

Appendix 2. Town Survey Results

Town Survey Results

Please indicate your level of agreement with the following statements as they apply in your town, where 4=Strongly Agree, 3=Agree somewhat, 2=Disagree, and 1=Don't Know /No comment.

1.(12) Title 5, water supply protections (Zone 2 or private well) or other health regulations have helped to limit growth and development in residentially zoned areas. **Agree Somewhat**

~~4~~ ~~4~~ 7 3 ~~4~~ ~~2~~ ~~1~~

Mode: 3

Mean: 3.23

Comments:

Bourne: limiting the number of bedrooms.

Eastham: (BoH) will sewerage of cape cod advocate growth or build-out?

Harwich: they have been effective in Zone 2, not effective in other areas.

Provincetown: town is services entirely by town water and our wells are located in Truro

Truro: does not necessarily limit growth but can limit some developments

Yarmouth: (BoH) limited number of bedrooms; (DPW) most of town already developed; (Plan) in conjunction with local zoning

2.(12) Title 5, water supply protections (Zone 2 or private well) or other health regulations have helped to limit growth and development in commercially zoned areas.

Agree Somewhat-Disagree

~~4~~ ~~4~~ 3 3 5 2 ~~1~~

Mode: 2

Mean: 2.9

Comments:

Harwich: Only effective in Zone 2.

Truro: same as #1

Yarmouth: (BoH) reduced size or building sf; (Plan) in conjunction with local zoning

Please indicate the level of concern about the following scenarios as they apply in your town, where 4=Significant Concern, 3=Moderate Concern, 2=Not a Concern, and 1=Don't Know /No comment

3.(12) With sewerage in place, Title 5 and water supply protections (Zone 2 or private well) will no longer apply to proposals for Comprehensive Permits under Chapter 40(B), which could lead to greater density of development. **Significant to Moderate Concern**

5 4 2 3 ~~3~~ ~~2~~ ~~2~~ ~~1~~

Mode: 4

Mean: 2.8

Comments:

Harwich: for most projects, title 5 has not had an impact

Eastham: (ZBA) 40B already bypasses several town boards

4.(12) With sewerage in place, Title 5 and water supply protections (Zone 2 or private well) will no longer apply to proposals for single-family homes, which could lead to larger homes and/or homes with more bedrooms. **Moderate Concern**

~~4~~4 7~~3~~ ~~4~~2 1

Mode: 3

Mean: 3.3

Comments:

Bourne: more bedrooms definitely

Chatham- town added "growth neutral" section to the sewage regulations in 2005

Eastham: (ZBA) this would be a major concern;(BoH) "would lead to" undoubtedly

Harwich- system capacity and use of sewer credits would likely impact home size

Truro: there could be a no growth sewer. The capacity of the treatment plant is pre-determined.

Yarmouth- (BoH) sewer plan must address number of bedrooms for STP design will need to cap bedroom numbers; (Plan) need to coordinate with local zoning to avoid this; (DPW) with time this is definitely a possibility.

5.(12) With sewerage in place, neighborhood character would be altered as dwellings are enlarged or previously undeveloped lots are built upon. **Moderate Concern**

~~2~~4 5~~3~~ ~~4~~2 ~~4~~1

Mode: 3

Mean: 2.7

Comments:

Bourne: Moderate concern because a lot deemed unbuildable is usually because of zoning area requirement and being owned contiguously.

Dennis- Historic districts (Old Kings Highway, South Dennis Historic) will help preserve Neighborhood character regardless of sewerage.

Eastham: (BoH) if local zoning is tampered with

Truro: zoning will still apply to non-conforming lots

Yarmouth: (BoH) concern over water supply capability; (Plan) not if limited by zoning; (DPW) this may happen over time.

6.(12) With sewerage in place, Title 5 and water supply protections (Zone 2 or private well) will no longer apply to subdivision plans, which could lead to subdivisions of greater density.

Moderate to Not a Concern

~~4~~4 3~~3~~ 5~~2~~ 1

Mode: 2

Mean: 2.9

Comments:

Bourne-subdivision is controlled by lot size for density not sewer.

Dennis- Dennis is built out, will(sic) little available land for commercial/residential construction

Eastham: (planning) limited sites where subdivisions can be built-acre zoning in bylaws since 1988;(BoH)

Local zoning bds should stand firm on 10,00 sf/bedroom.

Harwich – zoning bylaws already regulate subdivision size.

Provincetown: lot capacity is still limited. All new and increased flow projects connected or connecting to the sewer must provide an engineered septic plan that a septic system without variances can be located on the property for the increase in flow.

Truro: zoning will still apply

Yarmouth: (BoH) review min lot size-now one acre. Smaller lots, more services; (Plan) will need to look at zoning-don't have a great deal of large properties left; (DPW) acre zoning, min lot size req'd for new subdivisions

7.(12) With sewerage in place, Title 5 and water supply protections (Zone 2 or private well) will no longer apply, and previously unbuildable lots will become buildable. **Moderate concern**

 2 4 7 3 2 2 1 1

Mode: 3

Mean: 2.6

Comments:

Bourne – see note #5

Dennis- See #6, Through Land Bank and CPA, add'l open space purchases have also provided protection and limited growth.

Eastham: (BoH) quite possibly, zoning bd should stand firm on 10,000 sf / bedroom; (ZBA) town has many (pre existing non-conforming) lots that should not be built on; (Plan) If subdivided before 1988 could become buildable, If subdivided before 19xx no zoning appli...(comment cut off on fax)

Truro: it will vary depending on the environmental characteristics of the lot and zoning

Yarmouth- (BOH) see previous comments; ((Plan) no comment; (DPW) some lots may become buildable

8. (12) With sewerage in place, wetland resources and buffer zones would be threatened as dwellings are enlarged or previously undeveloped lots are built upon.

Moderate to Not a Concern

 2 4 3 3 7 2 1

Mode: 2

Mean: 2.6

Comments:

Bourne: although lot coverage restrictions would apply

Chatham: town has a strong wetland protection bylaw

Dennis: WPA and town wetlands bylaw will regulate wetland resources.

Eastham: (ZBA) somewhat less of a threat; (Plan) too many other restrictions to be significant. Still have ACEC, wetland setbacks, zoning size for new construction.

Harwich- This is already regulated by the Conservation Commission's regulations

Truro: Concom will impose conditions

Yarmouth: (plan) wetlands rules will still apply; (BoH) add'l planning and conservation regs will be needed to ensure buffers; (DPW) conservation regulations would prevent this from happening

9.(12) With sewerage in place, Title 5 and water supply protections (Zone 2 or private well) would no longer apply and existing commercial buildings would be allowed to expand to full site buildout. **Moderate to Not a Concern**

 3 4 4 3 4 2 1 1

Mode: 3,2

Mean: 2.8

Comments:

Dennis-not a concern as zoning initiatives (smart growth planning) and existing zoning will regulate construction activity

Eastham: (ZBA) expansion would be a concern irrespective of sewerage; (Plan) side line setback commercial and residential; (BoH) only a ZBA approval

Harwich- This would be (is now) regulated by zoning. Range of available uses would expand.

Truro-zoning will still apply

Yarmouth: (BoH) drinking water future projections may influence; (Plan) zoning will need to be revised IF full site buildout is not desired;(DPW) economic factors will dictate expansion not availability of sewers

10 (12) With sewerage in place, Title 5 and water supply protections (Zone 2 or private well) would no longer apply and currently undeveloped commercially zoned land would be developed
Moderate to Not a Concern

4 4 2 3 6 2 ___ 1

Mode: 2

Mean: 2.8

Comments:

Bourne- septic is not usually the restrictive concern

Dennis- see #9

Eastham: (Plan) none exists –not a concern; (BoH) very possible

Truro: see #7

Yarmouth: (BoH) drinking water future projections will dictate; (Plan) zoning/capacity will help limit undesirable development; (DPW) most commercial zoned land is already developed.

11(12) Sewerage would likely be targeted to densely developed residential areas where nutrient overloading is a problem and this could support additional undesired residential growth.

Moderate Concern

3 4 5 3 ___ 4 2 ___ 1

Mode: 3

Mean: 2.9

Comments:

Dennis: we may target densely developed residential growth, but not necessarily due to nutrient overloading – would be for undersized lots. Appropriate zoning in place for control or coordination of growth.

Eastham: (Plan) area already mostly built out; ((BoH) zoning

Truro: sewerage should target the densely developed areas first however this does not necessarily mean additional undesired growth will occur.

Yarmouth: (BoH) sewer plan will need to include bedroom cap; (Plan) zoning

12(12) Sewerage would likely be targeted to support mixed-use development in a designated village center.

Moderate to Not a Concern

2 4 3 3 7 2 ___ 1

Mode: 2

Mean: 2.6

Comments:

Dennis: we support this initiative - smart growth

Eastham: (ZBA) sewers would not eliminate the need to control growth; (Plan) growth in village center would be highly developed; (BoH) onsite tertiary treatment may be cheaper than townwide sewer

Harwich: this is a good thing

Truro: if it is designated for public interest (needed services) this is a bad thing.

Yarmouth (Plan) Rt 28 has been identified as the priority; (BoH) water supply must be adequate

13(11) Sewering would likely be targeted to support desired high-density residential growth in a designated area

Moderate to Not a Concern

 3 4 3 8 2 1

Mode: 2

Mean: 2.5

Comments:

Dennis- See #12

Eastham: (Plan) more affordable housing would be beneficial

Harwich: this is a good thing

Yarmouth: (BoH) Planned growth and controls must be addressed

14.(11) Sewering would likely be targeted to support desired public facilities in a designated area

Moderate to Not a Concern

 2 4 2 3 7 2 1

Mode: 2

Mean: 2.5

Comments:

Harwich: this is a good thing

Eastham: (Plan) would be highly beneficial

15.(12) Land is needed in the town to locate central and satellite wastewater treatment facilities

 6 High Priority 2 Moderate Priority 4 Not a Priority Don't Know/No Comment

High Priority

Mode: 4

Mean: 3.7

Comments:

Dennis – town owns large centralized tract of land for possible facility

Harwich: this is being addressed in our CWMP

Truro-we need to plan for the future

Yarmouth: (DPW) town has land for STP disposal

16.(12) Land is needed for discharging treated wastewater effluent

 6 High Priority 4 Moderate Priority 2 Not a Priority
 Don't Know/No Comment

High Priority

Mode: 4

Mean: 3.7

Comments:

Dennis: See #15

Harwich: also being addressed in our CWMP

Truro: we need to plan for the future

Yarmouth – land already in hand

17.(12) Does your town have a bylaw or regulation requiring centralized treatment in subdivisions of a certain size?

4 Yes, for ~~5(3)~~ lots or more 7 No 1 This is under consideration

Comments:

Harwich: subject to environmental review at the Bd of Health
Eastham (Plan) BoH regulation

18.(12) Does your town have one or more delineated town or village centers where compact mixed use development is desired?

7 Yes 4 No 1 Don't Know/No Comment

Comments:

Chatham: village center idea is under review as part of zoning bylaw revisions. None designated to date.
Eastham: (Plan) projected plans, none exist
Harwich: Harwich Port, Harwich Center, East Harwich
Yarmouth: we are working on town centers along Rt 28

19.(11) Does your town:

2 Have a draft or final CWMP 4 Have a process in place for developing a CWMP
 3 Have future plans to develop a CWMP 2 Don't know/no comment

Comments:

Dennis: needs assessment completed. Waiting for TMDLs and from the MEP
Harwich: it is being done now

General Comments

Provincetown: Provincetown has a municipal sewer system in place that provides for approximately 1/3 of the properties in town.
Truro: sewerage doesn't necessarily support or promote growth. The underlying zoning does not have to change.

Town/Respondents

Bourne: Coreen Moore, Thomas Guerino, Cindy Coffin
Brewster: Jillian Douglass
Chatham: Bob Duncanson
Dennis: Paul McCormick, Sheryl McMahon, Terry Hayes, Bob Canevazzi
Eastham: Jane Crowley, Paul Lothrop, Howard Sandler, Roger Thurston
Harwich: Sue Leven, Paula Champagne
Mashpee: Beverly Kane
Orleans: Gussie McKusick, John Hinckley
Provincetown: Jane Evans
Truro: Charleen Greenhalgh
Sandwich: Bob Fultz, David Mason
Yarmouth: George Allaire, Bruce Murphy, Karen Greene

	Barn	Bourne	Brewster	Chatham	Dennis	Eastham	Falmouth	Harwich	Mashpee	Orleans	Ptown	Sandwich	Truro	Wellfleet	Yarmoth
1		3	3	4	4	4/3		3	4	3	2	3	3		3
2		2	2	4	2	4/3		3	4	3	2	4	2		3
3		1	4	4	3	4/3		2	1	2	2	4	3		4
4		3	4	3	3	4		3	4	3	2	3	4		3
5		3	4	3	2	1/4		3	4	2	2	3	2		3
6		2	4	3	3	4/3		2	4	2	2	4	2		3
7		3	4	3	2	1/4		3	4	3	2	3	3		3
8		3	4	2	2	3/4		2	4	2	2	2	3		2
9		2	4	3	2	1/4		3	4	3	2	4	2		3
10		2	4	2	2	4/2		3	4	2	2	4	3		2
11		2	3	3	2	4/3		3	3	2	2	4	3		4
12		2	2	3	2	4/2		2	3	3	2	2	2		4
13		2	4	2	2	4/2		2		4	2	2	2		2
14		2	2	3	1	1/4		2		3	2	2	2		2
15		3	3	2	2	4/3		4	4	4	2	4	4		2
16		3	3	2	2	4/3		4	4	4	2	4	4		2
17		N	N	Y/3	N	Y/5		Y/5	N	Y/5	N	UC	N		N
18		Y	N	N	Y	Y		Y	Y	Y	DK/NC	Y	N		N
19		DK	future plan	draft	process	future plan		process	draft	process	DK/NC		future plan		process