

Route 28 Visioning Project

Frequently Asked Questions

- Why is the Town doing this project?

The project is being conducted under the direction of the Board of Selectmen with involvement from the Planning Board. The project is being done in response to local concerns about both the form and layout of potential future development along the corridor. The study includes identifying potential opportunities to enhance or change land use and development patterns along the corridor consistent with the town's Comprehensive Plan. This includes developing visualizations of these potential changes for consideration by the town and the public. The project will result in recommendations to the Board of Selectmen and Planning Board about potential changes to the town's regulations to shape the future land use pattern along the corridor. The project will not result in draft zoning, or make decisions on town matters. Rather, it will serve as a starting point for taking such action.

- What is the study area for this project?

The study area includes 352 parcels stretching the length of Route 28 from the Harwich Town Line to the intersection of Route 28 and Crowell Road. It includes all parcels that either have frontage on Route 28, are zoned SB or GB3 in this area. The study area also includes the GB3 properties located on the southerly part of Crowell Road. A map of the study area parcels may be found on the project website, www.chatham-ma.gov/Rte28corridorproject.

- How is this project different than the West Chatham Roadway Design project?

The Route 28 Visioning Project is one of two significant planning and design efforts involving Route 28 in Chatham. The Visioning project focuses on studying the land use pattern in the study area and does not involve any potential changes in the road right-of-way. The West Chatham Roadway Design Project is a separate but coordinated project being undertaken by Howard/Stein-Hudson Associates, Inc and the Town. The Roadway Design project is taking the design concept approved by the Town's Board of Selectmen for the section of Route 28 in West Chatham between George Ryder Road and Barnhill Road and bringing the design to a point where it is ready for construction. If you are interested in more information about the Roadway Design Project, please visit the project website at www.wcroadwaydesign.info.

- When will this project be completed?

This planning project is scheduled to be completed by early fall 2013.

- Who is working on this project?

The Board of Selectmen hired the Cape Cod Commission to lead the project. The day to day activities of the Cape Cod Commission are overseen by the Town Manager and Community Development Department.

- What is a buildout analysis and how is this type of analysis being used in this project?

A build out analysis is a method of estimating future development potential based on existing regulations and other factors that affect development. The buildout analysis for this project is being used to estimate the amount and distribution of development potential in the study area; to aid understanding of how regulations affect development; and to allow comparison and testing of alternate scenarios. The building out analysis excludes property that can not be developed such as conservation land and cemeteries. For the Route 28 corridor, 318 parcels are included in the analysis. The results of the buildout are estimates of future potential only. While many of the assumptions that provide the basis for the analysis may be subject to debate, no assumption is going to provide an exact prediction of future conditions. The true value of the buildout estimate is that it helps us understand a possible future outcome and provides a baseline against which alternate land use scenarios can be measured.

- Will this project take into consideration the impact sewers will have on growth along the corridor?

This project will include review of the sewer regulations and how they may affect development potential along the corridor.

- What is a visualization and how is it being used in this project?

A visualization is a method of presenting information using graphics. Visualizations produced for this project will include photos, maps, graphs, and drawings to help illustrate land use concepts and development patterns.

- How can I participate in this project?

Three public workshops/ meetings will be conducted for this project. The first public workshop is scheduled for May 2, 2013. The second is tentatively scheduled for Saturday, June 15, 2013. The project webpage is also a good source of information www.chatham-ma.gov/Rte28corridorproject. The webpage will be updated routinely to provide public access to all materials. Through the webpage, the public will also be given opportunities to provide comments/opinions in a variety of formats throughout the planning process.