
East Harwich Commercial Zone Concept

Overview

This approach to development in the existing East Harwich Commercial Zone is based on at least nine years of research and study as well as current input from the townspeople and experts. The Planning Board's East Harwich Subcommittee is reaching out to the community while the process is ongoing, to ensure consensus. The goal is to create sustainable growth that will eliminate the current piecemeal approach that could result in overdevelopment and inadequate natural resource protection.

- Comply with the Board of Selectmen's vision/direction for East Harwich.
- Integrate wastewater and storm-water run-off planning to preserve the aquifer and adhere to Massachusetts Estuary Project requirements.
- Balance growth with open space and land conservation needs.
- Focus on village form with pedestrian-friendly design and useable green space.
- Incorporate residential components (including 10% affordable housing) with commercial space.
- Use the Cape Cod Commission Growth Incentive Zone tool to regulate growth for 10 years with flexibility for changes in development trends.

Workshops - May and June 2014

Workshops to provide information and gather Town input:

Wednesday, 21 May; Wednesday, 4 June; Wednesday, 18 June

Workshops to be held at the Harwich Community Center

6:30 - 8:30pm

(Workshops will be taped and rebroadcast on the
Harwich Community TV Channel)

Workshop I - Wednesday, 21 May 2014

Introduction, Current Situation and Overview of Concept

Workshop II - Wednesday, 4 June 2014

Review of Workshop I
Village Form, Wastewater and Conservation

Workshop III - Wednesday, 18 June 2014

Review of Workshop I and II
Growth Incentive Zone Process and Timetable

**PLEASE COME TO THE WORKSHOPS AND
PARTICIPATE ACTIVELY IN CREATING
AN EAST HARWICH FOR THE FUTURE.**

Planning Board

East Harwich Subcommittee

May 2014

Documents and Studies

East Harwich Village Initiative
Report (2006)

Retail Marketing Assessment
(2008)

Zoning Framework (2009)

Traffic Analysis (2009)

EHVC Handbook (2011)

Harwich Local Comprehensive Plan
(2011)

Planning Board Proposed Zoning
(2012)

East Harwich Vision - Board of
Selectmen (March 2013)

Implementation of East Harwich
Vision (July 2013)

Fall 2013 - Winter 2014

East Harwich Village Collaborative
- (10/23/2013)

Harwich Chamber of Commerce -
(10/29/2013)

Mashpee Commons Developer -
Douglas Storrs (11/5/2013)

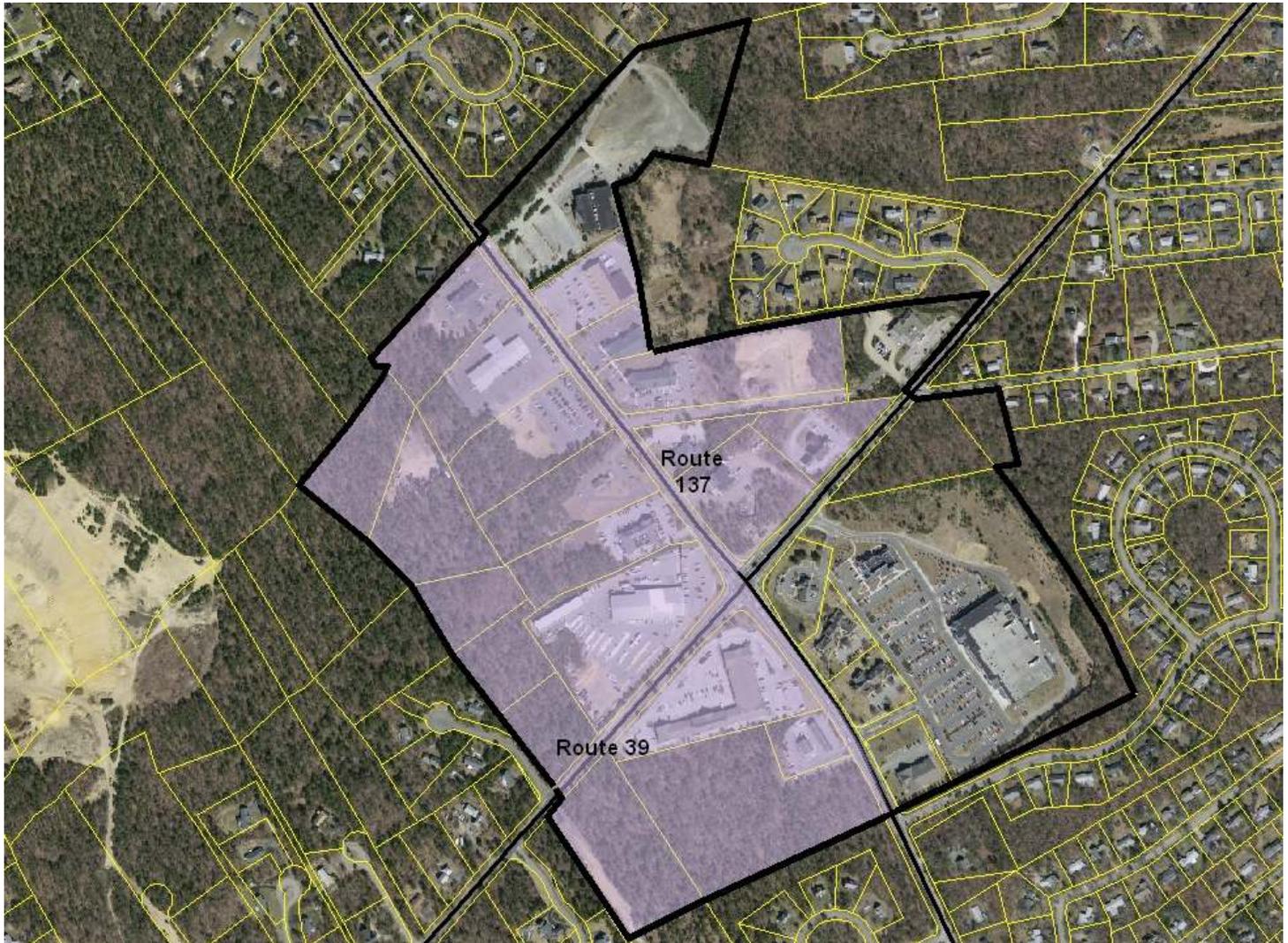
East Harwich Community
Association and Area Residents -
(12/3/2013)

Harwich Realtors (12/12/2013)

East Harwich Commercial Property
Owners (2/6/2014)

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Planning Board
East Harwich Subcommittee
May 2014



Proposed area of development in existing East Harwich Commercial Zone-2, shaded in light purple, at the crossroads of Rte 137 and Rte 39.

- Wastewater treatment standards that will protect water resources in the area
- Enough density to facilitate cohesive development and pedestrian connectivity
- Incorporate a residential component that includes affordable housing
- Site coverage based on compliance with village form design standards
- Low enough total development to minimize traffic and other impacts
- Prohibition of unwanted uses