



Serving Barnstable County  
Since 1990

Volume 20, Number 10  
October 21, 2010



CAPE COD  
COMMISSION

# REPORTER

## Redefining the Character of Route 132

Envisioning an improved look for one of Cape Cod's most traveled regional routes—one where retail malls, plazas, shops, restaurants, and service facilities predominate—the Town of Barnstable sought the Cape Cod Commission's community design services to address the appearance and character of development along a major portion of Route 132.

The Commission's contract with the town, funded through the state's District Local Technical Assistance (DLTA) program, promised an analysis of options to guide development along Route 132 with a focus on ways the town could improve not only the appearance and character of development but also the circulation and movement of traffic. Commission staff members, led by Senior Community Design Planner Phil Dascombe and Planner/Historic Preservation Specialist Sarah Korjeff, recently produced an illustrated, 70-plus page report that is now available online at [www.capecodcommission.org/planning](http://www.capecodcommission.org/planning) in the "Planning Projects and Studies" section.

The Commission's work focused primarily on the Route 132 corridor but the staff studied all properties fronting on and bounded by Route 132 (between Phinney's Lane and the Airport Rotary), Bearse's Way (from Route 132 to

(CONTINUED ON NEXT PAGE)



Illustration by Phil Dascombe/CCC

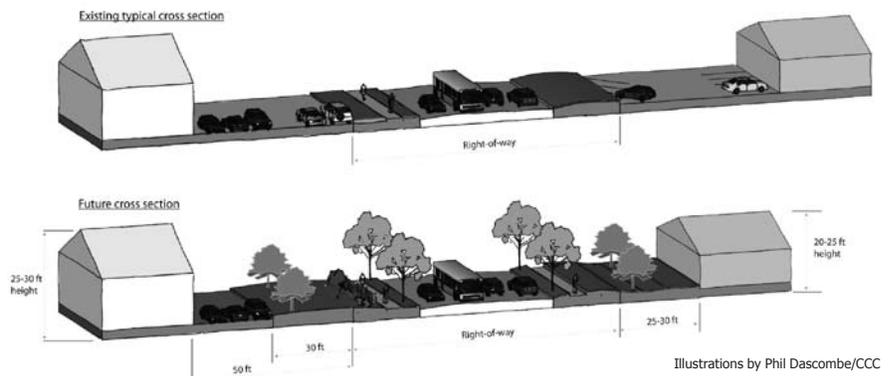
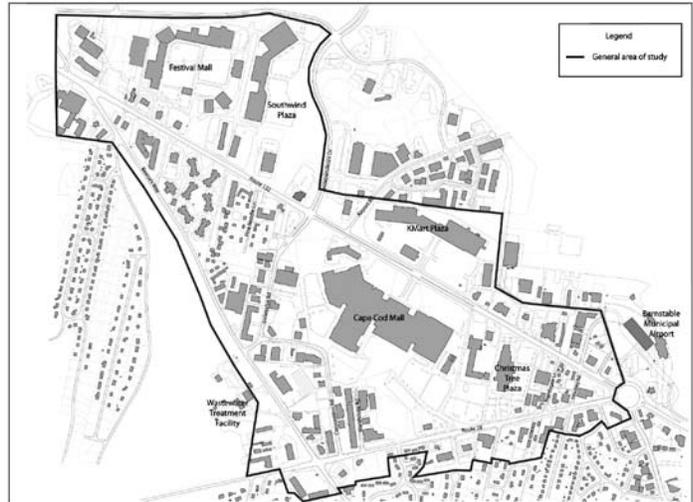
LEFT: A sketch from the Route 132 Corridor Project report illustrates proposed design guidelines that would reinforce a more open feeling through the use of deep, vegetated buffers and additional frontage buildings oriented toward the internal pedestrian/road network. The view shown here looks north across Route 132, from the Cape Cod Mall entrance road to the Kmart Plaza.

Route 28), and Route 28 (between Bearse’s Way and the Airport Rotary). The larger area, shown at right, enabled planners to present recommendations to guide investment and development from a more holistic viewpoint.

The report includes design guidelines, recommendations for infill development, suggestions for interconnections in parking areas, and roadway improvements. The opportunities presented suggest a variety of ways to encourage the redevelopment and the reorganization of land use. The strongest opportunities are grouped into a list of actions:

- establish ‘identity’ for the study area, districts, and subdistricts;
- reinforce identity through design guidelines;
- provide incentives to focus re-development activity consistent with the vision;
- implement transportation improvements; and,
- explore regulatory tools that are available to achieve the vision.

RIGHT: The Route 132 Corridor study area includes existing roadways, building footprints, and pavement edges, as well as several proposed roads and building footprints for projects that have secured permits but have yet to be constructed. The area is bordered to the north by retail/industrial uses and the Barnstable Municipal Airport, to the west by the Barnstable Water Pollution Control Facility, to the south by an older residential neighborhood and the community center, and to the east by Route 28 with commercial uses.



ABOVE: Diagrams illustrating a cross-section of development along Route 132. The top portion shows typical characteristics of existing areas, and the bottom shows proposed changes following design guidelines. In the bottom diagram, the large-scale commercial building and the parking areas are screened by a 50-foot landscape buffer. The large parking area in front of the small building on the right is replaced by a moderate-scale building and a landscape buffer within the front setback.

## Growth Incentive Zone (GIZ) Regulations Updated

Five years ago—before adoption of the Regional Land Use Vision Map-based planning and regulatory approach—the Cape Cod Commission created regulations to help municipalities establish “Growth Incentive Zones.” By easing Development of Regional Impact (DRI) review thresholds and encouraging increased density inside a GIZ, the designation could help create additional mixed-use development areas and enhance existing downtowns and commercial nodes in areas served by adequate infrastructure. Two Growth

Incentive Zones are now in place: one in downtown Hyannis and the other, a more-limited zone that applies to 37 motel properties along a portion of Route 28 in Yarmouth.

The Barnstable County Assembly of Delegates earlier this month approved the Commission’s proposed update to GIZ regulations. The update clarifies the language about eligibility and approval criteria and responds to municipal concerns about the provision and types of land suitable for development “offsets,” the

land municipalities protect, down-zone, or un-develop outside the GIZ. The purpose of the offsets is not to mitigate development impacts inside the GIZ; that is addressed through the provision of infrastructure and adherence to state/local land use regulations. The purpose of the offsets is to protect open space and discourage development in outlying areas.

The updated GIZ regulations, effective October 7, 2010, are now available online: [www.capecodcommission.org/regulatory/regulations.htm](http://www.capecodcommission.org/regulatory/regulations.htm)

# CCC Regulatory Status Report

## ■ DRI Project Reviews:

### BARNSTABLE

- **Barnstable Municipal Airport Terminal Access and Egress Design**—proposed major modification to access and egress. The scope of CCC review was limited to transportation issues. The CCC voted to approve the DRI with conditions on 6/24/10. A commercial abutter to the airport has challenged the DRI approval in Land Court.

### BOURNE

- ✓ ● **New Generation Wind Joint Venture**—proposed construction of seven commercial wind energy turbines and access roadways on multiple parcels.

### BREWSTER

- **Windrift Acres**—resubmittal of a proposed 22-lot subdivision on 55 acres in West Brewster.

### CHATHAM

- ✓ ● **Commerce Park Cellular Tower Expansion**—proposed increase in height of existing tower, from 80 ft. to 115 ft., and expansion of compound area to 2,737 sq.ft.

### FALMOUTH

- ✓ ● **Falmouth Ice Arena**—proposed redevelopment of an existing 6.9-acre vacant commercial site to construct a new 59,251-sq.ft. (floor area) ice arena for public use.
- **The Golf Club at Cape Cod/Ballymeade**—proposed construction of an 18-hole golf course on approximately 183.41 acres within Ballymeade Estates. Extension agreement to 9/29/13.

### MASHPEE

- **Cape Cod Coop Bank Preliminary Plan**—proposed subdivision of 48 acres.
- **Mashpee Watershed Plan**—proposed watershed nitrogen management plan.

### PROVINCETOWN

- **Waste Treatment Telecommunications Monopole**—proposed construction of a wireless telecommunications facility in a 40x40-ft. compound.

### SANDWICH

- **Forestdale Village**—resubmittal of a proposed 100,000-sq.ft. commercial development on Route 130.

### YARMOUTH

- ✓ ● **Gladstone LP**—proposed relocation of a 17,150-sq.ft. structure from Hyannis to 31 Aaron's Way, West Yarmouth.
- **Simpkins Residences**—proposed renovation and 39,366-sq.ft. addition to an existing 41,834-sq.ft. 1930 school building to create 65 units of housing on 4.1 acres in South Yarmouth.

## ■ DRI Reviews Pending Massachusetts Environmental Policy Act (MEPA) Certificates:

- **South Coast Watersheds Comprehensive Wastewater Management Plan/Falmouth**—proposed Comprehensive Wastewater Management Plan to address water quality problems of Little, Great, Green, Bourne, and Eel ponds, and Waquoit Bay.
- **Holland Mills Well and Pumping Station/Mashpee**—proposed installation of new public water supply well/pump station.
- **Orleans Comprehensive Wastewater Management Plan**—proposed draft Comprehensive Wastewater Management Plan that identifies and evaluates three alternative plans for wastewater treatment and disposal.
- **Provincetown Airport Capital Improvements Plan**—proposed safety and facility improvements to the Provincetown Municipal Airport.
- **Sandwich Beach Nourishment & Dredging**—proposed beach nourishment/maintenance dredging.
- **Herring River Tidal Restoration Project**—proposed reestablishment of tidal flow to the 1,100-acre Herring River estuary and floodplain.
- **Parker's River Marine Park/Yarmouth**—proposed marine park on the 22-acre site of the former Yarmouth drive-in theater.
- ✓ ● **Yarmouth Comprehensive Wastewater Management Plan**—proposed plan for the construction and operation of a wastewater treatment plant, pumping stations, sewer mains, and related facilities.

## ■ Proposed Development Agreements:

- ✓ ● **Red Jacket Resorts Development/Yarmouth** – filed 8/20/10.
- **The Village at Barnstable** – filed 6/11/10. CCC approved the development agreement 10/14/10.

## ■ Approved "Notices of Intent to File a Development Agreement":

- **Mashpee Commons Master Plan/Mashpee** – 2/18/11 deadline for anticipated filing.

Developments of Regional Impact (DRIs) and other regulatory matters currently under review by the Cape Cod Commission are listed here. A check mark (✓) in front of a project's name indicates that Commission regulatory activity is scheduled for that project in the next month. Details about activities listed here and in the calendar on the back cover may be found online in the Regulatory section of the web site: [www.capecodcommission.org](http://www.capecodcommission.org)

## ■ Active Districts of Critical Planning Concern (DCPCs):

- ✓ ● **Craigville Beach DCPC/Barnstable**—On 6/10/10, CCC found that the draft implementing regulations prepared by the Town of Barnstable conformed to the DCPC guidelines, but could be strengthened. The Town Council considered the draft regulations on 8/5/10 but did not get the number of votes needed to adopt them. The limited building moratorium remains in effect until 11/5/10, when CCC would determine whether to enact implementing regulations itself.

- **Ocean Management Planning DCPC/Capewide**—The Barnstable County Assembly of Delegates voted unanimously to designate the district by regional ordinance on 4/21/10. Policy Committee and Technical Advisory Work Groups began meeting in summer 2010. Implementing regulations must be adopted by 5/5/11. Information is available online: [www.capecodcommission.org/oceanplanning](http://www.capecodcommission.org/oceanplanning)



*Keeping a Special Place Special*

20 Years Ago  
This Month...

The Cape Cod Commission Act made the creation of Districts of Critical Planning Concern (DCPCs) possible. In October 1990 Commission staff began work with the first municipal body to consider such a district. The Wellfleet Planning Board contemplated a DCPC to address traffic congestion, safety, and local character along Route 6, but the DCPC proposal never fully materialized. In fact, not until January 1996 did any DCPC proceed through to final designation by the Barnstable County Assembly of Delegates. That distinction belongs to the Black Beach/Sippewissett Marsh DCPC in Falmouth.

# Commission Meetings and Events

Cape Cod Commission meetings and hearings are open to the public. Call (508) 362-3828 to confirm times and check for last-minute changes.

## Standing Committees

Regulatory, Planning, and Executive committee meetings held at the Commission offices. Call for times.

Monday, October 25  
Monday, November 29

## Regulatory Calendar

■ **October 27:** HEARING: Yarmouth Comprehensive Wastewater Management Plan, 6 p.m., Yarmouth Town Hall

■ **October 28:** CCC MEETING: 3 p.m., Assembly of Delegates Chamber, Barnstable. Agenda tentative; please call to confirm.

- Implementing Regulations for Craigville Beach DCPC

■ **October 29:** HEARING OFFICER: Gladstone LP (Yarmouth project), 10 a.m., CCC. NO TESTIMONY TO BE TAKEN.

■ **November 8:** HEARING: Falmouth Ice Arena, 6 p.m., Falmouth Public Library

■ **November 15:** TENTATIVE HEARING: New Generation Wind Joint Venture (Bourne project), time and location to be determined.

## Other Events

■ **Get to Know Your Watershed:** Public forums on watershed-based wastewater management:



• **Popponeset Bay Forum:** Thursday, October 28, at 7 p.m. at Mashpee Town Hall

• **Herring River Forum:** Thursday, November 18, at 7 p.m. at Harwich Middle School Auditorium

• **Waquoit Bay Forum:** Thursday, November 30, at 7 p.m. at Mashpee Public Library

For more information, check the web site:

[www.capecodcommission.org/watertour](http://www.capecodcommission.org/watertour)

## ■ Citizen Planner Training Collaborative Fall 2010



**Workshops:** For planning, zoning, building, and conservation officials and municipal staff, and citizens interested in land use and development issues. Twenty-two workshops to be offered across the state, two on Cape Cod. \$30 fee for each workshop. For details, check the web site: [www.umass.edu/masscptc](http://www.umass.edu/masscptc)

## Cape Cod Commission

### ■ FISCAL YEAR 2011 OFFICERS ■

#### Chair:

Royden Richardson

**Vice Chair:**  
Peter Graham

**Secretary:**  
Michael Blanton

### ■ REPRESENTATIVES ■

Barnstable:  
Royden Richardson

Bourne:  
Michael Blanton

Brewster:  
Elizabeth Taylor

Chatham:  
Lynne Pleffner

Dennis:  
Richard Roy

Eastham:  
Joyce Brookshire

Falmouth:  
Mario DiGregorio

Harwich:  
Robert Bradley

Mashpee:  
Ernest Virgilio

Orleans:  
Peter Monger

Provincetown:  
Austin Knight

Sandwich:  
Joanne O'Keefe

Truro:  
Peter Graham

Wellfleet:  
Roger Putnam

Yarmouth:  
Jack McCormack

County Commissioner:  
Sheila Lyons

Minority:  
John D. (J.D.) Harris

Native American:  
Mark Harding

Governor's Appointee:  
Herbert Olsen

### ■ EXECUTIVE DIRECTOR ■

Paul Niedzwiecki

#### EDITOR:

Nancy L. Hossfeld

PHONE: (508) 362-3828

FAX: (508) 362-3136

E-MAIL: [newsletter@capecodcommission.org](mailto:newsletter@capecodcommission.org)

WEB SITE: [www.capecodcommission.org](http://www.capecodcommission.org)

The Cape Cod Commission REPORTER is published 12 times a year and is available by subscription without charge. Single copies are also available on request. PDF files are posted on the web site and may be e-mailed. Material included within each issue may be reused freely, with credit to the Cape Cod Commission.

 Printed on recycled paper.

PRSR STD  
U.S. POSTAGE PAID  
S. YARMOUTH, MA  
02664  
PERMIT 30

3225 Main Street • P.O. Box 226  
Barnstable, Massachusetts 02630-0226

COMMISSION  
CAPE COD

