

Eastham District of Critical Planning Concern

Eastham Town Hall
10/03/17



CAPE COD
COMMISSION

District of Critical Planning Concern Purpose

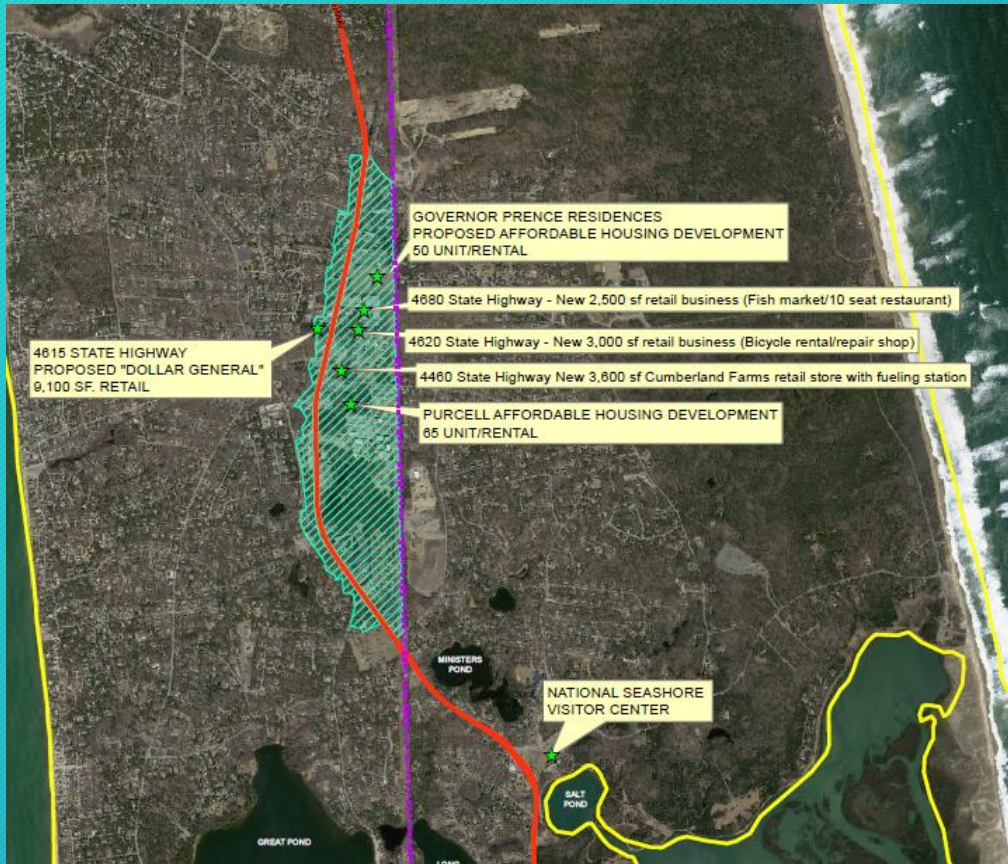
Section 10, Cape Cod Commission Act: the Commission may propose designation of certain areas which are of critical value to Barnstable County that must be preserved or maintained due to one or more of following factors:

- *The presence of significant **natural**, coastal, scientific, cultural, architectural, archaeological, historic, **economic** or recreational resources or **values of regional, statewide, or national significance**;*
- *The presence of substantial areas of sensitive ecological conditions which render the area unsuitable for development; or*
- *The presence or proposed establishment of a major capital public facility or area of public investment.*

Eastham Resources of Concern

- U.S. Route 6 - Federal/State highway
- Recent approval for \$130M public water supply system
- Town's primary commercial area
- Suitable for development of affordable housing
- Portion within Salt Pond nitrogen-impacted subembayment

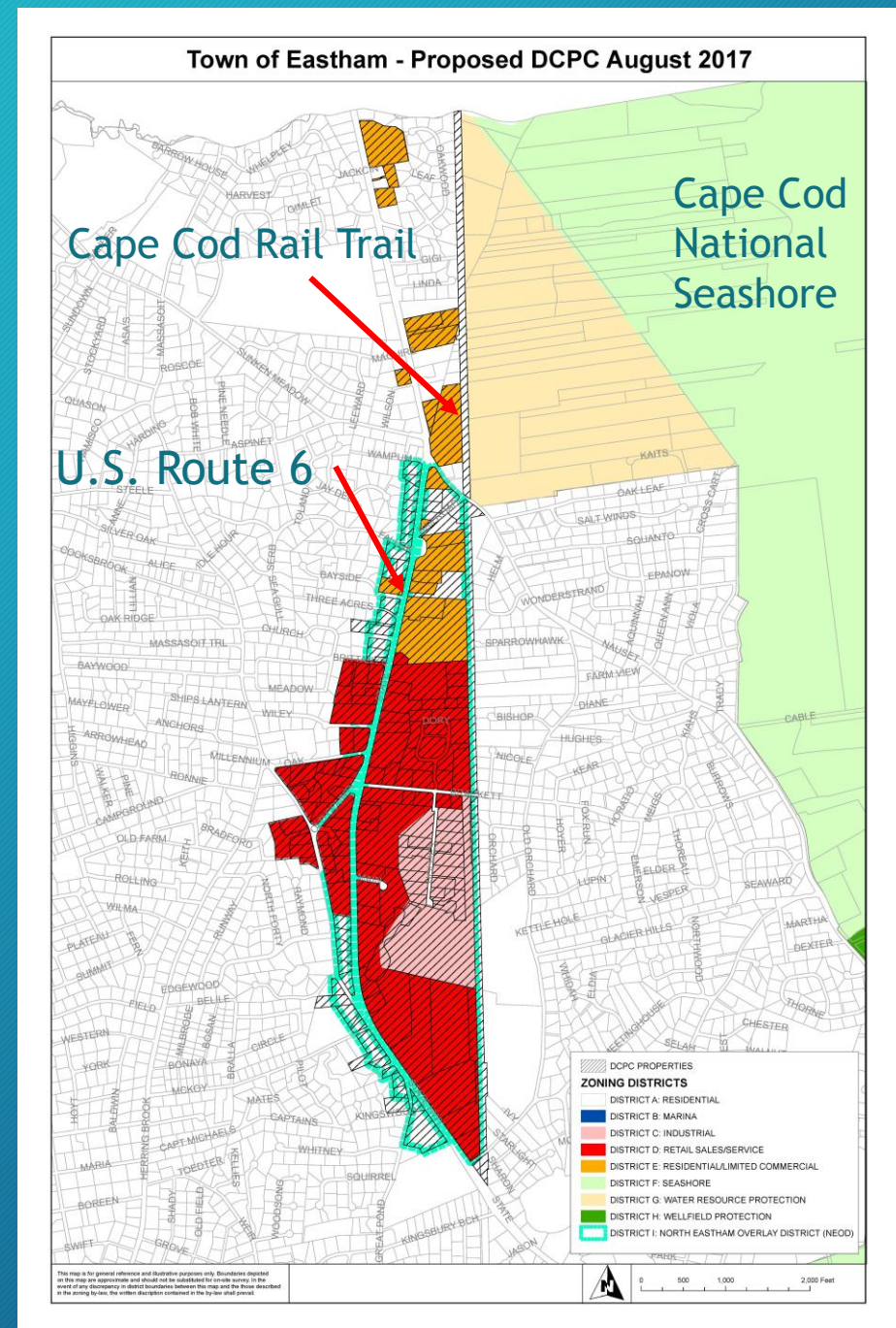
Why Designate a DCPC?



- Allows town to take a “time-out” to plan comprehensively without pressure of pending development permits
- Town can adopt special rules and regulations to protect resources within the District
- Extensive public hearing process allows public input in development of local regulations
- Activities not detrimental to the purposes allowed to proceed during designation process

Proposed District Boundaries

- Route 6 corridor from Old Orchard Road to Wellfleet town line
- Approximately 280 acres + 2.9 acres open water
- Town's primary commercial area
- North Eastham Overlay District



Type of District Proposed

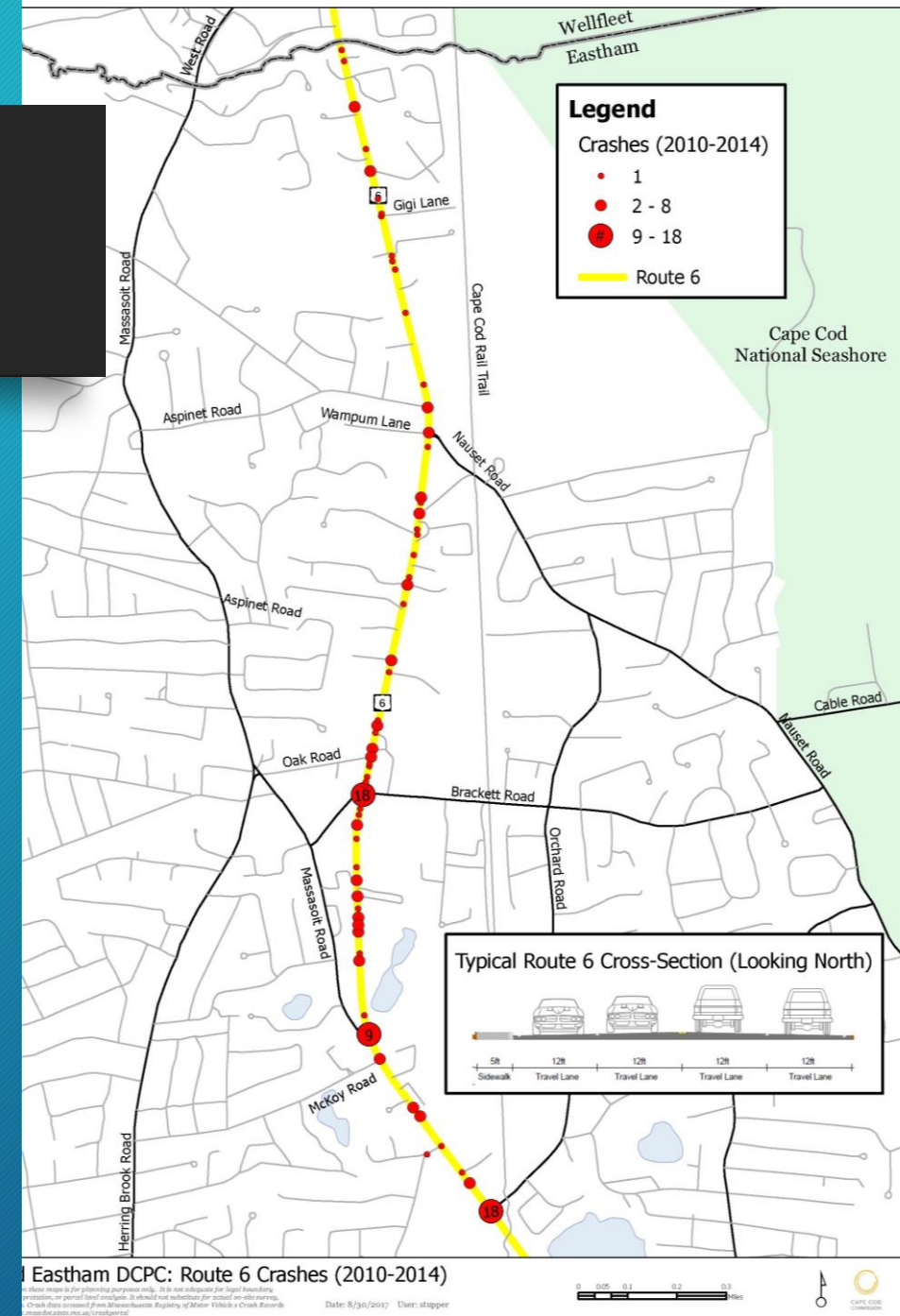
Economic or Development
Resource District

Affordable Housing
Resource District

Transportation
Management District

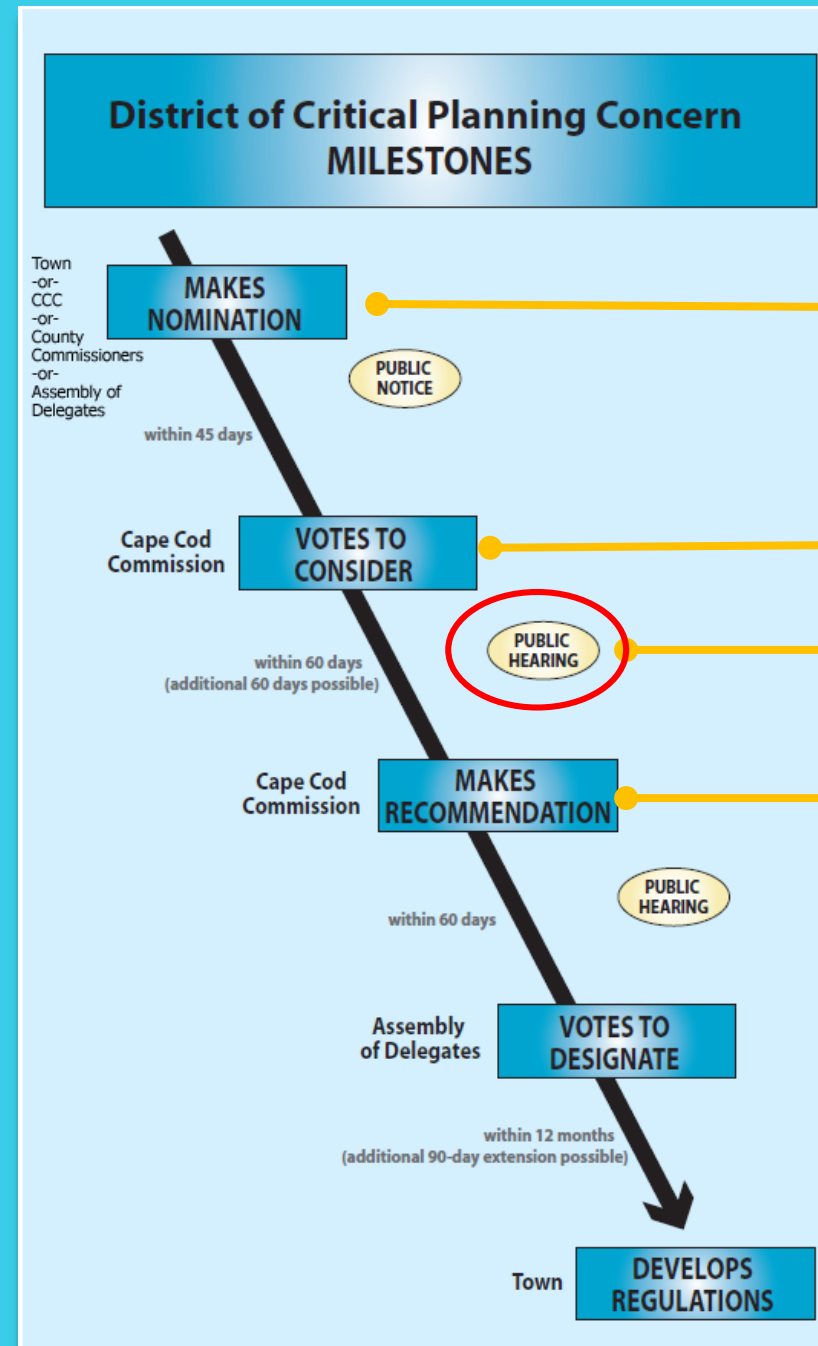
U.S. Route 6: Major Transportation Resource

- Four-lane undivided highway
- 105 crashes from 2012-14
- Approximately 100 curb cuts
- Lack of pedestrian/bicycle accommodations



DCPC Process

- **Aug. 31, 2017** - CCC accepts nomination for consideration, limited moratorium begins
- **Oct. 3, 2017** - CCC holds public hearing(s) on proposed nomination
- **Oct. 12, 2017** - CCC makes decision whether to recommend designation of DCPC to Barnstable County Assembly of Delegates



Types and Classes of Development Allowed to Proceed During Limited Moratorium

- **New residential single-family development** on residentially zoned parcels within the proposed district.
- Normal and customary **repair or maintenance to a single-family house** or any other residential use.
- Normal and customary repair or maintenance to duly permitted accessory structures such as storage sheds, garages or accessory residential structures.
- Normal and customary **repair, maintenance to non-residential structures and uses.**
- The **change, alteration or expansion of use of any commercial, retail or mixed-use structure** where such change, alteration or expansion is limited to the **interior of the structure** and will not increase or intensify the use of the structure and will not result in any change to the building footprint or any other exterior component that would require Site Plan Approval - Special Permit under Section XIII of the Eastham Zoning Bylaw.
- Normal and customary **repair or maintenance to on-site septic systems.** Such repairs or maintenance shall not increase the number of bedrooms or wastewater disposal capacity or result in an increase in impervious area.

- Normal and customary **repair or maintenance to duly permitted signs.**
- Installation of **new signs** provided they conform to the Eastham Sign Code.
- Any development or redevelopment activity **where all necessary permits have been issued before August 31, 2017.**
- **Connections to public and/or private water supply systems.**
- **Municipal projects.**
- Any development that constitutes **emergency work** as defined by Section 24 of the Cape Cod Commission Act. The proponent of any emergency work must notify the Commission immediately upon applying to a municipal agency or official for an application to conduct such emergency work. Emergency work shall be permitted and proceed only in accordance with the standards and procedures set forth in Section 24 of the Act and the Enabling Regulations Governing Review of Developments of Regional Impact.

Purpose of Today's Hearing

Receive public testimony on proposed DCPC, including any/all of the following:

- Proposed boundaries
- Type of District proposed
- Support/opposition/concerns
- Issues to consider

Next Steps

- Hearing officer gives report to full Commission on **Oct. 12, 2017**
- **Oct. 12, 2017** - CCC votes whether to recommend designation to the Barnstable County Assembly of Delegates
- Assembly of Delegates holds additional hearings to consider proposed designation (60-120 days)
- If adopted by ordinance, Town has **12 months** to adopt Implementing Regulations
- Town has requested Implementing Regulations be adopted at **May 2018** Town Meeting

Questions/Comments?

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