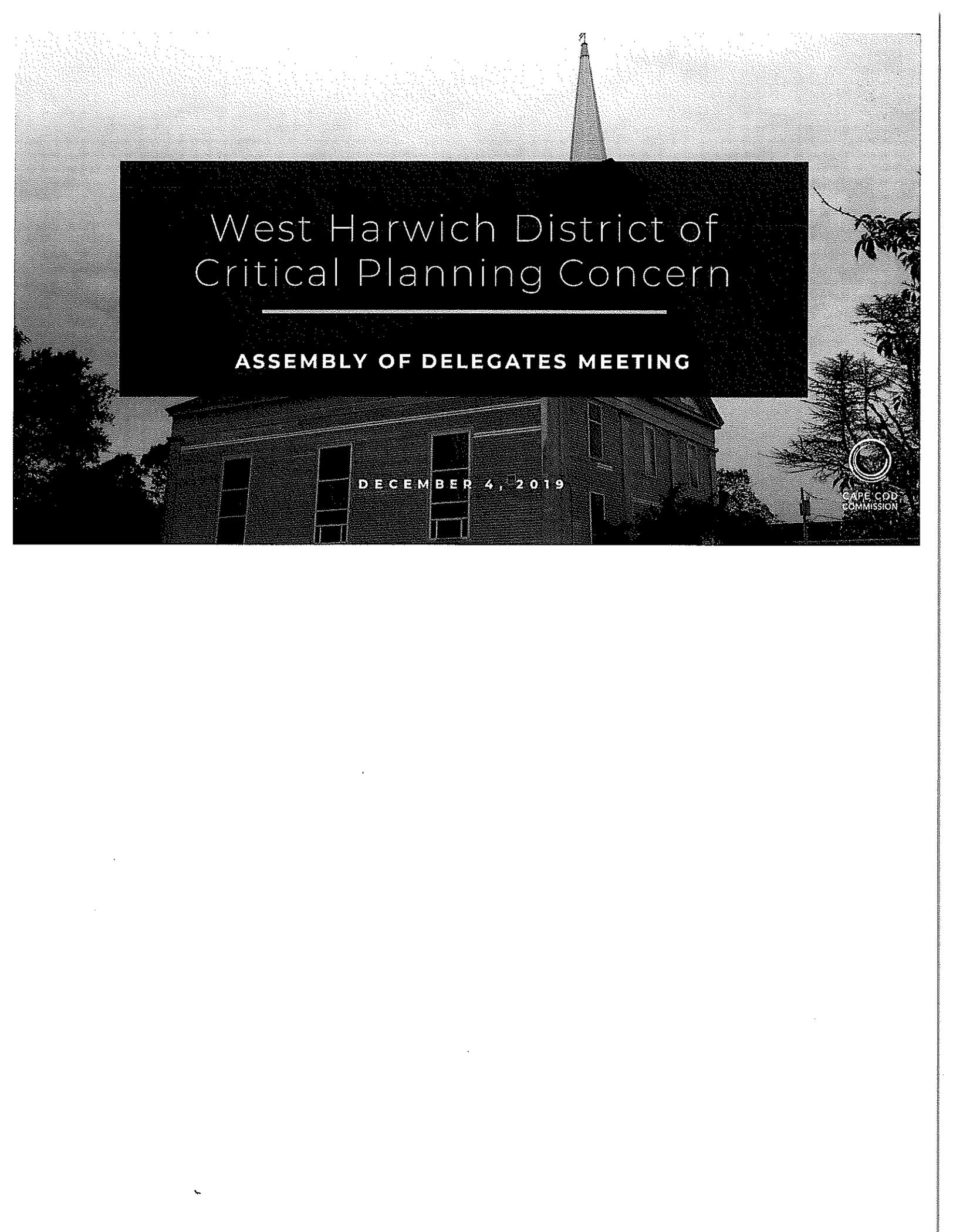
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PUBLIC HEARING

Assembly of Delegates

VOTES WHETHER TO
DESIGNATE

REQUESTED ACTION

To vote to enact Ordinance 19-19
creating the West Harwich District
of Critical Planning Concern

The background of the entire page is a black and white photograph of a two-story brick building with several windows. A tall, thin steeple is visible in the background against a light sky. The image has a halftone or dithered texture.

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