



# Route 28 Visioning Project

MONTHLY PROGRESS REPORT: NOVEMBER 2012

**To:** Jill R. Goldsmith, Chatham Town Manager

**From:** Phil Dascombe, Senior Community Design Planner, Cape Cod Commission (Project Manager)

**CC:** Deanna Ruffer, Chatham Community Development Director

**Date:** November 20, 2012

In accordance with the scope of work for the Route 28 Visioning Project, the Cape Cod Commission is pleased to submit this monthly report of tasks and activities completed between October 15 and November 15, 2012.

## BUILDOUT ANALYSIS

It was anticipated that the major focus of activity in the past month would center on preparation for a buildout analysis to establish the development potential under existing regulations in the study area. At a presentation to the Chatham Planning Board on October 16, 2012, the Commission had requested the town's input on some of the key assumptions needed to conduct this analysis, including agreement on the range of uses in the district, dimensional requirements and assumptions about how the town's zoning and sewer regulations are applied. At the time of the presentation to the Planning Board, the Commission was aiming to conduct a public meeting on December 1, 2012 to present the results of the buildout analysis.

Following the presentation, detailed discussions were conducted with town staff to establish an appropriate set of assumptions for the buildout. These discussions revealed that further analysis and data gathering would be needed before some of these assumptions could be provided. Specifically, the effect of the flow restrictions under the sewer regulations,



and the application of the non-conforming lots/uses, overlay district and split lot provisions of the zoning bylaws needed to be adequately accounted for before the development potential can be realistically estimated. It was agreed by all parties that the workshop should be rescheduled and the buildout analysis delayed in order that the interaction of these regulations and the degree to which they restrict development was more fully understood. Once this additional analysis and data gathering has taken place, appropriate buildout assumptions can be agreed and the buildout analysis can proceed.

The town provided a number of maps and analyses relating to these provisions. Two meetings between the Commission staff and staff from the Board of Health and Community Development Department were also conducted on November 8, 2012 to discuss the application of the town's regulations.

#### PUBLIC PARTICIPATION PLAN (PPP)

As described in the October 2012 monthly report, we had expected that the Public Participation Plan (PPP) would be finalized in November and delivered. With the project team focused on resolving the development potential assumptions described above, and in combination with some outstanding technical questions concerning the town's website needing to be resolved, progress on finalizing this PPP was delayed. Final edits are now being made, and we expect that the final version will be delivered next month.

#### RESEARCH

The Commission staff has spent considerable time studying the town's bylaws and regulations in order to understand the effect that these provisions have on the buildout analysis to be conducted. Analysis of development potential performed by the town in the past along the corridor has also been reviewed.



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## NEXT STEPS

**The Commission anticipates that in the next month the Commission's focus will be on establishing appropriate assumptions for the buildout analysis, conducting the buildout analysis and making preparations for future public outreach efforts.**