

**Route 28 Corridor Implementation
West Chatham Neighborhood Meeting
April 29, 2015
6:30-9:00 p.m.
Chatham Town Hall Annex, Large Meeting Room**

Summary of Feedback

Welcome and Introductions

Peter Cocolis, Chairman Chatham Planning Board, welcomed participants. He explained that this meeting was intended to allow residents, property owners, and business owners of West Chatham to provide guidance and input to the Planning Board on the details to be included in the zoning bylaw and map amendments recommended by the Cape Cod Commission including Neighborhood Center boundaries, land uses, and the preferred form of development/redevelopment (i.e. design standards). He acknowledged elected officials in room, including Seth Taylor, Selectmen, and Cory Metters, Planning Board member. *Planning Board members Kathryn Halpern and John Hausner, and Selectmen Jeff Dykens, later joined the meeting.*

Kate Harvey, Facilitator, welcomed participants and added that West Chatham residents, property owners, and business owners were invited to participate in the meeting because the Comprehensive Plan indicates that neighborhood constituents need to help determine their Neighborhood Center's boundary. She explained that similar meetings were held in South Chatham and Crowell Road neighborhoods, and that another meeting was scheduled for the Cornfield Neighborhood. She emphasized that the feedback received at the meeting would be advisory in nature and would be provided to the Planning Board. Town Meeting will eventually vote on the Planning Board's recommendations. She noted that members of the public were welcome observers and would have the opportunity to offer comment during the meeting, as well as at other periodic points during the public process. A meeting participant commented that the input process should be open to all Town residents, not just those in West Chatham, and that it was not likely the intention of the Comprehensive Plan to exclude participation.

The Facilitator reviewed the agenda and explained the Groundrules, which included: participate in good faith, speak from your own perspective, seek to understand others, no grandstanding, seek to advance the work of the group. She asked if any participants were recording the meeting. Meeting participant Stephen Buckley indicated that he was recording the meeting.

Introductory Presentation

Deanna Ruffer, Community Development Director, provided an overview presentation (available at: http://chathamrte28corridor.weebly.com/uploads/3/1/8/5/31853171/west_chatham_april29_v.final.pdf)

She reviewed key background information about the process, which included:

- The process was initiated & led by the Board of Selectmen to: identify inconsistencies between existing land use regulations and the community vision adopted in the Comprehensive Plan in 2003; identify ways to resolve inconsistencies; and change development patterns to be consistent with the vision. The process was structured to provide the Planning Board with tools necessary to initiate changes to town's zoning bylaw
- She explained that the meeting would build on the Comprehensive Plan, and on the Cape Cod Commission's Route 28 Visioning recommendations which focused on primary, supporting, and

administrative changes to zoning and land uses along the Route 28 corridor. The Cape Cod Commission's 12 recommendations intended to provide the town with a framework for achieving the Comprehensive Plan vision. The recommendations are focused on retaining the character of the corridor and shaping future development in a manner that is consistent with this character.

Discussion: West Chatham Neighborhood Character

Deanna asked meeting participants to offer their thoughts on "what they think of when they think about the West Chatham neighborhood". Participants shared the following:

- Busy
- Very used
- Cars
- Parking and vehicles dominate
- An area where public roads are not walkable, yet private roads are enticing for walkers
- Not currently walkable
- Historically, being able to walk to Larry's Px
- Historical structures including Bob Benson's, Hook Fisherman's Association
- Used to have services that people used
- Medical building
- Post Office
- Commercial properties including, Dunkin Donuts, Ocean State Job Lot, and Meservy's
- An area with larger buildings
- One large lot on Route 28
- Changing
- Improving (landscaping and shops)
- Well maintained properties
- An area where people have invested in. There are at least 10 projects in the last 10-15 years that have made significant improvements to the neighborhood.
- Distinct from downtown
- Diverse aesthetic character; not all the architecture is homogenized
- Homey

Deanna explained that the Comprehensive Plan described West Chatham as the second most important commercial area in town. She noted that some of the participants comments were reflected in the Cape Cod Commission's recommendations which included: Mix of uses may be more focused on commercial/business activity, residential uses should also be allowed if mixed with commercial uses; major focus should be on improvements to appearance & pedestrian/bicycle amenities; and center boundaries should be focused on areas zoned GB3.

Exercise: Proposed Neighborhood Center Boundaries

Deanna introduced participants to the first exercise – to tailor a West Chatham Neighborhood Center Boundary. Workshop participants reviewed maps of the proposed boundaries, which included one boundary proposed by the Cape Cod Commission, another proposed by two members of the Planning Board ("Hausner-Gulick" boundary); and a third that reflected the Cape Cod Commission's and Community Development Department's interpretation of the boundaries described in the Comprehensive Plan. A member of the public noted that the Comprehensive Plan did not recommend a specific boundary and questioned where the "comprehensive plan boundary" was derived. Deanna explained that the text provided in the Comprehensive Plan was interpreted to form the boundary. She emphasized that all of the three proposed boundaries were suggestions and that the intention of the exercise was to gather input on what the boundary ought to be. Groups were asked to review the three boundaries options and determine if there is agreement with proposed boundaries or, if not, identify desired changes and reasons for changes. Deanna added that Planning Board members were seated at

some of the West Chatham Resident, Property Owner, and Business Owners tables to observe the conversation.

The following is a summary of the Groups' commentary:

- *Property lines vs. set distance boundary lines.* A participant raised the issue of property lines vs. set distance boundary lines for setting the boundary of the neighborhood center, indicating that this would be an important issue for the Planning Board to consider. The participant suggested that it would make more sense to follow a property line because it would create a cleaner boundary line and clarity for property owners.
- No single boundary emerged as the clear preference.
- Three tables selected the "Hausner-Gulick" boundary without proposed modifications.
- Most of the other tables used the "Hausner-Gulick" boundary as a base boundary from which to propose one or more changes. Tables had different suggested changes, including removing specific residential parcels and extending the Neighborhood Center beyond the "Hausner-Gulick" boundary. (see appendix 1 for images of the groups' maps).
- *A recommendation from the West Chatham Association, Inc. was shared with many participants before the meeting and used as a framework for discussion by several of the groups. A copy was shared with the planning team after the meeting and is included as Appendix 2.*

Exercise: Desired Mix of Uses in Neighborhood Center

Deanna offered a brief explanation of existing zoning and land uses in the West Chatham neighborhood. She explained that some uses that do not currently exist could be allowed either by right, under specific conditions, or by special permit, as specified by current Town land use regulations. Similarly, some existing uses may not be allowed under current regulations. She asked each table to consider a list of potential land uses and decide if: a) they would be comfortable seeing this use tomorrow b) would be comfortable with this use in the future under certain conditions c) feel this use may or may not be appropriate and would require further dialogue or d) feel this use would not be appropriate in West Chatham.

Tables shared their recommendations with the full group, and their preferences were captured by the facilitator and summarized below. *Note: There was no table 1. Participants from group 8 had left the meeting before the full meeting report out. A group 8 participant submitted their preferences to the facilitator and is noted in the summary as (8).* Overall, groups had a range of opinions about the uses that they'd like to see, however, there were a few clear recommendations, including:

- Comfortable seeing this use tomorrow
 - Antique shop
 - Art gallery
 - Gift shop
 - Lunch room
 - Medical clinic
 - Restaurant
- Not be appropriate in West Chatham:
 - Adult use entertainment
 - Bus terminal
 - Light industry and manufacturing
 - Whole sale business or storage

- When discussing uses that groups would be comfortable seeing under certain conditions, participants noted that the conditions would be related to scale (recommending a preference for smaller scale)

Uses	We would be comfortable seeing this use tomorrow	We would be comfortable with this use in the future under certain conditions	We feel this use may or may not be appropriate and would require further public dialogue	We feel this use would not be appropriate in West Chatham
Adult Use Entertainment				2,3,4,5,6,7, (8)
Affordable Apartment Incidental to a Single Family Dwelling	3, 4, 5, 6, (8)	7	2	
Animal Hospital		(8)	2, 7	3, 4, 5, 6
Antique Shop	2,3,4,5,6,7, (8)			
Apartment(s) Incidental to a Commercial Use	3,4,5,6, (8)	2, 7		
Art Gallery	2,3,4,5,6,7, (8)			
Arts and Crafts Production	3, 6, (8)	2, 4, 5, 7		
Bank	2, 3,4,5,6, (8)		7	
Bar/Tavern	3,4, (8)	7	2	5,6
Boarding or Rooming House		7,(8)	2	3,4,5,6
Bus Terminal			7	2,3,4,5,6 (8)
Commercial Entertainment Establishment	3	(8)	2,7	4,5,6
Commercial Garage / Parking Lot	6		7	2,3,4,5,(8)
Commercial Recreation Facility, indoor / outdoor	3	(8)	7	2,4,5,6
Congregate or Independent Living	5,(8)	3,7		2,4,6
Conversion of a Existing Dwelling to Multiple Dwelling	(8)	3,7	2	4,5,6
Dormitory		(8)	7	2,3,4,5,6
Fishing Uses	2,3,6	(8)	7	4,5
Flexible Multiple-family Development	(8)	5	3,7	2,4,5,6
Formula Business Establishment	(8)		2,3,7	4,5,6
Gasoline Station	2,3,5,6		7	4,(8)

Gift Shop	2,3,4,5,6,7,(8)			
Group Dwelling		7, (8)		2,3,4,5,6
Guest House	6	3,7, (8)	5	2,4

Uses	We would be comfortable seeing this use tomorrow	We would be comfortable with this use in the future under certain conditions	We feel this use may or may not be appropriate and would require further public dialogue	We feel this use would not be appropriate in West Chatham
Home Occupation	2,3,4,7, (8)	5		
Hospital, Sanatorium, or Nursing Home		(8)	7	2,3,4,5,6
Kennel		7	2, (8)	3,4,5,6
Light Industry and Manufacturing				2,3,4,5,6,7, (8)
Lumber and Feed Establishment			2,7	3,4,5,6, (8)
Lunch Room	2,3,4,5,6,7			
Marina/Boatyard	4	5	7, (8)	2,3,6
Medical Clinic	2,3,4,5,6,7, (8)			
Motel, Hotel, and Inn	6, (8)	3,7		2,4,5
Multi-Family	(8)	3,7		2,4,5,6
New and Used Car Sales		3	7, (8)	2,4,5,6
One-family Dwelling	2,3,4,6 (8)		7	5
Outdoor Vending Machine: Food & Beverage			7	2,3,4,5,6, (8)
Personal and Household Services	3,4,5,6, (8)	2,7		
Private Not-for-Profit Club	3,4,6	2,5, (8)	7	
Professional Office	2,3,4,6,8	5,7		
Public Utility Building & Facilities	(8)		7	2,3,4,5,6
Radio/Television Broadcasting			7, (8)	2,3,4,5,6
Restaurant	2,3,4,5,6,7, (8)			
Retail Sales & Service	2,3,4,6,7, (8)	5		
Roadside Stand	3,7	2,5, (8)		4,6
Tent, Trailer, Camping Vehicle & Mobile Home			7	2,3,4,5,6, (8)
Tourist Home	(8)	3,5,7		2,4
Wholesale Business or Storage				2,3,4,5,6,7,(8)

Discussion and Written Comment: Are there new uses that you'd like to see in the West Chatham Neighborhood Center?

- Barn and tavern
- Inn or B&B with a tavern
- Barbershop

Discussion and Written Comment: Are there uses that currently exist or are currently allowed that you would not like to see allowed in the future?

- Used car lot
- Only gas stations allowed should be existing gas stations.

Next Meeting

The Facilitator explained that the input gathered at this meeting would be included in a meeting summary. Participants would have an opportunity to review the summary and offer comment before the next meeting. She explained that a second meeting would be convened to discuss:

- Further refinement of the boundaries and uses in the neighborhood center
- Design standards to help maintain the character of the neighborhood center

The Facilitator, Peter Cocolis, and Deanna Ruffer thanked participants for their time and their rich comments.

Public Comment

There was no public comment

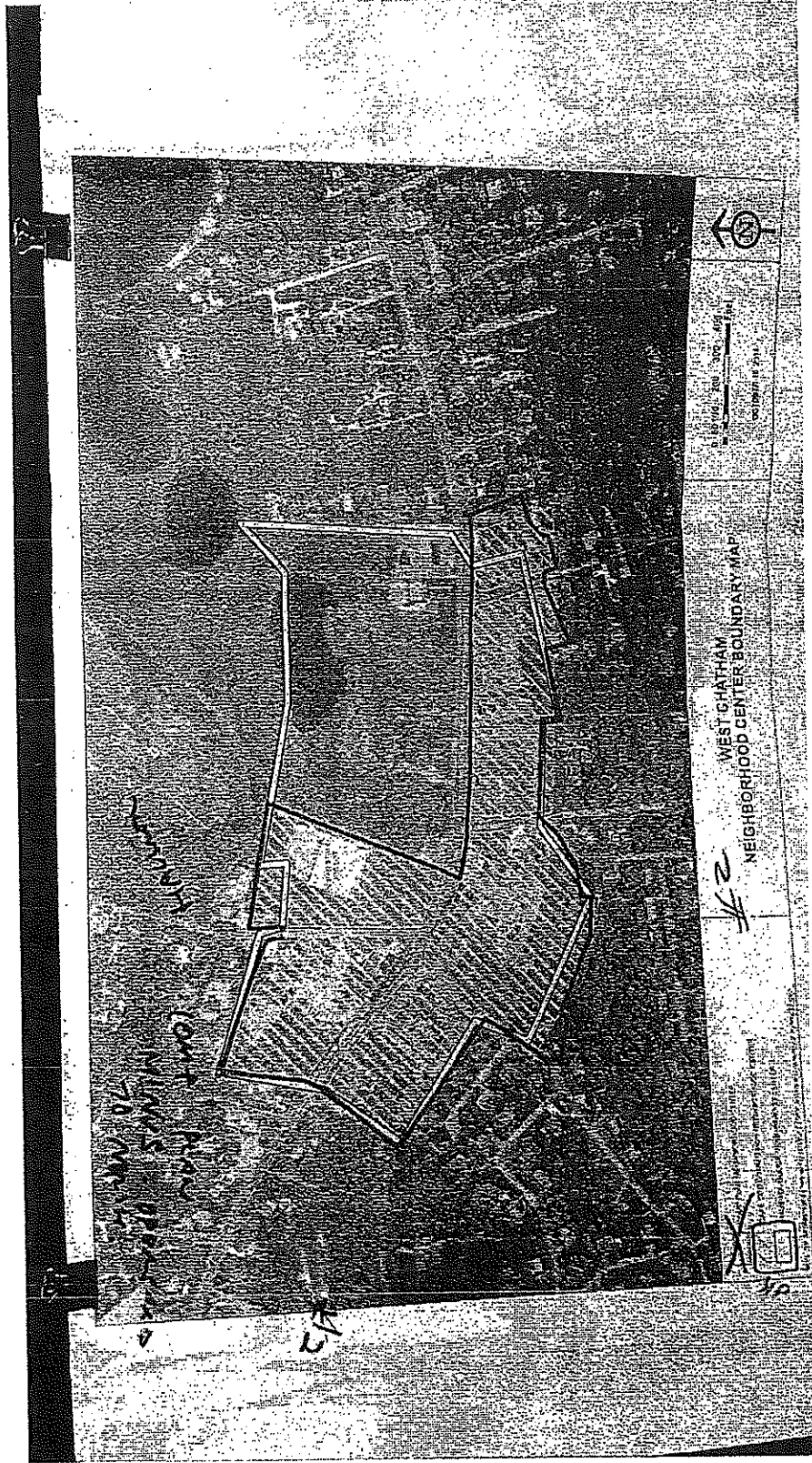
Attendees

Sixty eight (68) people showed an interest in the meeting. Forty people attended the meeting, thirty-two (32) of whom self-identified as West Chatham residents, property owners or business owners. In addition, one member of the Board of Selectmen, four members of the Planning Board, and six staff/project team members.

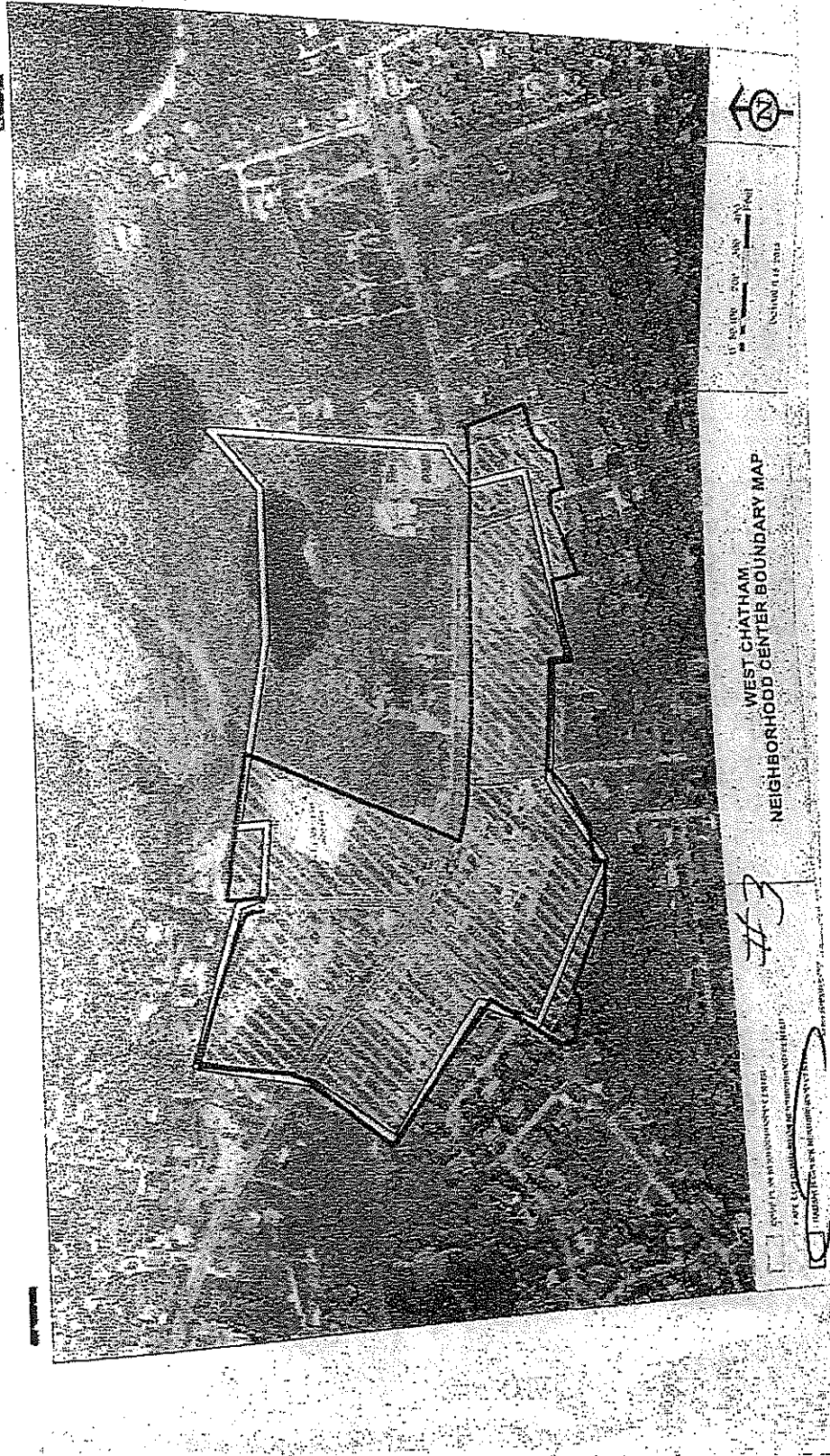
Appendix 1: Boundary recommendations from Workshop participants

Seven tables participated in this exercise.

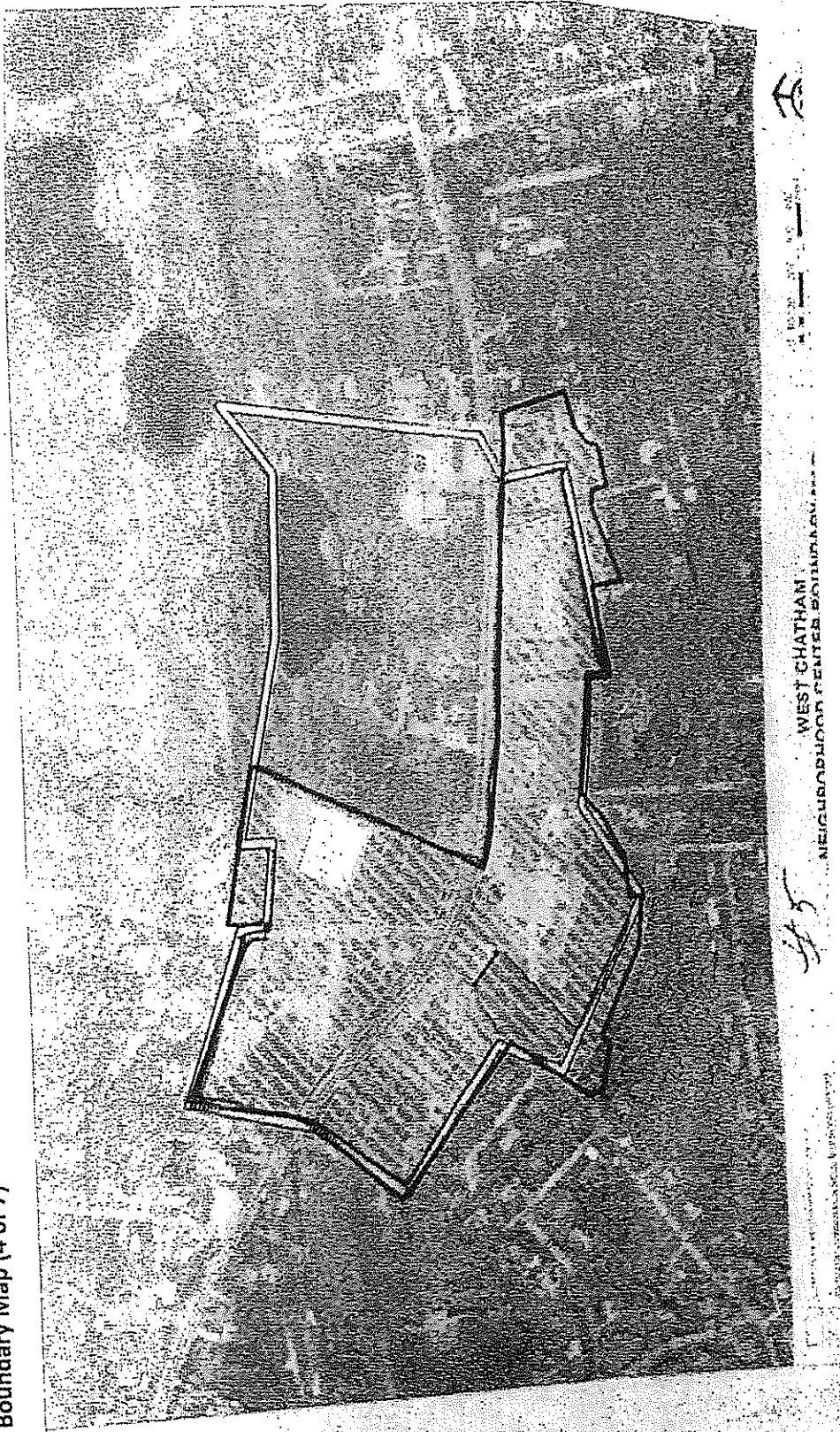
Revised Boundary Map (1 of 7)



Revised Boundary Map (2 of 7)



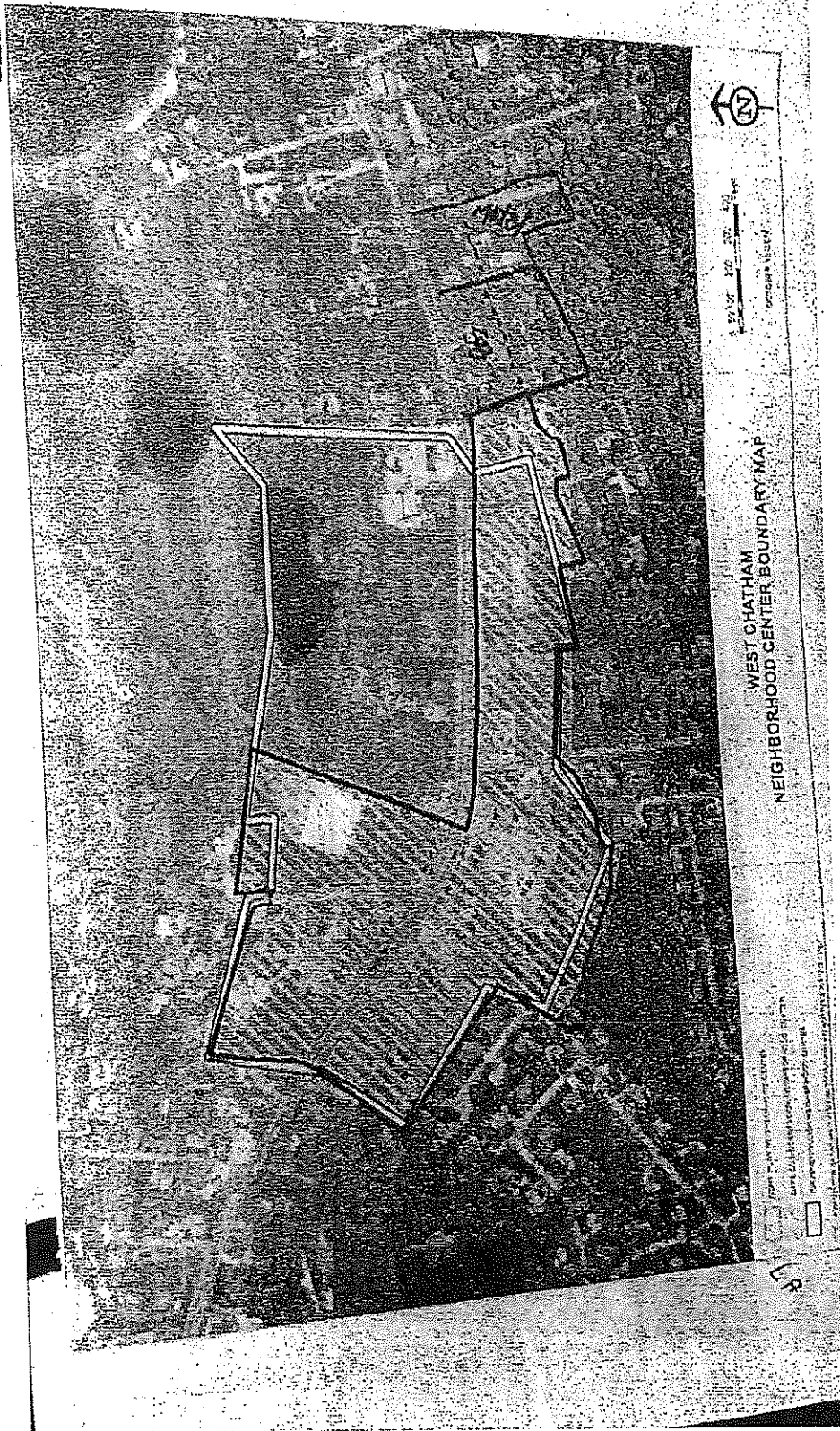
Revised Boundary Map (4 of 7)



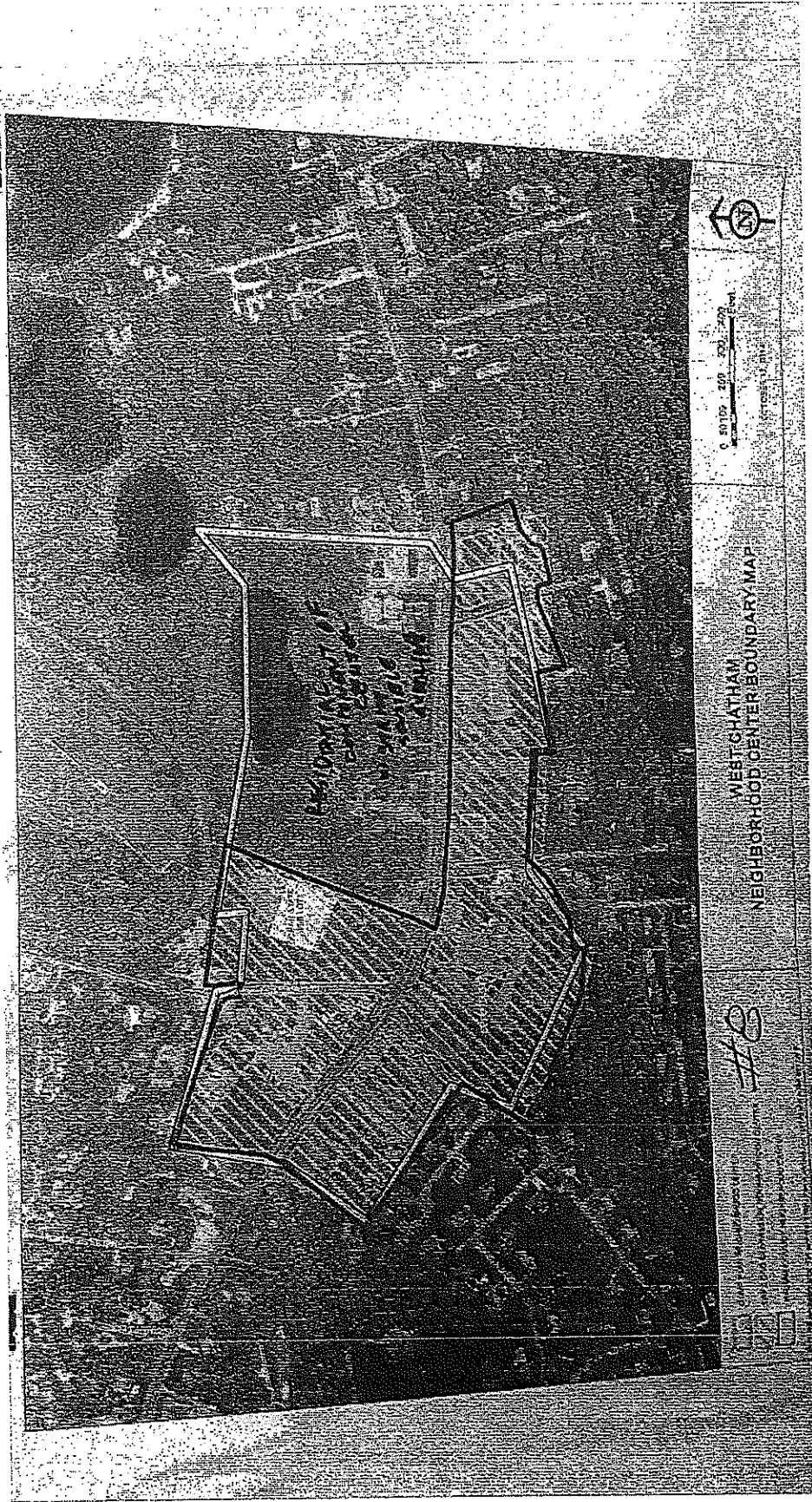
Revised Boundary Map (5 of 7)



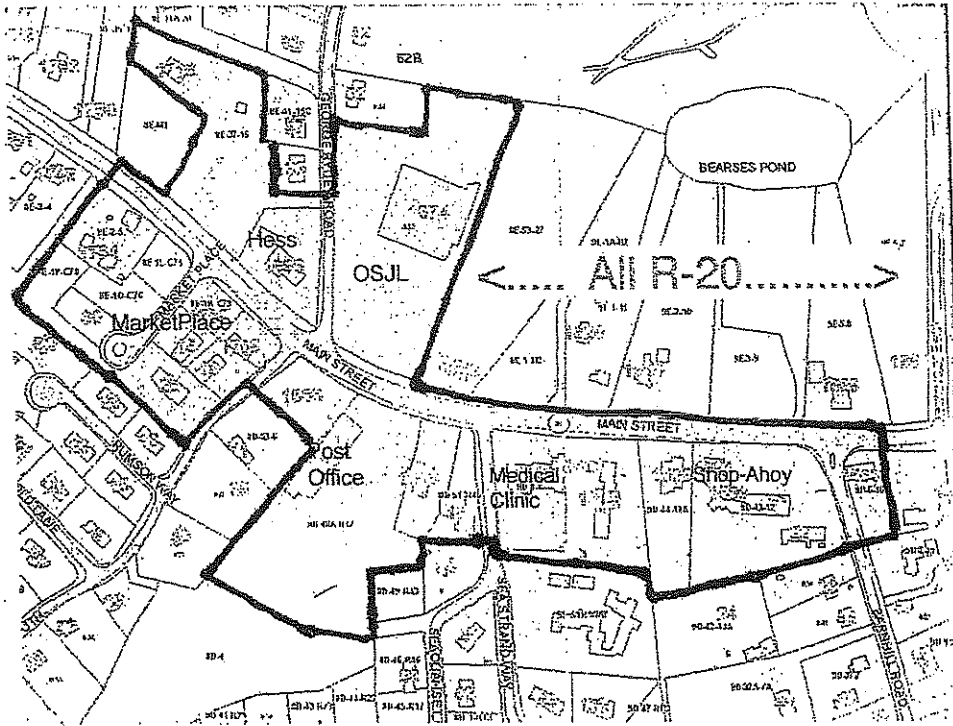
Revised Boundary Map (6 of 7)



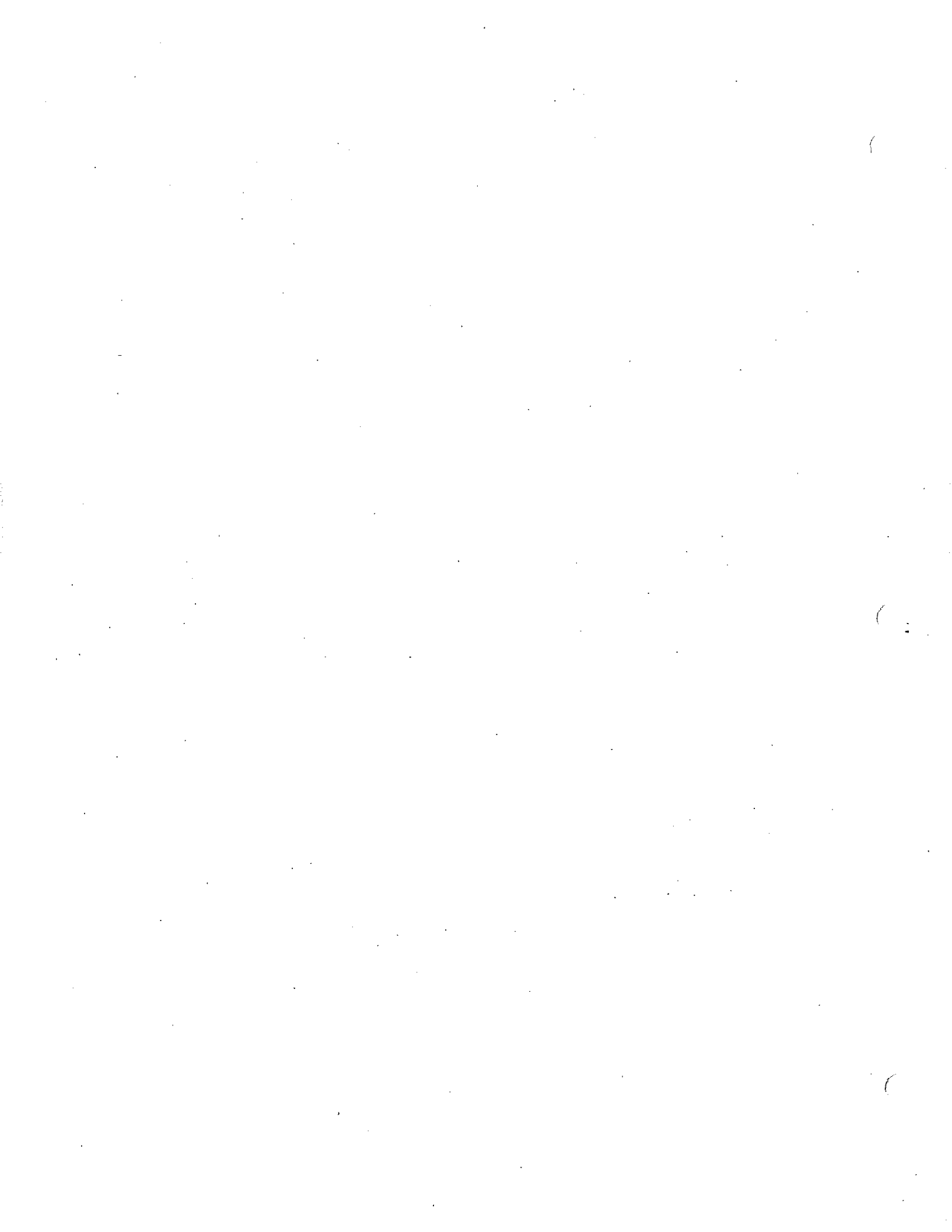
Revised Boundary Map (7 of 7)



**West Chatham Association, Inc,
Proposed Boundaries to West Chatham Neighborhood Center:**



- 1). Like the South Chatham citizens and property owners stated, and in conformance with the Comprehensive Long Range Plan, density (people) and intensity (mass of any structure) should be minimized and open space should be maximized.
- 2). Like South Chatham, the size of our neighborhood center should be contained.
- 3). As stated in the Comprehensive Plan, limit commercial development.
- 4). Boundaries of the neighborhood center should be structured along property lines: one lot deep and bordering Rte 28. Exception: Marketplace, a mixed use development of several lots with commercial on the first floor and apartments above.
- 5). No more multi-family and no Flexible Development Overlay District.



**Route 28 Corridor Implementation
West Chatham Neighborhood Meeting
Thursday, June 18, 2015
6:30-9:00 p.m.
Chatham Town Hall Annex, Large Meeting Room**

**Summary of Feedback
Revised**

Welcome and Introductions

John Hausner, Chatham Planning Board, welcomed participants. He explained that this meeting was the second of two meetings in the West Chatham neighborhood intended to allow residents, property owners, and business owners of West Chatham to provide guidance and input to the Planning Board on the details to be included in the zoning bylaw and map amendments recommended by the Cape Cod Commission. These recommendations include Neighborhood Center boundaries, land uses, and the preferred form of development/redevelopment (i.e. design standards). He acknowledged the participation of Planning Board member Richard Gulick, who is also a West Chatham resident, and informed participants the Chairman, Peter Cocolis, was unable to attend due to a conflict. *Selectmen Cory Metters and Seth Taylor also joined the meeting later in the evening.*

Kate Harvey, Facilitator, welcomed participants and added that West Chatham residents, property owners, and business owners were invited to participate in the meeting because the Comprehensive Plan indicates that neighborhood constituents need to help determine their Neighborhood Center's boundary. She explained that this was the second (of two) neighborhood input meeting in West Chatham during this phase of the Route 28 Corridor Visioning Process, but that there would likely be future public and neighborhood meetings as the Planning Board developed recommendations. She explained that Town Meeting would eventually vote on the Planning Board's recommendations.

The Facilitator reviewed the agenda and explained the Groundrules, which included: participate in good faith, speak from your own perspective, seek to understand others, no grandstanding, seek to advance the work of the group. She asked if any participants were recording the meeting- no participant indicated that they were recording the meeting.

The Facilitator asked how many participants had attended the first meeting in West Chatham – a few had not. She also asked how many participants had reviewed the draft West Chatham Meeting One Summary – most had – and she encouraged those with comments or suggested changes to email those changes to Rte28Corridor@chatham-ma.gov. A participant suggested that there was an important omission in the draft summary – the inclusion of discussion on whether the neighborhood center boundary lines would be based on property lines vs. set distances. The Facilitator assured participants that any omissions were not intentional and indicated that she would update the summary with that detail. She added that the summary was intended to capture trends and general comments made to the whole group and was not designed to be a transcript of the meeting. A participant requested that the meeting be recorded and a transcript produced with attributions assigned to all comments, and another participant agreed (see Appendix 2).

Introductory Presentation

Deanna Ruffer, Community Development Director, provided an overview presentation (available at: <http://chathamrte28corridor.weebly.com/west-chatham-workshop-2-june-18-2015.html>)

She reviewed key background information about the process, which included:

- The process was initiated & led by the Board of Selectmen to: identify inconsistencies between existing land use regulations and the community vision adopted in the Comprehensive Plan in 2003; identify ways to resolve inconsistencies; and change development patterns to be consistent with the vision. The process was structured to provide the Planning Board with input from residents, homeowners, and business owners on how they structure proposed modifications to existing zoning bylaws.

Discussion and Exercise: Proposed Neighborhood Center Boundaries

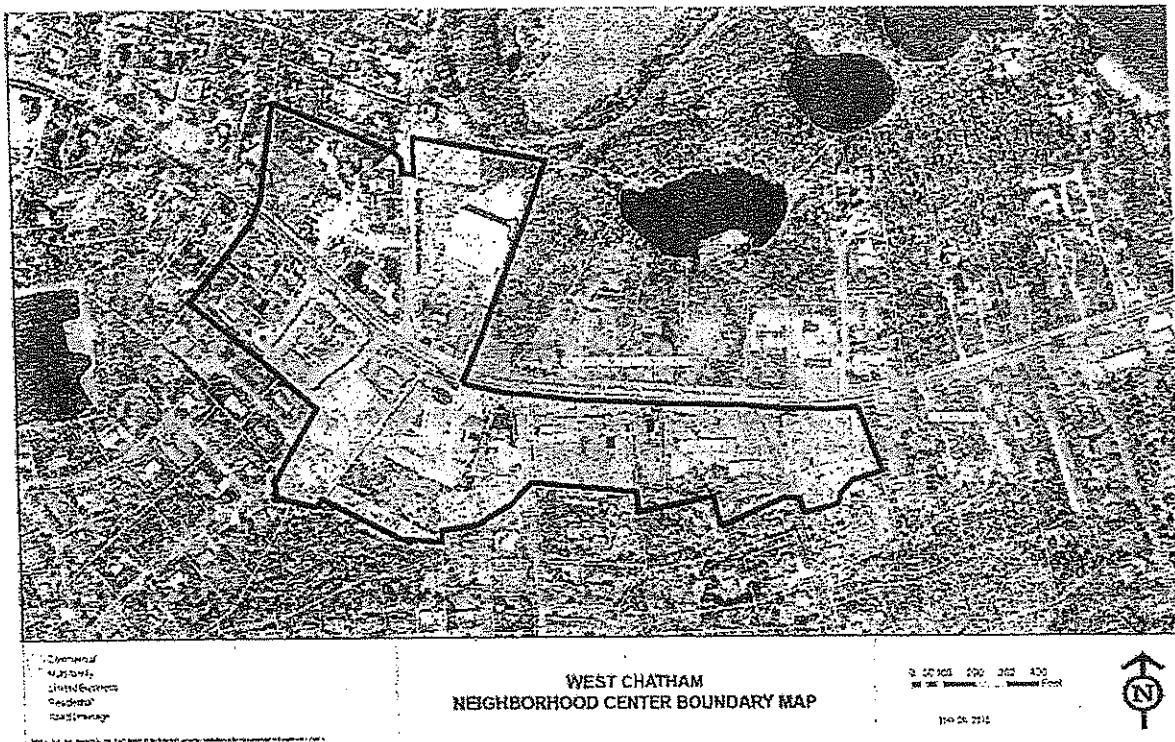
Deanna introduced participants to the first exercise – to offer further guidance and input on a proposed West Chatham Neighborhood Center Boundary. She explained that at the first West Chatham meeting, participants considered and made modifications to the “strawman” boundary concepts presented which included one boundary proposed by the Cape Cod Commission, another proposed by two members of the Planning Board (“Hausner-Gulick” boundary), and a third that reflected the Cape Cod Commission’s and Community Development Department’s interpretation of the boundaries described in the Comprehensive Plan. Several tables also considered a boundary framework from the West Chatham Association. Deanna summarized the feedback received from the seven tables of participants at West Chatham Meeting One:

- No single boundary emerged as clear preference;
- Hausner-Gulick boundary proposal was selected by 3 tables without modifications and used by most other tables as base with one or more proposed changes;
- The written recommendation from the West Chatham Association was referred to by several participants at the workshop and submitted to the Planning Board Chairman, at his request.

Deanna explained that the Community Development Department compiled a map reflecting the input from West Chatham Meeting One participants as presented by each table (see map below). She indicated that the different colored areas on the map represented suggested change(s) from at least one table but where there was not clear consensus by the majority of tables/participants at Meeting One.

These areas are as follows:

- A. Commonwealth of MA conservation area that is not likely to be developed
- B. Two smaller parcels with existing commercial uses
- C. Commercial property behind Ocean State Job lot
- D. Two single family residences and third property that was recently purchased by the Affordable Housing Trust Fund
- E. Residential lots
- F. Residential in the back of the lot
- G. Existing multi-family property
- H. Area suggested by one table for limited business
- I. Area suggested by one table to return to small business district designation



Map Synthesizing Suggested Modifications from West Chatham Meeting One Tables

Deanna asked meeting participants to discuss each area and offer their own refinements or modifications to the proposed boundaries. She added that Planning Board members were seated at some of the West Chatham Resident, Property Owner, and Business Owners tables to observe the conversations. Three tables of participants submitted their recommendations (see Appendix 1) and had the following comments and discussion:

- *Property lines vs. set distance boundary lines.* Several participants raised the issue of property lines vs. set distance boundary lines for setting the boundary of the neighborhood center, indicating that this would be an important issue for the Planning Board to consider. Deanna noted that planners generally prefer set distance boundary lines because property lines can change. A participant noted that if the property line changes, then the new property could benefit from the existing zoning of the original property, which could create unintended consequences (e.g. extending commercial zoning to a larger area than originally envisioned). Other participants suggested that it would make more sense to follow a property line because it would create a cleaner boundary line and clarity for property owners. A participant noted that the Hausner-Gulick boundary is based on property lines, and John Hausner explained that this was because the data that were available to them were based on property lines.
- *Tighten-up boundary.* All three tables offered suggestions that limited or “tightened up” the boundary to establish a “contained” Neighborhood Center by removing single family residences from the Neighborhood Center and focusing the Center on properties with commercial and a mix of uses. However, there was agreement on some of the parcels to include/exclude from the Neighborhood Center and differences of opinions on others. (See participants’ maps in Appendix 1)

- *Undeveloped, private land north of Route 28.* Tables were not sure how to handle the currently undeveloped land that is north of Route 28 (next to Ocean State Job lot) noting that the current owner intends to use it for personal residential use. With regard to the current zoning of this property, a clarifying comment was received in response to the posting of the draft meeting summary, that the Chatham Comprehensive Plan states areas of West Chatham now zoned Small Business should be restricted to residential uses.

Exercise: Desired Mix of Uses in Neighborhood Center

Deanna offered a brief explanation of existing zoning and land uses in the West Chatham neighborhood. She explained that at the West Chatham Meeting One, participants were asked to indicate their level of comfort with a range of uses. The Community Development Department compiled the input from the tables and used this input to develop one possible interpretation of what those comfort levels might look like in terms of permitting requirements. Tables were asked to review this interpretation and come to agreement amongst the participants at each table about which uses should be: a) allowed by right, b) allowed under certain conditions, c) allowed by special permit, i.e. the use may or may not be appropriate and would require further public dialogue, or d) not allowed, i.e. the use would not be appropriate in West Chatham. A participant commented that the terminology used in this exercise was not consistent with what was presented in the West Chatham Meeting One exercise, which may have led to confusion among some participants at Meeting One. The Facilitator noted that the goal of the first exercise was to gauge general trends and levels of comfort, while the goal of the second exercise is to further ground those “gut feelings” in a planning and permitting context. Two other points of general discussion during this exercise were:

Grandfathered rights - A meeting participant asked if existing uses would be grandfathered. Deanna indicated that yes, existing uses would continue to be allowed and retain grandfathered rights.

Commercial uses - A meeting participant noted that all commercial uses require site plan review and, thereby, are not really allowed by right, so technically they are “allowed with special conditions” or “allowed with special permit”.

Tables shared their recommendations with the full group, and their preferences were captured by the facilitator and summarized in the table below. Interpretative notes are as follows:

- X indicates the Planning Board’s interpretation of feedback from Meeting One.
- 4, 5, 6 indicate West Chatham Meeting Two tables’ (table 4, table 5, table 6) stated modifications or preferences.
- Table 5 did not reach consensus on their indicated preferences as one participant abstained.
- Table 6 limited their preferences to allowed or not allowed, noting that further discussion by the neighborhood, community and Planning Board would be needed before determining if a use should be allowed with special conditions or special permits or not at all.

Uses	Allowed by Right	Allowed with Special Conditions (i.e. use ok under certain conditions)	Allowed with Special Permit (i.e. use may or may not be appropriate and would require further public dialogue)	Not allowed
Adult Use Entertainment				X (6, 5, 4)
Affordable Apartment Incidental to a Single Family Dwelling	(6 not sure)		X (4, 5)	(6 not sure)
Animal Hospital			X	(6, 5, 4)
Antique Shop	X (4, 5, 6)			
Apartment(s) Incidental to a Commercial Use	X (5, 6)	(4)		
Art Gallery	X (4, 5, 6)			
Arts and Crafts Production	(6 – scale matters)	X	(4 – scale matters)	5
Bank	X (4, 5, 6)			
Bar/Tavern	(6)		X	(4, 5)
Boarding or Rooming House			X	(6, 5, 4)
Bus Terminal	(6 – yes stop)			X (6 – no terminal, 5, 4)
Commercial Entertainment Establishment				X (6, 5, 4)
Commercial Garage / Parking Lot				X (6, 5, 4)
Commercial Recreation Facility, indoor / outdoor				X (6, 5, 4)
Congregate or Independent Living			X	(6, 5, 4)
Conversion of a Existing Dwelling to Multiple Dwelling			X	(6, 5, 4)
Dormitory			X	(6, 5, 4 – yes to summer only)
Fishing Uses	(6)	X (5)		(4)
Formula Business Establishment			X	(6, 5, 4)
Gasoline Station	(6)		X (4)	(5)
Gift Shop	X (4, 5, 6)			

Uses	Allowed by Right	Allowed with Special Conditions	Allowed with Special Permit	Not allowed
Group Dwelling				X (6, 5, 4)
Guest House		X (5)	(4)	(6)
Home Occupation	X (4, 5, 6)			
Hospital, Sanatorium, or Nursing Home				X (6, 5, 4)
Kennel			X	(6, 5, 4)
Light Industry and Manufacturing				X (6, 5, 4)
Lumber and Feed Establishment				X (6, 5, 4)
Lunch Room	X (4, 5, 6)			
Marina/Boatyard			X (4, 5)	(6)
Medical Clinic	X (4, 5, 6)	(4)		
Motel, Hotel, and Inn			X (4, 5)	(6)
Multi-Family	(6, yes for mixed use) ¹		X	(6, no for large scale, 5, 4)
New and Used Car Sales				X (6, 5, 4)
One-family Dwelling	X (4, 5, 6)			
Outdoor Vending Machine: Food & Beverage				X (6, 5, 4)
Personal and Household Services	X (4, 5, 6)			
Private Not-for-Profit Club			X (5, 4)	(6)
Professional Office	X (4, 5, 6)			
Public Utility Building & Facilities				X (6, 5, 4)
Radio/Television Broadcasting				X (6, 5, 4)
Restaurant	X (4, 5, 6)			
Retail Sales & Service	X (4, 5, 6)			
Roadside Stand	X (4, 5, 6)			
Tent, Trailer, Camping Vehicle & Mobile Home				X (6, 5, 4)
Tourist Home	(6)		X (5, 4)	
Wholesale Business or Storage				X (6, 5, 4)

¹ A comment received in response to the draft meeting summary indicated that there may not have been full agreement at Table 6 with regard to the spokesperson's use of the term "mixed use" or comments regarding multi-family uses.

Dimensional Standards: Setbacks and parking

Deanna briefly discussed options for setbacks and parking standards for new buildings. She explained that the current front set back is 50 feet, with many of the buildings in West Chatham located at or near this setback. She illustrated how there are currently different parking configurations in the neighborhood including parking in front of the buildings on the properties and parking to the side or rear of the properties.

She asked participants about current available parking in West Chatham and asked if parking availability in West Chatham was: too little; too much; about right; not sure. Most participants indicated that there was either too much or about the right amount of parking in West Chatham. A participant asked if there was a study to confirm the parking availability in West Chatham, and Deanna indicated that there was not, although the tendency is to think that "too little" parking in West Chatham is not currently a problem.

Participants offered the following suggestions for parking and setbacks in West Chatham.

- Require landscaping with parking – all new parking projects should include landscaping
- A mix of parking options is okay, as long as there is adequate landscaping
 - Some businesses prefer visible parking to help indicate that their business is open and busy
 - Some participants preferred less parking in the front of buildings while others did not mind parking in the front of buildings
 - Parking is not grandfathered and new uses require parking review as part of site plan review. Landscaping requirements are considered under site plan review and these requirements can be changed.
- A mix of setbacks is okay
 - There is a preference that West Chatham not look like Dennisport or Harwich Port where the buildings are located too close to the road
 - Buildings set closer to the road will slow traffic speeds.
- Access (entrances and egresses) will play a role in how far buildings are set back and what their parking configuration looks like. It should be safe for pedestrians.
- A common parking area (e.g. near or behind D'Angelos) would facilitate a walkable business center. It was also noted that this concept had been identified during a prior planning process.

Next Steps

Deanna thanked participants for their very useful feedback and input. The Facilitator explained that the input provided will be summarized into a single text document and made available to meeting participants on the project website (<http://chathamrte28corridor.weebly.com>). She added that if participants reviewed the summary and believed that something was not accurately captured that they should contact Deanna so that changes could be made to remedy the concern. She added that the Planning Board, working with staff, will analyze the input received & draft proposed changes to the Protective (Zoning) Bylaw. She encouraged participants to continue to stay involved & provide input via emails, Planning Board meetings and workshops, and the project website.

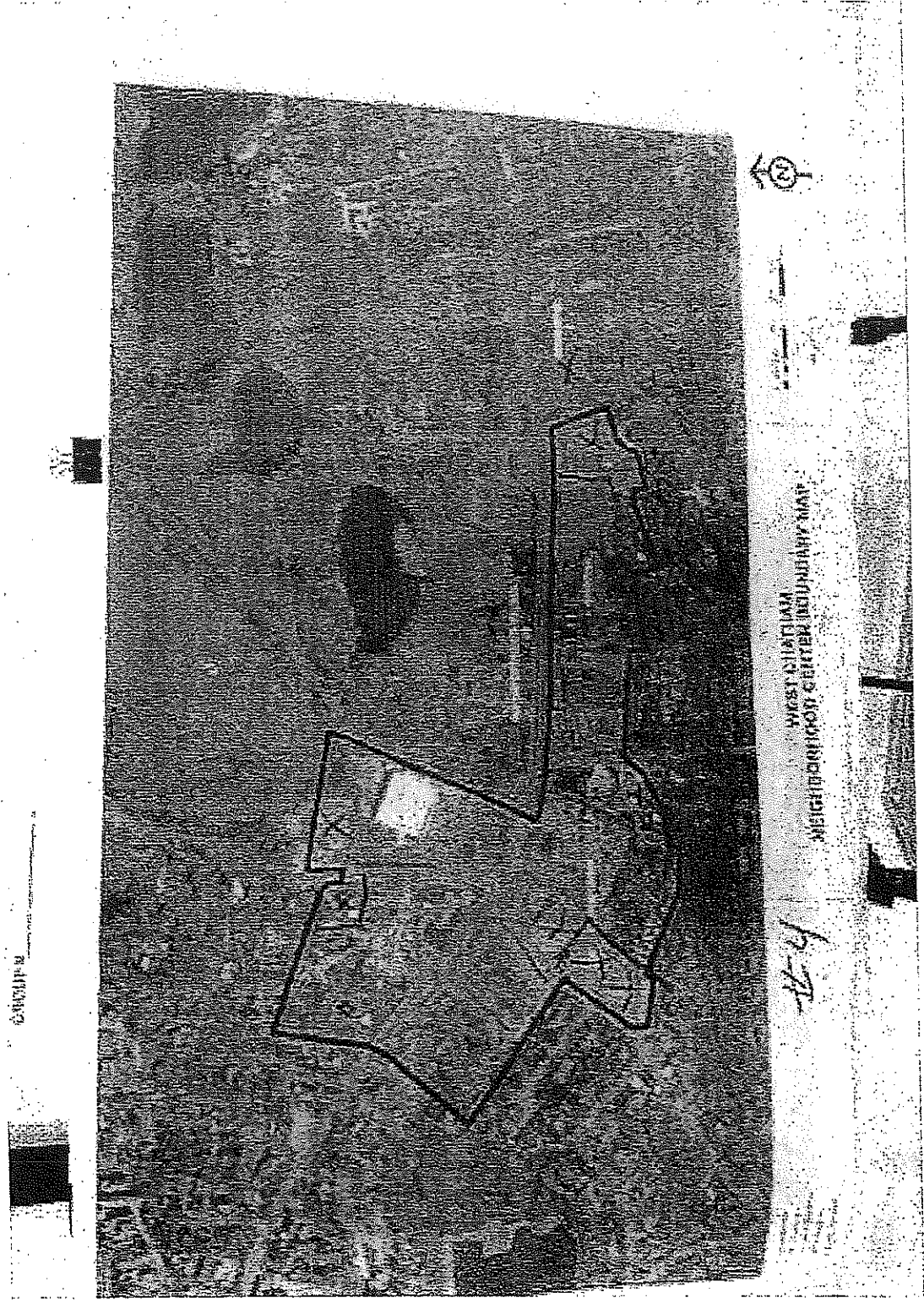
Public Comment

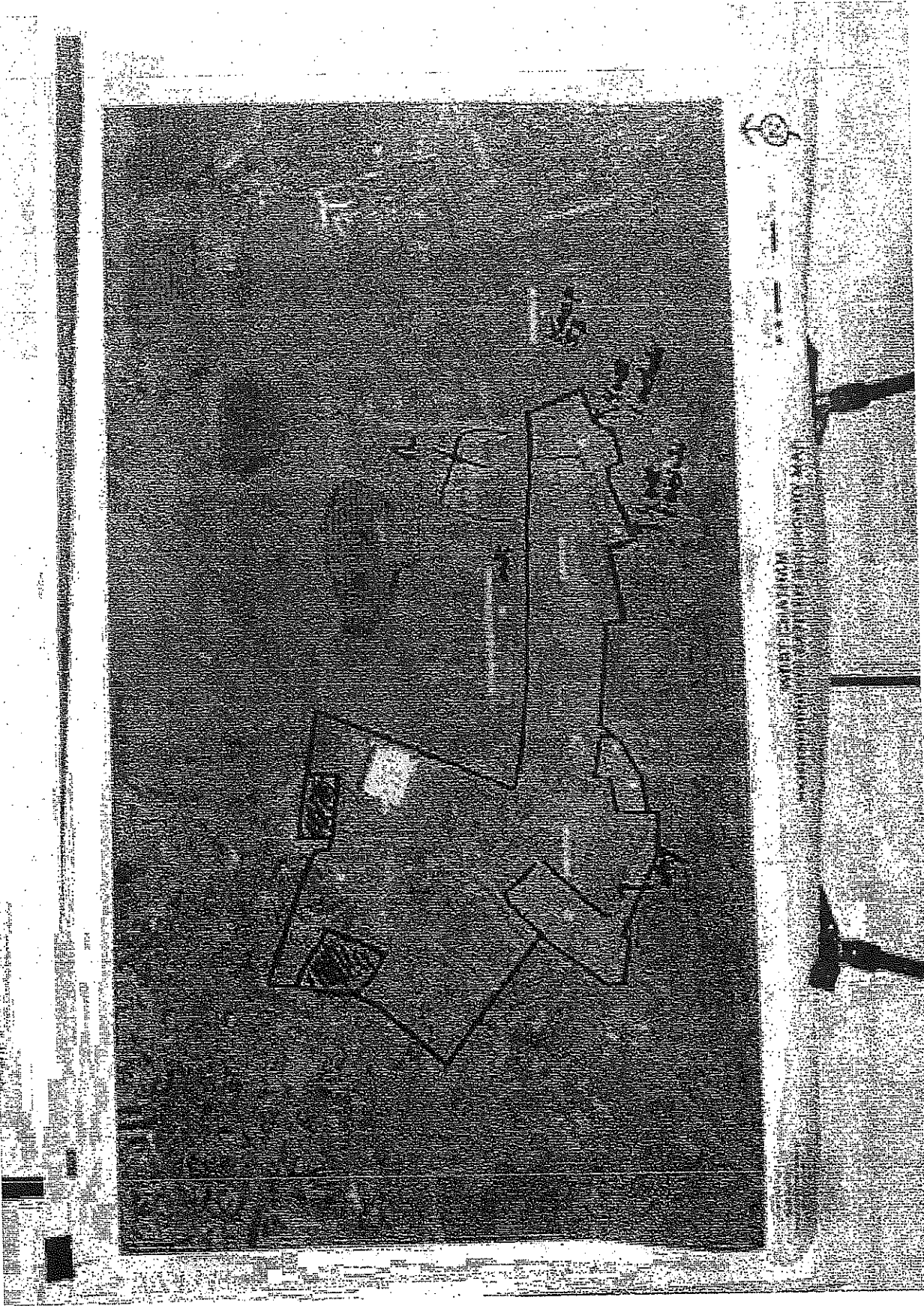
There was no public comment

Attendees

Twenty-one people attended the meeting, fifteen of whom self-identified as West Chatham residents, property owners or business owners. In addition, two members of the Board of Selectmen, two members of the Planning Board, and six staff/project team members.

Appendix 1: Boundary recommendations from Workshop participants Three tables participated in this exercise.





Hand delivered 6/18/15

MEMORANDUM

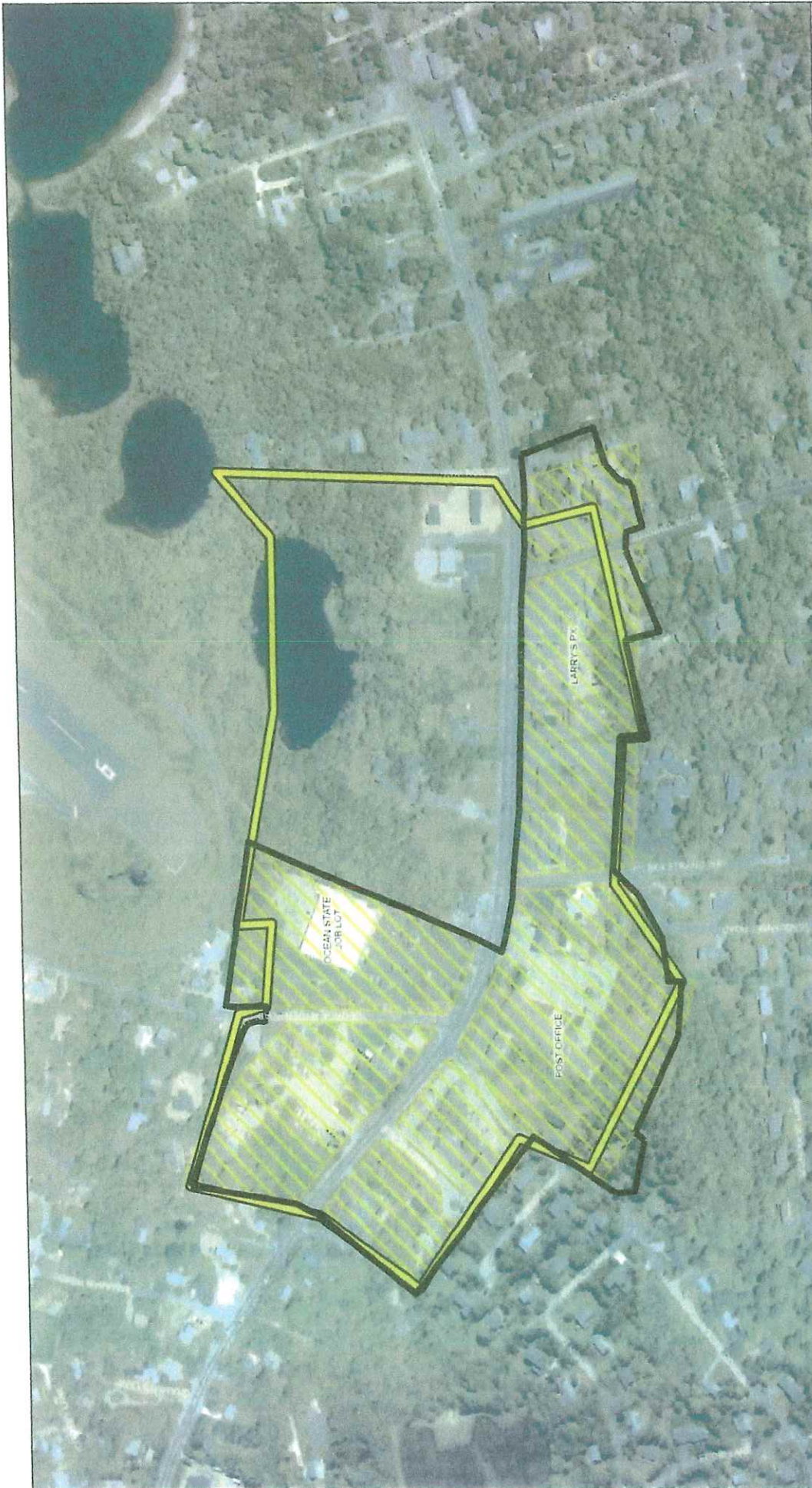
18 June 2015

From: John Payson
To: Deanna Ruffer

More transparency is needed in the written record of what transpires at the meeting:

1. Please include names and street addresses of all attendees.
2. If part of the session involves individual tables, please include names of all attendees participating at each table.
3. Please include comments made during the meeting and at each of the tables identifying, by name, all persons who made the comment.
4. Any formats which are proposed to be subject to analysis should identify the person(s) voting for, against or abstaining on each item which is to be included in the tabulation.

Many thanks for your kind consideration,

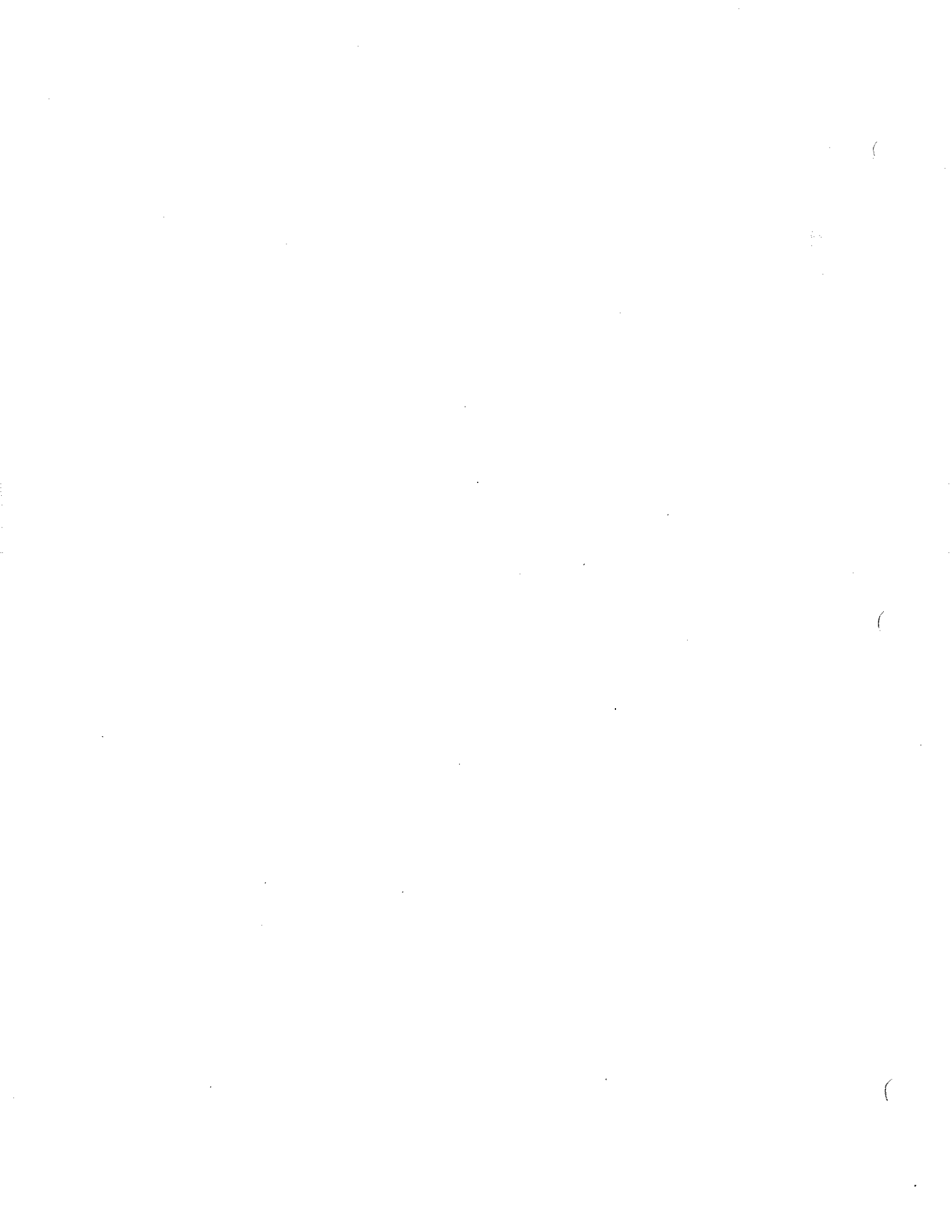


OCTOBER 15, 2014

WEST CHATHAM NEIGHBORHOOD CENTER BOUNDARY MAP

- COMP PLAN NEIGHBORHOOD CENTER
- CAPE COD COMMISSION NEIGHBORHOOD CENTER
- HAUSNERGULICK NEIGHBORHOOD CENTER

NOTE: THE INFORMATION ON THIS MAP IS INTENDED FOR PLANNING AND REFERENCE PURPOSES ONLY

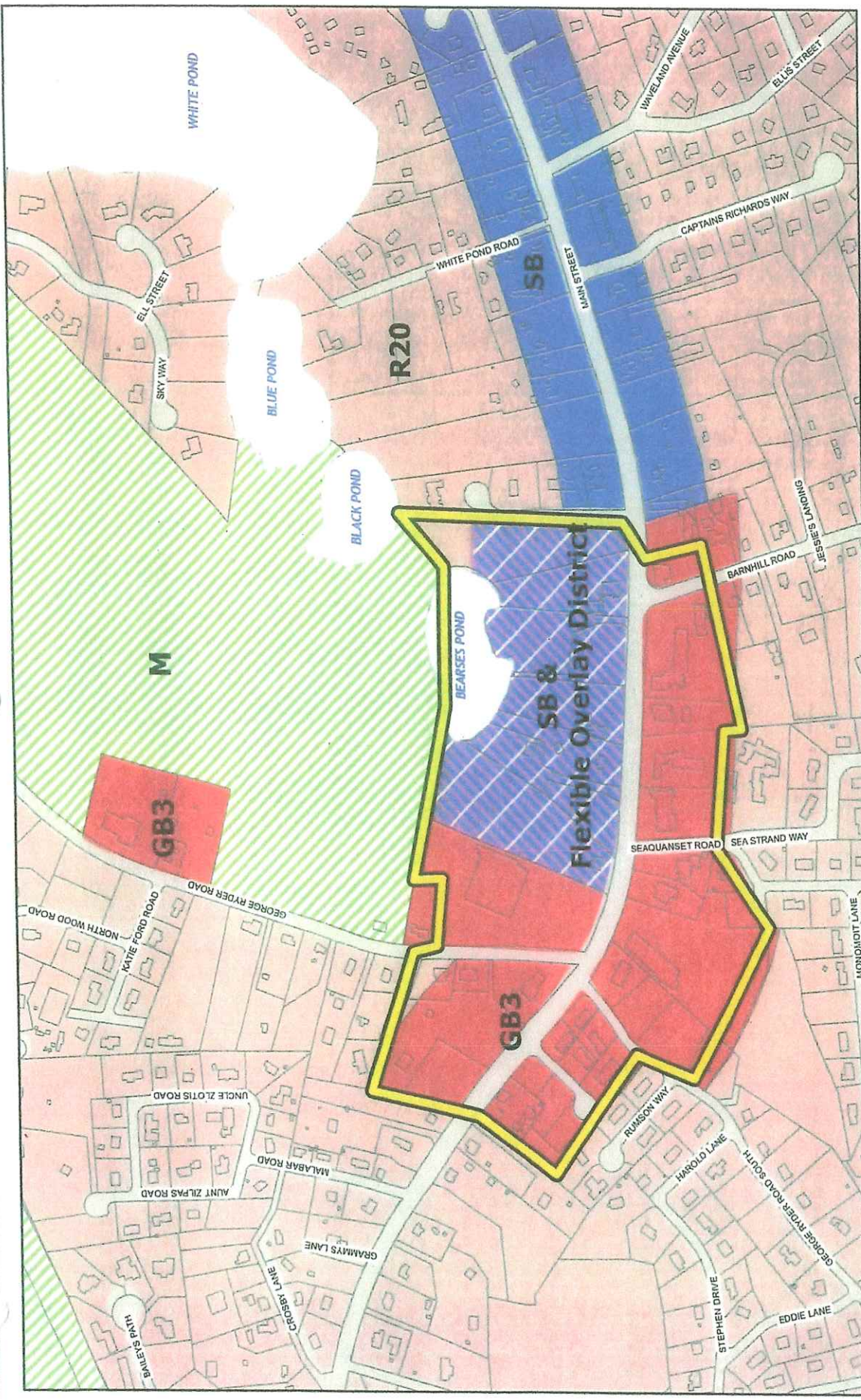




0 155 310 620 Feet

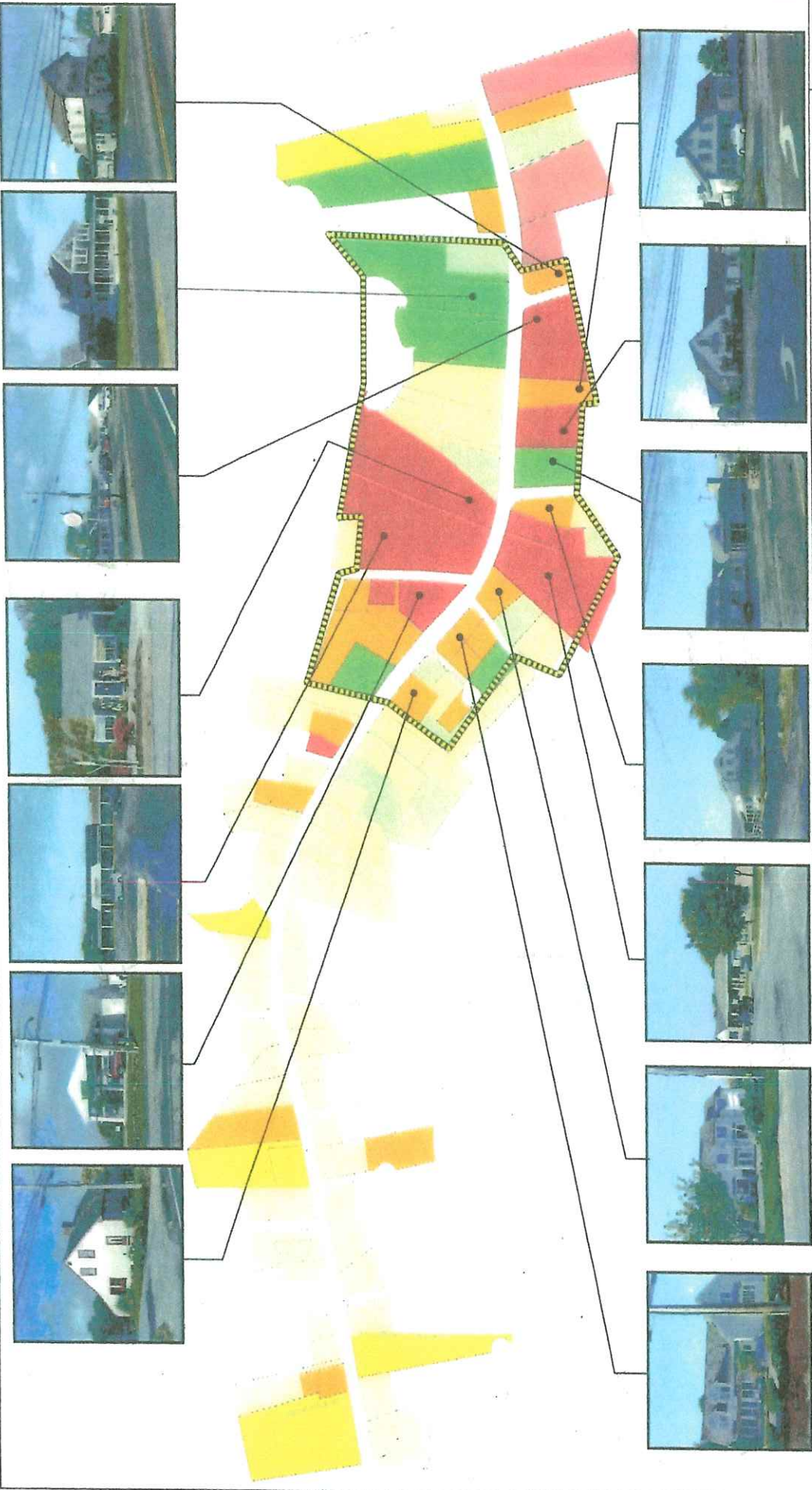
April 27, 2015

WEST CHATHAM ZONING WITHIN ROUTE 28 CORRIDOR



	West Chatham Neighborhood Boundary (Comp Plan)
	Zoning GJ/2015
	DISTRICT General Business 1 (GB1)
	General Business 2 (GB2)
	General Business 3 (GB3)
	Small Business (SB)
	Industrial (I)
	Municipal (M)
	Municipal Conservation (MC)
	Residential 20 (R20)
	Residential 20A (R20A)
	Residential 30 (R30)
	Residential 40 (R40)
	Residential 40A (R40A)
	Residential 60 (R60)
	Residential Seashore Conservancy (RC3)
	OTHER
	Flexible Overlay Districts

NOTE: THE INFORMATION ON THIS MAP IS INTENDED FOR PLANNING AND REFERENCE PURPOSES ONLY.

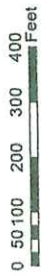
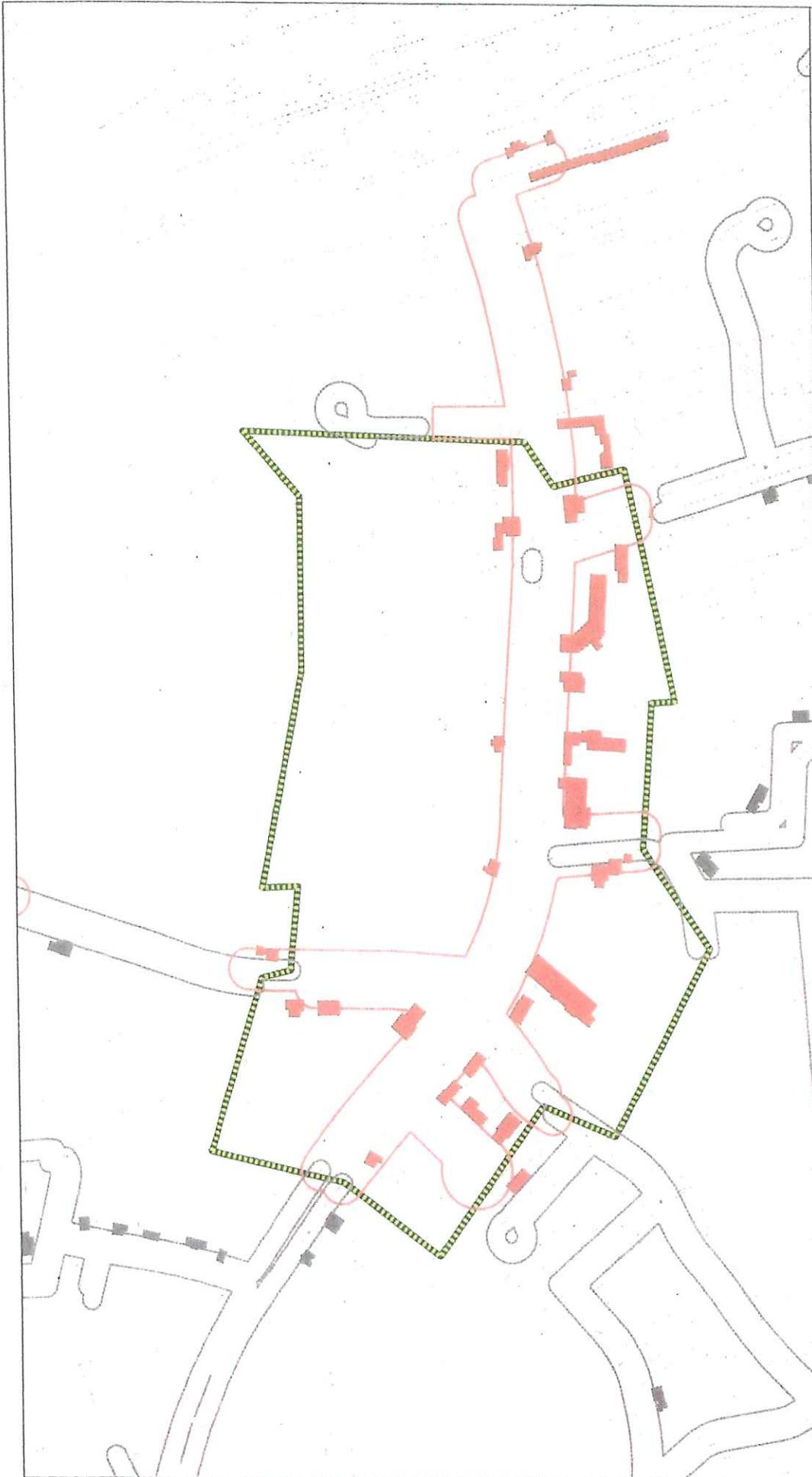


MAY 26, 2015

WEST CHATHAM EXISTING LAND USE WITHIN ROUTE 28 CORRIDOR

- EXISTING LAND USE**
- WEST CHATHAM NEIGHBORHOOD BOUNDARY (CMP PLAN)
 - SINGLE FAMILY RESIDENTIAL
 - MULTIPLE DWELLINGS ON A SINGLE PARCEL
 - VACANT/DEVELOPABLE
 - MIXED USE
 - COMMERCIAL
 - HOTEL/COUCHAGE COLONY
 - MUNICIPAL/INSTITUTIONAL/CONSERVATION

NOTE: THE INFORMATION ON THIS MAP IS INTENDED FOR PLANNING AND REFERENCE PURPOSES ONLY.



OCTOBER 15, 2014

WEST CHATHAM SETBACK ANALYSIS

SETBACK ANALYSIS
 ■ STRUCTURES WITHIN 50 FT SETBACK (NON-CONFORMING 083.5B) 32
 ■ STRUCTURES WITHIN 25 FT SETBACK (NON-CONFORMING 020.172 BUILDING 2014)
 ■ 25 FT SETBACK RD
 ■ 50 FT SETBACK - 083.5B
 ■ WEST CHATHAM NEIGHBORHOOD BOUNDARY (CCMP PLAN)





NOTE: THE INFORMATION ON THIS MAP IS INTENDED FOR PLANNING AND REFERENCE PURPOSES ONLY.



0 155 310 620 Feet

April 27, 2015

WEST CHATHAM ZONING WITHIN ROUTE 28 CORRIDOR

-  West Chatham Neighborhood Boundary (Comp Plan)
-  IIA Historic Register Structures
-  Parcels with structures 75 years or older
-  Historic District Boundary (3/2015)

NOTE: THE INFORMATION ON THIS MAP IS INTENDED FOR PLANNING AND REFERENCE PURPOSES ONLY.

