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CAPE COD
COMMISSION

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Minutes
Cape Cod Commission Public Hearing
Harwich Town Hall
West Harwich DCPC
October 22, 2019

Commission Staff Present: Jon Idman, Sarah Korjeff, Chloe Schaefer, Steven Tupper, Jessica Wielgus

Commission Members Present: Jackie Etsten, Harwich; Ron Bergstrom, County Commissioner

Jon Idman, Commission staff hearing officer, called the hearing to order on Tuesday, October 22, 2019, 5:00 p.m in the Griffin Meeting Room, Harwich Town Hall, 732 Main Street, Harwich, MA 02645. He noted that the hearing was for the nominated West Harwich District of Critical Planning Concern (DCPC) designation; the Cape Cod Commission is now considering whether to propose and recommend designation of this nominated DCPC.

After Mr. Idman reviewed the order of the hearing and introduced Commission staff and members present, Sarah Korjeff led with a presentation, using PowerPoint slides. She generally discussed and described:

- the DCPC designation process and timelines;
- what a DCPC is;
- the nominated West Harwich district;
- the DCPC process conducted to date for West Harwich;
- the different types of districts and purposes for which DCPCs may be designated;
- the purposes of the West Harwich DCPC.

More specifically, Ms. Korjeff noted that the Commission accepted the Town of Harwich Board of Selectmen's nomination for the West Harwich DCPC at its October 3, 2019 meeting, and the current proceeding is for the Cape Cod Commission to consider proposing designation of the district, and to collect public comment as part of its consideration. If the Commission votes to propose or recommend designation, then the proposal would be submitted to the Assembly of Delegates for creation and adoption of the DCPC as a county ordinance. If created, the Town could then adopt local regulations in furtherance of the DCPC designation, as established by county ordinance. She also discussed the different types of districts and purposes for which the West Harwich DCPC was being considered. She said that these types of districts being considered relate to the concerns expressed in the Town's DCPC nomination. She discussed the historic properties contained in the nominated district, which the Massachusetts Historical Commission has determined are eligible for listing as a National Register Historic District. She said that the West Harwich DCPC was being considered as a Cultural/ Historic/ Architectural District for these reasons, as well as being a regional commercial corridor and gateway to Harwich. She said that the area was also being considered as an Economic Development district, as the

local economy is related to the area's cultural, historic resources as well as community character. In addition, she said that the area is also being considered as a Transportation Management District, given the concerns over the volume of vehicle trips, crash history and lack of multi-modal transportation infrastructure in the area.

Charleen Greenhalgh, Harwich Town Planner, gave an overview of the local process leading to the DCPC nomination. She mentioned that the area within the district is also referred to locally as "Captain's Row" given the many antique ship captain's homes present. She discussed the high public participation, consensus, interest and input in forwarding the DCPC nomination. She discussed the need to develop, using the DCPC process, regulations to preserve the various historic and other resources in the area and develop a local area economy that better serves the town and is more consistent with the special resources present. She said that the DCPC allows a more comprehensive planning study of the area, and allows the town to incent the preservation of historic assets, and balance this purpose with realistic and appropriate economic development opportunities in the area.

Mr. Idman then took public comment.

Don Howell, Harwich Selectman: said he appreciates the Commission taking up the nomination and holding the hearing, and the town planner's efforts.

Virginia Doyle: discussed the importance of historic preservation in West Harwich, supports the DCPC designation, and thanks the Commission and Sally Urbano and others for their efforts.

Sally Urbano: read a letter from her neighbor Dottie Damon (hard copy received at the hearing) supporting the DCPC designation. Ms. Urbano also provided her own comments in support of the DCPC designation: she discussed the grass roots efforts to forward historic preservation in West Harwich. She discussed joint efforts with the town, residents, town of Dennis, the State and the county.

Duncan Berry: asked about DCPC process moving forward. Mr. Idman reviewed that process. Ms. Greenhalgh offered that the town was beginning to draft local regulations parallel to the DCPC process. Ms. Korjeff added that the Commission's written decision proposing and recommending a DCPC to the Assembly of Delegates would contain "Guidelines" setting out the general standards and concerns to guide the development of local implementing regulations in furtherance of an approved DCPC designation.

Joseph McParland, Harwich Planning Board: asked about which local boards would participate in the development of implementing regulations. Ms. Korjeff responded that the town would comprehensively address new regulations: based on the concerns expressed in the DCPC designation, multiple boards, along with the public and town planner, would participate, including the Planning Board, Selectboard, and other applicable boards. The regulations would also be considered at Town Meeting. Ms. Greenhalgh added that any zoning amendments would involve public hearings before the Planning Board, and she hopes for vigorous public participation.

Steven Ford, Harwich Selectman: asks how the Harwich Selectboard and residents can continue to support DCPC designation efforts as the process proceeds formally to the full Commission and if recommended then to the Assembly? Mr. Idman responded that continued public comments and participation would be allowed, welcome and helpful to the Commission in its process.

Mr. Howell commented that a DCPC is an invaluable, unique and necessary statutory mechanism allowing the town to deal comprehensively with the various concerns raised in the DCPC nomination, and hopes that residents and the Commission recognize this.

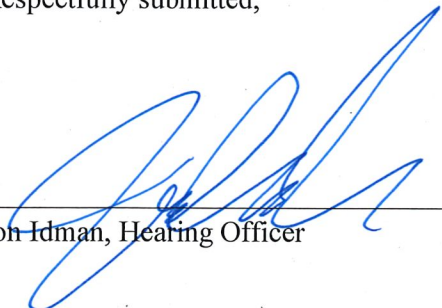
Ron Bergstrom, County Commissioner representative of the Cape Cod Commission: He said he was formerly on the Assembly of Delegates. As an Assemblyperson, he always supported DCPCs, and stated that the Assembly has great respect for the Cape Cod Commission. He suggested residents may want to discuss their support for and comments on the DCPC with the current Harwich Assembly representative Elizabeth Harder. He said he has consistently supported historic preservation efforts in his own town of Chatham and believes that historic assets are some of the economic draws of the Cape, and their preservation is critical to the Cape's economic health. He supports using all available land use tools, like a DCPC, to advance these efforts, and applauds the town in its efforts to date.

Mr. Idman added that a recommended DCPC designation would undergo public hearings before the Assembly, and would be reviewed by the County Commissioners, as a proposed county ordinance.

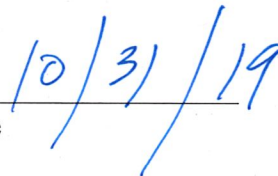
Mr. Idman thanked the public for its participation and comments and continued the hearing to the Cape Cod Commission meeting on November 14, 2019, 3 PM, at the East Wing Conference Room, Barnstable County Complex, 3195 Main Street, Barnstable, MA 02630.

Adjourned at 5:30 PM.

Respectfully submitted,



Jon Idman, Hearing Officer



Date

Documents used/ submitted at the October 22, 2019 Hearing

October 22, 2019 Hearing Notice

October 22, 2019 Commission Staff PowerPoint Presentation

October 22, 2019 Comment Letter- Dottie Damon