

1. LAND USE/GROWTH MANAGEMENT

1.1 PLAN SUMMARY

This Land Use and Growth Management element of the Dennis Comprehensive Plan serves two basic functions. First it discusses the land use planning and regulatory issues that we must deal with in the foreseeable future. Secondly, it will serve to synthesize the recommendations of all the other elements of the plan with regard to the siting of new facilities and the management of land uses.

It begins with a review of the history of development and of growth controls in Dennis and describes the process used in its development and in seeking public input on its content.

1.2 INTRODUCTION

Statement of Purpose

This element of the Dennis Comprehensive Plan is intended to serve as:

- an inventory of existing land uses,
- a history and projection of land use and population growth,
- a discussion of important land issues facing the town,
- an analysis of projected growth impacts on town services, facilities and quality of life,
- a synthesis of land use-related recommendations from the other elements of the Plan; and,
- a statement of policies and actions required to cope with projected growth and ensure a continued high quality of life.

1.3 CONCERN

Prominent in the recent history of our town is concern over the speed and intensity of growth in development, particularly residential development. We are a town the majority of whose citizens want to live in a Seaside Village atmosphere and believe there is grave danger of Dennis' outgrowing this desirable size and character. We are late, very late, in attacking the problem of growth control. Less than 20% of our land, and particularly only 12% of our residential land, remains open and subject to future decisions as to whether and how it will be developed.

The Local Planning Committee sponsored a town-wide survey in the fall of 1994. Although this survey is several years old, many of the concerns highlighted within the survey results still holds true today. 6,500 surveys were sent out, 1,300 per village. 1,027 surveys or just fewer than 16% were returned. A very strong percentage of the respondents felt it important to preserve open space. Please refer to Appendix 1.A for complete survey results. In addition, a series of three outreach workshops were held in the spring of 1995. The overwhelming sentiment expressed in these workshops was the desire to preserve the rural and community character of the Town. Please refer to Appendix 1.B for a complete report of these workshops.

1.4 CONCLUSION

The Town seeks to encourage sustainable growth and development consistent with the preservation of natural resources, while at the same time maintaining Dennis' natural environment in order to maintain Dennis' economic health and quality of life, and to encourage the preservation and creation of village centers that provide a pleasant environment for living, working and shopping for residents and visitors. The following sections provide an inventory and analysis to support and achieve this conclusion.

1.5 INVENTORY

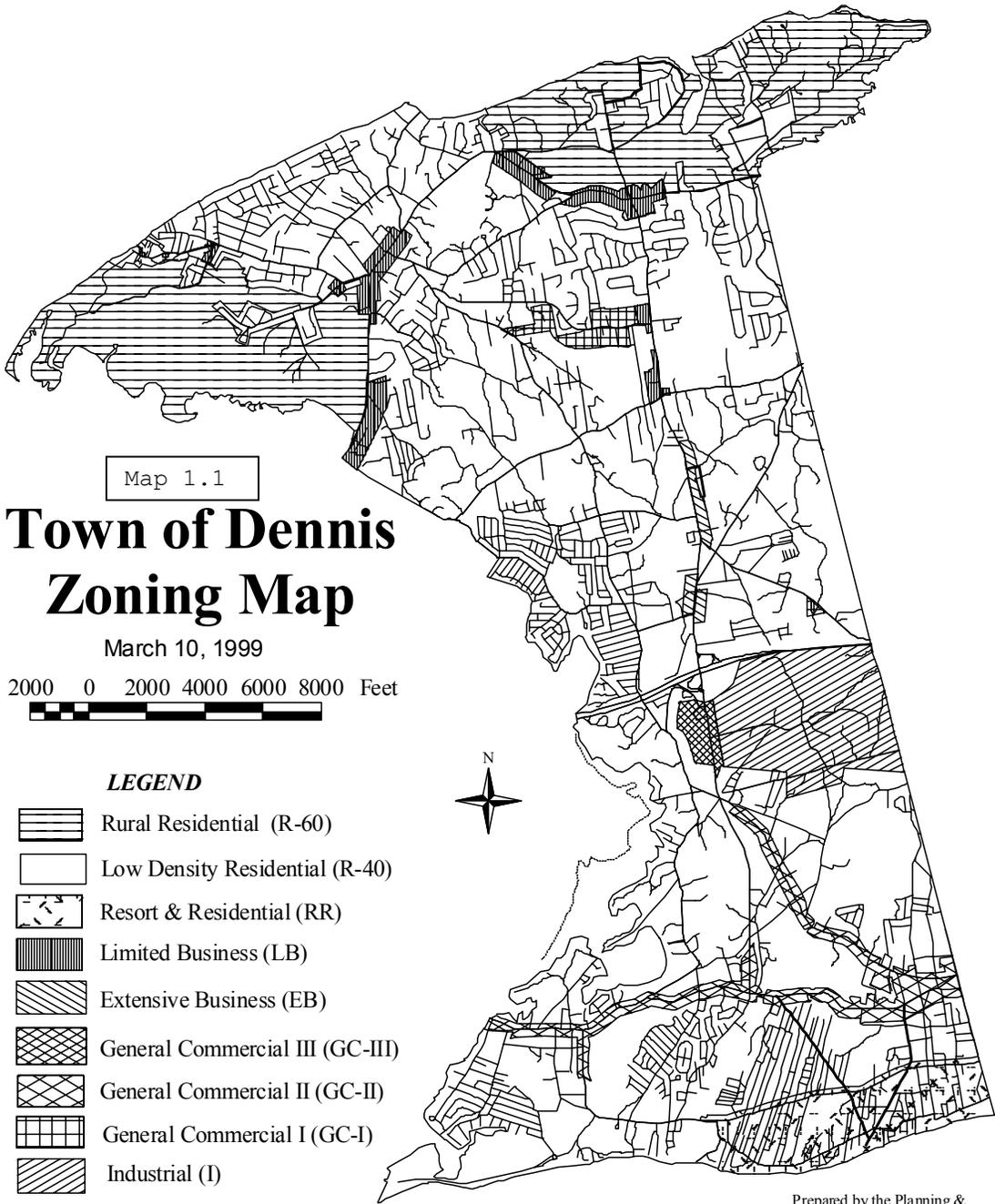
Zoning & Land Uses

Current residentially zoned land, which consists of Rural Residential (R-60), Low Density Residential (R-40) and Resort and Residential (RR), makes up approximately 89% of the total land area of the Town, or 12,110 acres. It is important to keep in mind that under current zoning within the RR zoning district certain commercial uses (auction galleries, gift shops, arts and crafts, antique shops and restaurants) are allowable with the granting of a special permit. Furthermore, within certain commercial zones (GC-II and GC-III, and LB) one and two dwelling units are allowable by right and within other commercial zones (GC-I, GC-II, GC-III EB, LB) multiple dwelling units are allowable with the granting of a special permit. Map 1.1 is the current Zoning Map for the Town. Table 1.1 breaks down the acreages of the various zoning districts within the Town, while Table 1.2 presents a breakdown, in percentages, of the residential, commercial and industrial zoned land. It summarizes the total area, the percentage of the land that is developed and the percentage that remains for development. Commercially zoned land, which consists of Limited Business (LB), Extensive Business (EB), General Commercial I, II and III (GC-I, GC-II & GC-III) and Industrial (I) makes up the remaining 11% or 1,410 acres. (Table 1.1 and 1.2)

TABLE 1.1
ZONING DISTRICTS BY ACREAGE

ZONING DISTRICT	TOTAL ACREAGE
R-60	1,957
R-40	9,699
RR	539
LB	179
EB	51
GC-I	79
GC-II	411
GC-III	60
I	545
TOTAL ACRES	13,520 ¹

¹ This area does include roads. Source: Town of Dennis GIS System, based on 2001 data.



Map 1.1

Town of Dennis Zoning Map

March 10, 1999

2000 0 2000 4000 6000 8000 Feet

LEGEND

-  Rural Residential (R-60)
-  Low Density Residential (R-40)
-  Resort & Residential (RR)
-  Limited Business (LB)
-  Extensive Business (EB)
-  General Commercial III (GC-III)
-  General Commercial II (GC-II)
-  General Commercial I (GC-I)
-  Industrial (I)

Prepared by the Planning & Appeals Office February 1999

Table 1.3 presents a slightly wider perspective of the various land uses within the Town. This table breaks the land uses out by land use categories: Residential; Commercial; Industrial/Automotive; Developable; Open Land, Undevelopable; Agricultural; County/State/Federal Government; Town Owned; and, Tax Exempt Institutions. For each of the categories it presents the number of parcels, the acreage and the percentages of the total land area each category accounts for. From this table one can see that less than 20% of the land remains open and subject to future decisions as to whether and how it will be developed.

Table 1.2
DENNIS LAND USE BREAKDOWN BY ZONING TYPES¹

Zoning District	Total Area	% Developed	% Remaining for Development
RESIDENTIAL	100%	88%	12%
R60, R40 & RR	12,195 acres	10,743 acres	1,452 acres
COMMERCIAL	100%	42%	58%
LB, EB, GCI II & III	780 acres	339 acres	451 acres
INDUSTRIAL	100%	10%	90%
	545 acres	55 acres	490 acres

¹Total land area used is 13,520 acres, which does include roads. 1998 data.

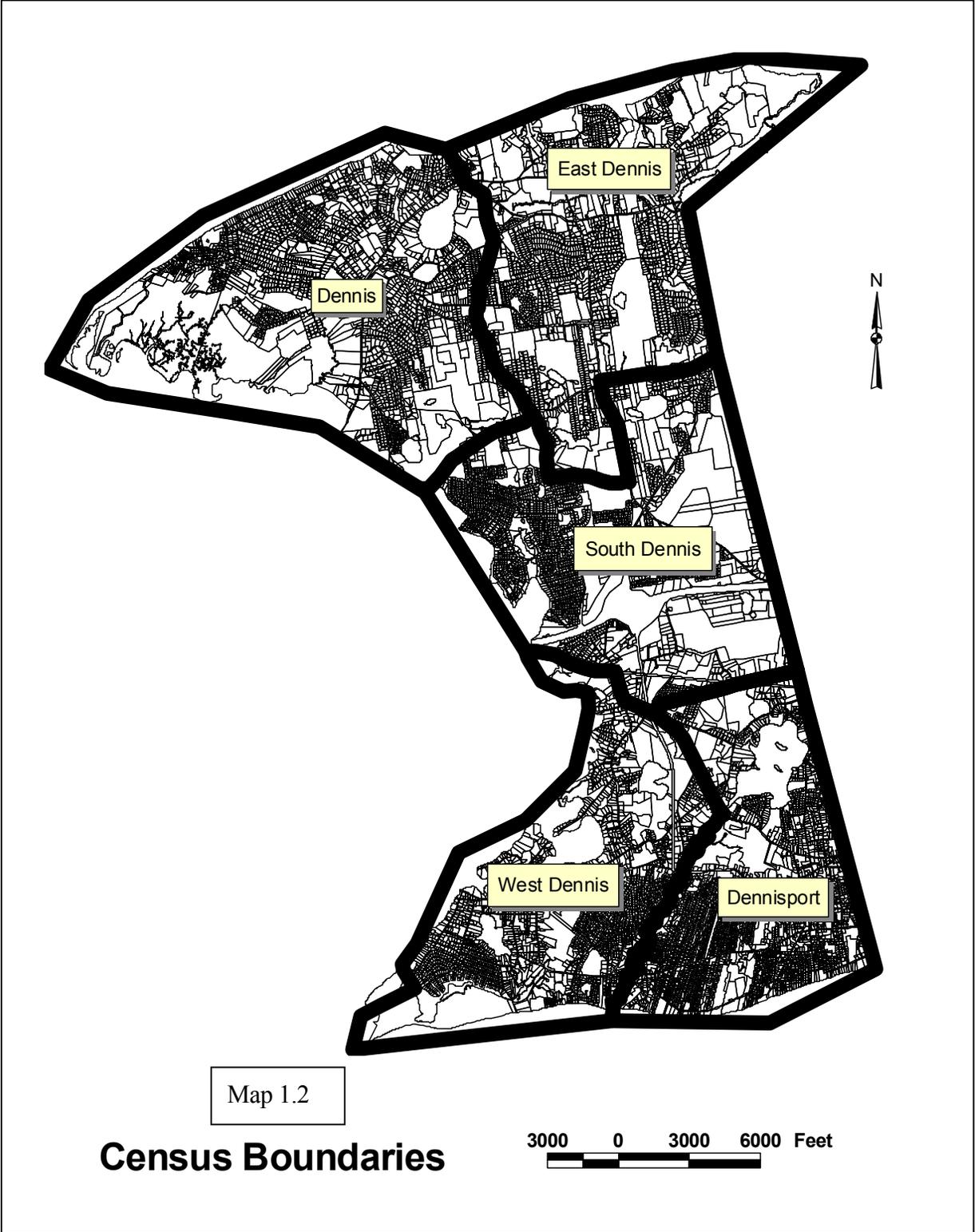
Source: Assessors and Town GIS

TABLE 1.3
LAND USES BREAKDOWN BY LAND USE CATEGORIES

LAND USE CATEGORIES	PARCELS	AREA ACRES	PERCENTAGE
Residential	11,520	4,945	42.1
Commercial	265	378	3.2
Industrial/automotive	55	54	0.5
Developable	1,839	2,087	17.8
Open Land, Undevelopable	874	1,463	12.4
Agricultural	29	206	1.8
County/State/Fed. Gov't	13	65	0.6
Town Owned Land ¹	370	2,532	21.5
Tax Exempt Institutions	17	20	0.2
TOTAL	14,982	11,751 ²	100.0

¹1% of town-owned land is developed = 11.1%

²This number does not include roadways and ponds.



Map 1.2

Census Boundaries

3000 0 3000 6000 Feet

Build Out

Build out analysis is a tool to allow a community to understand what could potentially happen as the town grows. Actual build out can be affected by a number of conditions that are not always as clear-cut or black and white as is developed from a simple formula applied to zoning. Land ownership issues, environmental and other constraints, decisions as to what is the highest and best use for a property are all factors that can change actual build out. However, as a means of taking a static picture of where the town could be if it did not take steps to alter the future, build out is an invaluable tool.

The Town of Dennis, as with all other communities, is broken down into census tracts, Map 1.2. Although the boundary lines are not exactly those of the villages that make up the Town of Dennis, for the purpose of this report these boundaries will be used and are identified as follows: Tract 113 = Dennis, Tract 114 = East Dennis, Tract 115 = South Dennis, Tract 116 = Dennisport and Tract 117 = West Dennis. The following information, regarding residential and commercial/industrial development potential, have been sorted by census tract to provide a more detailed look at where development potential lies. Table 1.4 presents the amount of existing development and the amounts of projected development at build out in each census tract. It is important to note that the build out analysis assumes conversion to highest and best use of each parcel, progress toward build out includes a gradual conversion of residential units in commercial zones and conversion of certain commercial uses in residential zones. This explains why some census tracts show a reduction in single family units from present to build out. In addition, it explains why some commercial districts which do not have large amounts of undeveloped land, but include a number of residential units, show significant commercial development potential.

Table 1.4
Build Out Summary Figures¹

TRACT Village	PRESENT			BUILD OUT		
	Single Family Units	Multifamily Units	Commercial- Industrial s.f.	Single Family Units	Multifamily Units	Commercial- Industrial s.f.
113 Dennis	1,942	305	187,242	2,540	272	650,644
114 E. Dennis	1,746	261	214,308	2,401	316	1,444,270
115 S. Dennis	2,256	167	672,721	2,479	200	4,088,939
116 Dennisport	2,763	1,010	466,527	2,501	967	1,332,253
117 W. Dennis	2,093	541	210,845	2,169	487	681,762
TOTALS	10,800	2,284	1,751,643	12,090	2,242	8,197,686

Table 1.5 shows the same information in a different form. In this table, the percentage change from existing conditions (represented by 100%) to build out conditions is shown. Census tracts that

¹ Source: Monomoy Capacity Study

experience conversion of residential properties to commercial use can be identified by percentages below 100. Percentages above 100 indicate tracts with further development potential.

Table 1.5
Build Out Growth Factors

Tract ¹	Single Family	Multifamily	Commercial/Industrial
113	130.79%	89.18%	347.47%
114	137.51%	121.07%	673.92%
115	109.88%	119.76%	607.82%
116	90.52%	95.74%	285.57%
117	103.63%	90.02%	323.35%
TOTAL	114.47%	103.15%	447.63%

¹ Refer to Map 1.2 for representation of each tract area.

Source: Monomoy Capacity Study

Based on this information and average annual residential and commercial/industrial growth rates residential build out is expected to be reached long before commercial build out.

Map 1.3 shows the developed land, undeveloped land, and protected land using 1999 MacConnell² land use data. This map shows the potential for new development and intensification of existing parcels where undeveloped and unprotected land exists. It does not show the potential for conversion from residential to commercial use in commercial zones as assumed in the build out analysis, or the potential for intensification of commercial parcels through the addition of second story.

² MacConnell landuse is from aerial photo interpretation (1:25,000 scale). Digitized by the Resource Mapping – Land Information Systems Department of Forestry and Wildlife Management, UMass, Amherst in corporation with the EOEa MassGIS project and the Cape Cod Commission.



Map 1.3

1999 Land Use

2000 0 2000 4000 6000 Feet



Commercial/Industrial Development
Residential Development
Parcel Lines



The existing amount of commercial/industrial development and the commercial/industrial development potential for Dennis is summarized in Table 1.6. In the commercial zoning districts (LB, EB, GC-I II & III) 1,880,257 square feet of commercial space existed as of 1996. By the time the commercial areas are built out to their fullest potential, under current zoning, the Town could see that number increase to 5,525,270 square feet of commercial space, or an increase of 3,645,013 square feet of commercial space. Nearly three times the existing commercial space. Since 1996, the Town of Dennis has acquired a number of landholdings, including several commercial parcels along Route 134 (MelPet Farms being the most visible acquisition). The net result of these acquisitions is to lessen the impacts of this build out scenario.

For the industrial area the increase is even more shocking. As of 1996 there was 304,299 square feet of industrial space. By the time the industrial area reaches build out, again under current zoning, the Town could see an increase to 3,061,844 square feet of industrial space. This is an increase of 2,757,545 square feet or an increase of nearly ten times the existing industrial space. However, it should be noted that the current industrial uses in the Dennis Industrial Zone is truly focused to land-intensive uses, including land-fill operations, recycling, extraction etc, including the single largest parcel. The town landfill contains approximately 154 acres (28%) of the 545 Industrially zoned acreage. This site, due to the nature of the cap, is not conducive to intensive industrial development.

In addition to the commercial and industrial figures, Table 1.6 summarizes the existing residential units and residential development potential and provides population projections for the various development scenarios described earlier.

Public and Quasi-Public Lands

Of the total land area that makes up the Town of Dennis, 3,074.15 acres are owned publicly or quasi-publicly. In most cases this land can be considered protected land or open space. Protected land is defined as land that is permanently reserved from development or conversion. Some of the land we think of as being open space or protected, when in reality it is unprotected. Unprotected land is defined as land with only temporary protection, or having the potential for future protection. Table 1.7 summarizes the different land uses by acreages of land that is both protected and unprotected.

There are sixteen (16) large vacant parcels within the Town, ranging from 6.00 to 22.00 acres. These properties make up a total of 189 acres of vacant land that is unprotected from development. Table 1.8 lists these sixteen parcels. Many of these parcels are developable.

TABLE 1.6
Existing Development and Build Out Potential

COMMERCIAL:		
LB-I, EB, GC-I, GC-II & GC-III	Existing Commercial (sq ft)	1,880,257
	Build-Out Commercial (Total sq ft, includes existing)	5,525,270
INDUSTRIAL: I		
	Existing Industrial (sq ft)	304,299
	Build-Out Industrial (Total sq ft, includes existing)	3,061,844
RESIDENTIAL: R-60, R-40 & RR		
	A. single, mixed-use and multi family units in commercial zones	640
	B. single, mixed-use and multi family units in industrial zone	20
	C. single & mixed family units within residential zones	12,424
	Existing Residential Units – TOTAL	13,084
	A. single, mixed-use and multi family units in commercial zones	733
	B. single, mixed-use and multi family units in industrial zone	23
	C. single & multi family units within residential zones	14,086
	Build-Out Residential Units - TOTAL (including existing units)	14,882
	Year Round Population at Residential Build-Out, assuming 1990 census data for year round occupancy and average number of persons per unit	14,277

Source: Monomoy Capacity Study

Table 1.7
SUMMARY OF OPEN SPACE LANDS¹

LAND USE	Protected Areas	Unprotected Areas	Comments
Parks & Beaches	327.34	0	50 Sites
Public Water Supply	825.06	9.26	Unprotected water tower sites, some parcels to be used for Pathways
Schools	0	52.95	Two schools with fields & gyms
General Municipal	0	62.61	Landfill, sand pit, other
Open Space			
Town Conservation Commission	823.36	0	Dedicated to conservation purposes
MA Division of Fisheries & Wildlife	6.34	0	Chase Garden Creek marsh
MA Division of Forests & Parks	24.64	0	Rail Trail, Fire Tower
Dennis Conservation Trust	285.51	0	Private, nonprofit
Massachusetts Audubon Society	1.75	0	Sesuit Creak Marsh
Ch. 184 conservation restrictions	74.15	91.49	Private land, town hold Crs
Common space, cluster subdivisions	0	150.31	Homeowner assoc. unprotected
Cemetery			
Town Cemeteries	62.48	0	Town owned
Swan Lake Cemetery	6.02	0	Private
Golf			
Dennis Pines Golf Course	162.6	0	Town owned, open to the public
Dennis Highlands Golf Course	473.0	0	Town owned, open to the public
Other Recreation	1.9	0	Dennis Village Green, playground
Active Agriculture			
Chapter 61A lands	0	134.6	Private; Ch. 61A, commercial
Other farms	0	18.71	Not assessed under Ch. 61A
OPEN SPACE ACRES	3074.15	519.93	
% TOWN LAND MASS (acres) of 13,645	23%	4%	

¹"Protected" means permanently reserved from development or conversion.

"Unprotected means lands with temporary protection or having the potential for future protection.

**TABLE 1.8
LARGE UNPROTECTED UNDEVELOPED PARCELS IN DENNIS - 1997**

LOCATION	ACRES	MAP/PARCEL	COMMENTS
Crowe's Pasture, E.D.	22.00	415/1	Abuts Town Cons. Land
149 Gage's Way, S.D.	20.22	177/47	Abuts Route 6
861 Scargo Hill Rd., D	18.10	352/14	Cons. Rest. to 2000
1215 Route 134, E.D.	16.88	314/36	Berry Bog, Ch. 61A
370 Route 134, S.D.	13.46	129/52	Abuts CC Rail Trail
570 Route 134, S.D.	12.14	150/23	In S.D. Hist. Dist (?)
1117 Route 6A, E.D.	10.12	374/2	Cons. Rest. to 2001
88 Mayfair Rd., S.D.	9.00	185/60	Mostly Wetland
329 Old Chatham Rd., S.D.	8.73	192/6	Wellfield (?)
72 Old Towne Ln., E.D.	8.18	407/29	3-Lot Subdiv. - Wetlands
30 Beach St., D	7.95	328/38	Abuts Chase Garden Creek
68 Old Chatham Rd., S.D.	7.47	198/130	Abuts Wellfld, other O.S.
254 Sesuit Neck Rd., E.D.	7.40	409/47	Mostly Wetland
Off 820 Main St., D	7.17	370/39	Headwtrs of Chase Gar Crk
458 Route 6A, D	6.92	305/31	Abuts Tobey Farm & Chase Garden Creek
51 Upper County Rd., S.D.	6.00	130/54	3 Lot Subdivision
TOTAL	189.00 ACRES		

Source: Dennis Assessors Records, 1997

Residential and Commercial Building History

The building history within the Town of Dennis over the past twenty years has seen its ups and downs. The height of the single-family home construction took place in 1979 and again in the early to mid 1980's. From 1979 to 1995 there was an increase of 2,626 housing units in the Town or an increase of 21%. A "housing unit" is categorized as a single-family home, a unit within a multifamily dwelling, a unit within a condominium or a unit within an apartment. The average yearly increase in the number of housing units, from 1979 to 1995, was 154 units per year. Table 1.9 presents the estimated number of housing units for each year from 1979 through 1995. The estimated housing units were calculated by adding the U.S. Census estimate of housing units in Dennis (base year being 1990) to each year's issued building permits for single family, multifamily and condominium/apartment dwelling units. The total assumes that construction of all housing units for which a permit was issued.

Table 1.9
HOUSING UNIT HISTORY 1979 - 1995

Year (Jan. 1)	Estimate of Housing Units
1979	12,368
1980	12,580
1981	12,737
1982	12,894
1983	13,074
1984	13,260
1985	13,460
1986	13,662
1987	13,810
1988	N/A
1989	14,502
1990	14,575
1991	14,635
1992	14,704
1993	14,809
1994	14,898
1995	14,994
1996	15,091

Year (Jan. 1)	Estimate of Housing Units
1997	15,190
1998	15,269
1999	15,402

Source: U.S. Census 1980, 1990 and Town Building Commissioner's Reports.

In 1979, 252 building permits were issued for single family dwellings. In 1991, only 60 building permits were issued for single family dwellings, duplexes, multifamily and apartments. Table 1.10A shows the history for residential building permits for 1979 through 1997. Broken out within Table 1.10A are the number of building permits issued for additions, alterations, 1 family homes, duplexes, apartments/condominiums and accessory uses.

From 1979 through 1997, permits were issued for 121 new commercial buildings. This would include buildings for commercial use as well as industrial uses. The two big years for new commercial buildings were 1983 and 1987. Beginning in 1991 the Town experienced a vast decrease in the number of building permits issue for new commercial building. In 1996 and 1997 the number of building permits issued for additions and alterations to commercial buildings increased. Table 1.10B outlines the commercial building permit history for 1979 through 1997. Also included within Table 1.10B is a breakout of the number of demolition permits issued for both commercial and residential buildings.

TABLE 1.10A RESIDENTIAL BUILDING PERMIT HISTORY 1979-1999

YEAR	ADDITIONS	ALTERATIONS	SUBTOTAL	1 FAMILY	DUPLEX	APART/CONDO	ACCESSORY USES	TOTALS
1979	122	101	223	252	-	10	80	565
1980	160	128	288	202	-	11	62	562
1981	159	132	291	198	-	7	54	550
1982	162	129	291	152	1	4	61	509
1983	182	111	293	177	0	3	70	543
1984	182	109	291	183	3	0	59	536
1985	190	166	378	193	2	5	68	646
1986	190	164	354	191	0	11	69	625
1987	187	229	416	145	1	2	92	655
1988	195	175	370	88	2	1	77	538
1989	178	164	342	78	1*	0	62	483
1990	150	105	255	67**	-	-	74	396
1991	133	71	204	60**	-	-	64	328
1992	130	82	212	69**	-	-	70	351
1993	141	90	231	108**	-	-	56	395
1994	153	80	233	89**	-	-	80	402
1995	166	84	250	96**	-	-	71	417
1996	156	114	270	97**	-	-	87	454
1997	198	104	302	99	-	-	58	458
1998	143	97	240	79			78	397
1999	189	64	253	133			89	475

*Multifamily, # of units unknown

**May also include duplexes, multifamily and apartments Source: Building Commissioners Records

TABLE 1.10B
COMMERCIAL BUILDING PERMIT HISTORY 1979-1997
&
RESIDENTIAL & COMMERCIAL DEMOLITION HISTORY 1979-1997

YEAR	ADDITIONS & ALTERATIONS	NEW BUILDINGS	TOTALS	DEMOLITIONS, COMM & RES.
1979	29	5	34	10
1980	44	7	51	9
1981	34	8	42	8
1982	38	7	45	3
1983	37	17	54	6
1984	33	4	37	11
1985	37	6	43	7
1986	32	8	40	7
1987	31	17	48	23
1988	40	9	49	25
1989	27	6	33	16
1990	42	9	51	19
1991	29	2	31	16
1992	31	2	33	6
1993	40	2	42	8
1994	42	2	44	12
1995	47	2	49	8
1996	54	4	58	6
1997	51	4	55	17

Source: Building Commissioners Records

Population Trends

Since 1885 the Town has experienced lows and highs in the area of year round population. In 1885 the population was 3,497. This dropped to a low of 1,536 in 1920. The Town did not regain its 1885 population count until after 1955. From 1980 to present the Town has experienced a population growth rate of approximately 4%. Table 1.11 shows the population trends from 1855 to 2000. The population from 1990 to 2000 increased by 15%, the fourth lowest growth rate on Cape Cod. It should also be noted that between 1990 and 2000, the town of Dennis grew at a rate faster than between 1980 and 1990. For a more detailed discussion on the population trends, please refer to the Economic Development Section of the Plan. Table 1.12 expresses population trends since 1980 within the Town of Dennis as well as comparisons with our neighboring towns, Barnstable County as a whole and the State of Massachusetts.

Seasonal population counts are much more difficult to establish. For the purposes of the Licensing Board the average seasonal population is estimated at somewhere around 43,000. Other figures as high as 65,000 people have been estimated.

TABLE 1.11
Population Trends of the Town of Dennis 1855 - 1998

YEAR	POPULATION	YEAR	POPULATION
1885	3,497	1955	3,322
1900	2,335	1960	3,727
1915	1,822	1965	4,374
1920	1,536	1970	6,454 (7,443)
1925	1,749	1975	9,309
1930	1,829	1980	12,709 (12,360)
1935	2,017	1985	13,040
1940	2,085	1990	13,236 (13,864)
1945	2,015	1995	13,493
1950	2,499	2000	(15,973)

SOURCE: Annual Town Reports (U.S. Census)

TABLE 1.12
POPULATION CHANGES AND PROJECTIONS 1980 - 2000
Comparisons with State, County and Other Towns

Error! Bookmar k not defined.	Mass.	Barnstable County	DENNIS	Brewster	Harwich	Yarmouth
Census 80	5,737,037	147,925	12,360	5,225	9,971	18,449
Census 90	6,016,425	186,605	13,864	8,440	10,275	21,174
Growth 80-90	4.9%	26.1%	12.2%	61.5%	14.5%	14.8%
Census 2000	6,349,097	222,230	15,973	10,094	12,386	24,807
Growth 90-2000	5.5%	19.0%	15.1%	19.6%	20.5%	17.2%

Source: Massachusetts Institute for Social and Economic Research (MISER), UMASS-Amherst, 1994.

Water Supply

The Dennis Water District serves the Town of Dennis. The District operates a number of well sites within the Town. Table 1.13 identifies each well by name, location and pumping capacity. As there is no sewer service in Town all properties are served by on-site septic systems.

TABLE 1.13
Dennis Public Supply Wells

WELL NAME	WELL LOCATION	PUMPING RATE (GPM)¹
Main (5 Wells)	Old Bass River Road	700
#1	Old Chatham Road	350
#2	Old Chatham Road	200
#3	Old Chatham Road	250
#4	Old Bass River Road	250
#5	Route 6	450
#6	Old Bass River Road	150
#7	Airline Road	450
#8	Airline Road	350
#9	Grassy Pond	650
#10	Airline Road	700
#11	Old Bass River Road	500

WELL NAME	WELL LOCATION	PUMPING RATE (GPM) ¹
#12	Old Chatham Road	700
#13	Center Street	500
#14	Baker Pond	450
#15	Baker Pond	700
#16	Timber Lane	600
#18	Hokum Rock	700
#19	Setucket Road	700
TOTAL EXISTING SUPPLY		9350
Proposed #20		700
Well #13 will go off line when #20 is used		-500
TOTAL FUTURE SUPPLY		9550

¹GPM = Gallons per minute

SOURCE: Monomoy Capacity Study, Summary Report, Final Report July 1996

1.6 ANALYSIS

Current Trends

Current zoning within the Town of Dennis encourages strip commercial development. The General Commercial II (GC-II) district, for instance, runs the entire length of Route 28 and the length of Upper County Road from Searsville Road south to Route 28 for 200 feet on either side of the road, in most areas. This type of strip development zoning was common practice when comprehensive zoning was adopted for the entire Town in 1973. The result of this type of zoning has not always been ideal. Route 28, in its very nature, is a through road. People don't stop their cars to walk around. They drive from one place to another. As a result the zoning district configurations, traffic and congestion problems have been created in many areas including all of Route 28, Route 134 in various locations, Route 6A, Upper County Road, and Airline Road, just to name a few areas. The Transportation Section of the Plan goes into much more detail on the traffic problems.

Commercial development has primarily occurred where the zoning has allowed, along major roads and highways. Residential developments, subdivisions with new residential streets and homes, have primarily created dead end streets. Very few roads constructed within the last twenty years are actually through roads that can take you from one place to another. Once in a subdivision the only way out is the way you came in. Over the past twenty years many residential developments have taken advantage of the Open Space Village Development provision of the zoning by-laws. This allows a development to have smaller building lots in exchange for open space. Unfortunately however, in many cases the open space has not been designed to be useful, either by the property owners or by wildlife. Further on in the Analysis section each Village will be looked at individually as to build out and the impacts it could have.

Sensitive Environmental Resources vs. Incompatible Land Uses

Dennis has actually been somewhat lucky in this particular area. The Dennis Water District wells and the zones of contribution areas are primarily outside any commercially zoned areas. A few exceptions are the General Commercial I (GC-I) area located on Hokum Rock Road and the Industrial Zoned area. It is important to note that Well #13, which is located just outside the Industrial Zone, will soon to be abandoned and therefore the contribution area for the well will disappear. This is discussed further in the Water Resources Section of the Plan.

Development has occurred within 100 year flood zone areas, along both the south side and north sides of Town. New construction and substantial additions must meet strict building code requirements. In addition to the flood areas, on the south side the Dennisport area has been experiencing high ground water elevations. This problem is illustrative of zoning that does not consider soil conditions when allowing for development. Problems with septic systems and cesspools have been cropping up resulting in the need to construct new, and in some instances, mounded septic systems.

Swan Pond and the Swan Pond River, as with some other wetland areas, have experienced water pollution problems resulting in the closure of shellfish areas. Homes in and around these areas have contributed to the problem with development densities that have overloaded the natural environment's capability to filter septic wastes, failing septic systems or cesspools and runoff from fertilized lawns. Non-point source pollution (runoff from roadways, driveways, etc.) along with wildlife, gulls, swans and ducks, have also contributed to the pollution problems. The Town of Dennis has undertaken a clean-up effort. Home septic systems have been coming into compliance. Educational efforts have been made with regard to the effects of fertilizers and of feeding the birds on wetlands and the Town has worked towards correcting runoff problems from town roads.

Build Out Analysis

Tables 1.4, 1.5 and 1.6 present the build out based on current zoning and development trends. The areas which will experience the greatest increase in the number of single family homes are the villages of Dennis (Tract 113) and East Dennis (Tract 114) areas (Map 1.2). Dennis Village could expect to see the number of single families increase from 1,942 to 2,540 and in East Dennis from 1,746 to 2,401. Overall the Town, under current zoning and development trends, could see an increase in the total number of housing units from 13,084 to 14,882.

The greatest increase in commercial or industrial development would take place in the Villages of Dennis, South Dennis (Tract 115), Dennis Port (Tract 116) and West Dennis (Tract 117). Dennis Village could experience an increase from 187,242 square feet of commercial space to 650,644 square feet. South Dennis could see an increase from 214,308 square feet to 1,444,270 square feet, Dennis Port an increase from 466,527 square feet to 681,762 square feet and West Dennis an increase from 210,845 square feet to 681,762 square feet. Overall the Town could experience an increase in the number of square feet of commercial development from 1,880,257 to 5,525,270. For industrial square footage the increase could be from the current 304,299 square feet to 3,061,844 square feet.

It is important to point out once again that the build out analysis assumes conversion to highest and best use of each parcel, progress toward build out includes a gradual conversion of residential units in commercial zones and conversion of certain commercial uses in residential zones. This explains why some census tracts show a reduction in single family units from present to build out. In addition, it explains why some commercial districts which do not have large amounts of undeveloped land, but include a number of residential units, show significant commercial development potential.

Villages

The five villages that make up the Town of Dennis: Dennis, East Dennis, South Dennis, Dennisport and West Dennis, each provide their own unique mix of residential and commercial uses. For the purposes of the remaining sections each village is going to be discussed as to future development impacts on town services and appearances; future needs for various types of land uses; existing local regulations, their effectiveness and needed changes; and, potential growth centers and areas in need of redevelopment and/or revitalization. Although each village is unique and important in many ways, it is essential for the Town of Dennis as a whole to think of the wellbeing of the Town, as a whole. Each village may have its own unique problems or concerns, but the entire Town must recognize them.

Future Anticipated Development Impacts on Town Services and Appearance

Dennis Village

Based on the build out Analysis, Dennis Village could experience an increase of nearly 600 new single family homes and an increase in commercial space of 463,402 square feet. The greatest impact will be felt on the roadways. Route 6A, an already congested roadway (please refer to the Transportation Section), will experience even worse conditions. Roads leading to Route 6A will continue to feel the effects of development. Already trying to make a left hand turn from Old Bass River Road onto Route 6A is virtually impossible in the summer time. Imagine what it will be like at build-out to have these same conditions in the wintertime. Beaches, already over crowded, and with limited parking, could be negatively impacted.

Future development has the potential of blocking existing scenic views of Cape Cod Bay and Scargo Hill. There could be a negative impact on water quality, both ground and surface waters. Nitrogen levels in zones of contributions to our drinking wells could increase to harmful levels (please refer to Water Resources Section for more detail). The impact on emergency services could be overwhelming. Surely, the number of calls to both the Fire and Police Departments would increase. Imagine if each of the new 600 homes had even one school age child, the impact it would have on the school system.

East Dennis

655 additional single family dwelling units could be built under current zoning standards in East Dennis Village. On top of that, an additional 1,229,962 square feet of commercial space could be constructed. The impacts on Town services and the appearance of the Town would be dramatic. As described above there would be negative impacts on traffic and roadways, emergency responses, water quality, scenic views, not to mention community character. A major portion of the commercial build out would be anticipated along Route 134, which currently has been underutilized as an area for commercial development.

South Dennis

The increase in single family units does not, on the outset, appear dramatic at 223 new homes, however the build-out analysis presents highest and best use of the property. What this means is some of those properties along Upper County Road, for instances, that are currently located within a commercial zoning district, but are being utilized as a dwelling are shown as being converted to commercial use. This, in part, explains the dramatic increase in the potential build out that this village could experience. The increase in commercial, as well as industrial, square footage is estimated at just over 3.4 million square feet.

An already congested and over-capacity Route 134, in and around the Route 6 area, could become impassible in theory. The gridlock would be incredible. Trying to travel from the north side of town to the south side of town would become a nightmare, as residents and visitors alike would be seeking alternative routes. Theophilus Smith Road, South Gage's Way and Great Western Road, physically, would not be able to handle the sheer volume and weight of the vehicles for long. Major reconstruction could be necessary, never mind the negative impact to visitors, both traffic wise and visually, as they exit Route 6.

Dennisport

Believe it or not, the build out analysis for the Dennisport area actually shows a decrease in the number of single family dwelling units from 2,763 to 2,501, or a decrease of 262 units. Once again, it is important to point out that the analysis looked at highest and best use of the property. Many properties along Route 28 and Upper County Road, although zoned commercial, are being used as residences, either single family or multi-family. The analysis also shows a decrease in the number of multi-family units for 1,010 to 967.

The potential increase in commercial square footage is actually much less than observed in the other villages of the town. The build out analysis for Dennis Port shows an increase of 865,726 square feet of commercial space. This is not to say that this increase is not dramatic, because it is. This increase in the square footage represents just over 85 – 10,000 gross square foot commercial buildings. The impact again to town services and appearances would be significant.

West Dennis

This village will also experience a slight increase in single family homes, estimated at just below 80 new units. The commercial space growth is also anticipated to increase based on current zoning and building trends. West Dennis could experience an increase from 210,845 square feet of commercial space to 681,762 square feet. This is more than triple the existing commercial space. Again, this

will contribute to impacts on town services and the appearance of the village and the town. The traffic along Route 28 is already at or above capacity, especially in the vicinity of the Bass River Bridge leading into Yarmouth. Such development would certainly worsen an already bad situation.

Assessment of Future Needs for Various Types of Land Uses

Dennis

The Water District has been steady in the purchase of land for the purposes of well protection in the Dennis Village area. No other town projects are forecast in the near or even distant future for additional needs in this area. The State, however, who has jurisdiction over Route 6A may have other plans. At the present there is no indication of any work or changes to Route 6A, however in the past there have been some discussions about widening or adding bike routes to the entire length of Route 6A from Sandwich to Orleans. This is not something any of the Towns wish to see happen.

Connected to the traffic issue, are beach issues. The north side beaches are some of the most popular beaches in the Town of Dennis, as well as on Cape Cod. Due to erosion problems, lack of parking, pavers, and lack of town owned land in these areas, the beaches are becoming more and more crowded. Erosion is causing several of the beaches to decrease in size, especially at high tide. The depth of the beaches is decreasing, while the width, or frontage along Cape Cod Bay remains the same. Access to the beaches is limited because of the roadways leading to them. Beach Street, Taunton Avenue and Horsefoot Path are not major roads. They are narrow and winding.

Piping Plovers are also causing friction on some of the north side beaches. These birds are on the endangered species list. They nest within the four-wheel drive areas of Chapin Beach and Crowe's Pasture in East Dennis. Chapin Beach has been closed in the past during parts of the summer months because of the birds. In addition to the birds, erosion and high-tides are contributing to limiting beach areas.

Since August 1997, Fire Station #2 at Old Bass River road and Route 6A has been manned full-time. Relatively modest repairs and minor configurations were required to make the facility habitable. However, we must be mindful of the September 26, 1996 Fire Services Needs report to the Town of Dennis Board of Selectmen, which recommended that "the Fire Chief be instructed to monitor response times from Station #2 to evaluate their adequacy."

The Report further recommended that "if the advanced life support response time is determined to be inadequate from Station #2, consideration should be given to the construction of a new station to maximize the five minute response time for most Dennis Residents."

East Dennis

The area of East Dennis has experienced changes and expansions at Sesuit Harbor. Dredging and the addition of dock space are currently underway. Future work could be anticipated in this area as ongoing maintenance and upgrading continues.

Also in this area, the Water District has been acquiring land for well protection purposes. The

Wixon Middle School is located within the area. No changes are anticipated in the near or even near distant future. Should growth continue as it has, traffic mitigation may be required in the areas of Airline Road and Route 134, and Old Chatham Road and Route 134. These intersections are just on the boundary with the South Dennis Village area. Traffic and traffic problems have been increasing in these areas. For a more detailed description, please refer to the Transportation section.

As mentioned above, under Dennis Village, the beach areas are experiencing the same problems and concerns.

South Dennis

The South Dennis area could experience some of the greatest changes. Several municipal developments are in different planning stages for the near and distant future. It is anticipated that these new, or improved facilities will present a positive impact on town services and in most cases will contribute to the appearance of the Town rather than deter from it. New projects being considered, or underway, include a new Department of Public Works (DPW) facility to be located at the site of the transfer station on Theophilus Smith Road. Possible Recreation Facilities are being contemplated at the site now being utilized by the DPW on Bob Crowell Road. The Town is also contemplating a future golf course. The Town is focusing on the capped landfill area and surrounding parcels it is looking to acquire, just north of the transfer station.

In addition, the Town in the not so distant future will be looking towards a New Town Hall Facility. There is town land available in various areas within South Dennis where such a facility could be located.

Dennisport

Currently the Town of Dennis does not have a central library. Small village libraries are located within each of the town villages, with Dennisport having access to the Chase Library in West Harwich. The Town has just opened a Town Library in Dennisport on Route 28 within an existing storefront. In 1997 the Town relocated several town departments to an old bank building in Dennisport. As those departments grow, not necessarily in personnel, but in duties and responsibilities, that building will either need to be expanded or those departments will need to be relocated to a larger facility.

The State has jurisdiction over Route 28. With the increase in development will come more crowded roadways. At present, the State has not indicated if it has any future plans for the Route 28 corridor.

West Dennis

Currently West Dennis is seeing the construction of a new Fire Station Facility on Route 28 directly adjacent to the existing facility. The Ezra Baker Elementary School, located on Route 28, is not anticipated to undergo any changes, according to the superintendent of the schools.

General Concern for all Villages

There is a great concern through out the Town of Dennis for the preservation of trees, especially

street trees. In recent years several Cape Cod communities have faced the extensive removal of street trees by the major utility companies and the State Highway Department.

The utility companies are pursuing their long-range plan of providing power by overhead wires bordering roadways, and therefore they will have to remove street trees whose branches endanger power lines. Tree canopies over a country road are a major part of the New England, Cape Cod and Dennis landscape. To destroy them is reprehensible and the new activity makes timely the question of whether or not utility lines should be forced underground.

The State Highway Department has been working in other communities to widen state roadways. In particular, Route 6A. Route 6A has been named one of the most scenic roads in the United States. To tear down street trees in order to widen the roadways so as to ease traffic congestion is a sacrifice the Town has been reluctant to make. The Heritage Preservation and Community Character section goes into this topic in more detail.

Existing Local Regulations: Their Effectiveness and Needed Changes

Zoning:

In the past few years the Planning Board and now the Zoning by-law Study Committee have reviewed the Zoning By-laws and proposed changes that have been enacted by the town meeting. There is still more that could and should be done. With the Dennis Zoning by-laws and Zoning Map there are several areas that need to be reviewed in order to manage and guide growth more effectively. This will be reviewed in more depth village by village. There are however specific by-laws that are applicable to the entire town.

The home occupation by-law needs to be revised. The current by-law is not specific or strict enough to manage current and future trends. Homes located within a residential district on Route 134 are treated the same as a home on Baker's Pond Road or Sea Street in East Dennis. With more and more people working out of their homes, perhaps it is time to look at the home occupation by-law in different degrees. In strictly residential settings stronger controls may be needed over the number of employees a home occupation can have, while in transition areas along Route 134 and Route 6A, for instance, the town could allow for a more small business oriented use.

The "clear cutting" by-law is weak at best. For years the Town has grappled with this by-law. There needs to be the ability to control the clear-cutting of lots, but at the same time allow the property owners the rights that they deserve.

For the purposes of creating affordable housing without building new dwellings, the conversion of cottage colonies should be reviewed. Currently to convert a cottage within a cottage colony to year-round use, one must have the required amount of land for the zoning district. For example, if four (4) cottages, in an RR or R-40 zoning district, are situated on one parcel and the owner wishes to convert them to year-round use, they would be required to have 160,000 square feet of land to do so. A provision should be looked at that would allow for these cottages to be converted to year-round use, provided there is a deed restriction that requires them to be sold or rented as affordable units, regardless of the land area. In addition, there would need to be provision for adequate sewage

disposal and limits on expansions with regard to number of bedrooms, floor area, etc.

The Site Plan Approval by-law needs to contain more design standard criteria, especially for those developments not within a historic district. The by-law speaks very little to the building design or the landscape design. These areas should be strengthened, in part to give an applicant or developer a better understanding of what is acceptable and what is not.

The Open Space Village Development by-law requires one change in particular. The land that is to remain, as open space, should be designated with a permanent conservation restriction accepted and approved by the appropriate state agency. This will ensure that the open space areas remain open.

Zoning Village by Village

Dennis & East Dennis

The zoning along Route 6A should be reviewed. Although Route 6A is not facing the same "sprawl" problems as, say Route 28, traffic congestion is a major concern. It is suggested that the boundary lines of the zoning districts be compared to the actual uses located along Route 6A. In addition, the uses that are allowed by right or by special permit in this zone, Limited Business, should be reviewed as to their compatibility with the vision the Town has for this area. Along Route 6A there are many older, larger, beautiful homes, which people are finding harder and harder to keep up as a single family home. These homes hold a major part of what makes up the historical and character values of this area. Zoning should be reviewed to look at what can be done to assist in their preservation.

In the areas of the village centers along Route 6A, the zoning should be reviewed as to what uses are or not allowable that would either contribute to or derogate from the vision for this area. Does the currently zoning help to preserve the village center feel with regard to the setback requirements for new structures or the setback requirements for parking areas. Many of the older building were built close to the road. Some of the setback requirements are much more restrictive in that they require new construction to be set back much farther then existing structures. This does not lend itself to the feel of a village center.

In other areas of these two villages, Dennis and East Dennis, the water dependent uses have all but disappeared because of zoning restrictions for residential uses only. Where there once stood boat yards and marine uses, now stand homes. The Town has virtually zoned away a major part of its heritage and history. Water related activities have contributed to shaping the history and character of the Town of Dennis. One of its most impressive historic industries was shipbuilding. Shiverick's yards on Sesuit creek, in its day, produced some of the fastest Clipper ships built in America. The town's north side, as well as the Dennisport and West Dennis areas, are waterfronts where fishing and recreational boating are among the town's most attractive activities. It behooves that town to protect that part of Dennis' heritage. In direct opposition to this is residential development. Waterfront land is becoming scarcer, less accessible to the public and more particularly to water related and water dependent uses. Already most of the boat storage, supplies and repair businesses have been priced inland from their "natural habitats". Water dependent uses, including the ability for youngsters to launch their skiffs,

deserve their place on the shore.

South Dennis

The area that makes up South Dennis Village is divided by the Route 6, the Mid-Cape Highway. For the area to the north of the highway there are no specific suggestions. Only a small area of Route 134 is zoned commercial with the remainder being residential. For the area to the south of the highway several suggestions come to mind. The boundary lines of the commercial districts need to be looked at in relationship to what the actual uses are along, Upper County Road, and the area that makes up the industrial zone. The area of Upper County Road, north of the Swan Pond River, is a mixed-use area, yet the commercial zone runs all the way north from the river to Searsville Road. A strip zone. Perhaps creating transitional zones would assist with controlling the sprawl that could result under current zoning. For the industrial zone, especially from the westerly boundary to South Gage's Way, the area on either side of Theophilus Smith Road, perhaps this area should be looked at as something other than an industrial zone. This is not to suggest that it be made residential, on the contrary this area should remain commercial. This area is truly an undeveloped, currently, transitional zone from commercial type businesses (shopping plaza's, retail stores, consumer services, movie theaters and restaurants) to true industrial uses (sand and gravel pits, asphalt plants, machine shops, etc.). This area, conceivably could be designated an Industrial Growth/Activity Center. Under the Cape Cod Commission Regional Policy Plan this is defined a "Special district designed to accommodate manufacturing, warehousing, transportation terminals, wholesale business, and related uses." The Town also has the ability to expand or refine such a designation.

In addition to types of uses that are allowable by right or by special permit, the size of the use should be examined. All types of uses are allowable; however, there is no control or restriction as to the size of a retail use for example. A big box retailer could locate within this area, by right under current zoning, and all that would be required under local zoning is Site Plan Approval.

Dennisport

The current commercial zoning in Dennisport, as well as West Dennis, is nothing more than strip zoning. The boundary lines of the commercial districts need to be looked at in relationship to what the actual uses are along the Route 28 corridor and the portion of Upper County Road south and east of the Swan Pond River. Perhaps creating transitional zones would assist with controlling the sprawl that could result under current zoning.

Also, the uses allowable, either by right or special permit, in this zone, General Commercial II, should be reviewed as to compatibility with how the Town wants Route 28 to look, its community character. For instance, retail uses are allowable within the General Commercial II zone, however there is no mention of the size of a retail use. Could a big box retailer try and locate here. Perhaps.

In addition, Dennisport Center lends itself to be categorized as a village growth or activity center. A village growth/activity center is defined in the Regional Policy Plan as a "Small, pedestrian-oriented settlement, which is suitable for a mix of residential and compatible small-scale commercial uses." The area such south of Upper County Road/Route 28 from Division Street at the Harwich town line, running west to Telegraph Road, south on Telegraph to and across Route 28 to Hall Street, east on

Hall to Division Street and north on Division to the start point, is an example of an area that could be designated a Village Activity Center, and should be. The area just outside this center could be a transition zone leading to the outlying residential uses.

West Dennis

West Dennis faces some of the same zoning problems as Dennisport. The commercial zoning along Route 28 and down School Street is nothing more than strip zoning. The boundary lines of the commercial districts need to be looked at in relationship to what the actual uses are along the Route 28 corridor and School Street. Perhaps creating transitional zones would assist with controlling the sprawl that could result under current zoning. Also, the uses allowable, either by right or special permit, in this zone, General Commercial II, should be reviewed as to compatibility with how the Town wants Route 28 to look, its community character.

Old King's Highway

The Old King's Highway Historical Committee has jurisdiction over the review of any and all structures or addition proposed for the Dennis, East Dennis and the northern half of South Dennis Villages. This is a great responsibility and the powers and function of the Committee can be strong. However, there is also confusion as to what the Committee may be looking for with regard to designs.

The Old King's Highway Committee should establish guidelines for applicants. These guidelines should include what is acceptable or appropriate within the district and what is not with regard to lighting fixtures, fencing, textures, colors, architectural features, addition requirements (such as additions must be flush with the existing structure or additions should be stepped in so as to maintain the appearance of the existing structure) and even landscaping. There has been much discussion over the fact that there are not guidelines. Applicants, many times, do not know what to expect.

Board of Health

The Board of Health, under local as well as state regulations, has been quite effective. At this time there are no recommendations or suggestions except for those outline within the Natural Resources Sections.

Conservation

The Conservation Commission, under local by-laws as well as state regulations, has been quite effective. At this time there are no recommendations or suggestions except for those outline within the Natural Resources Sections.

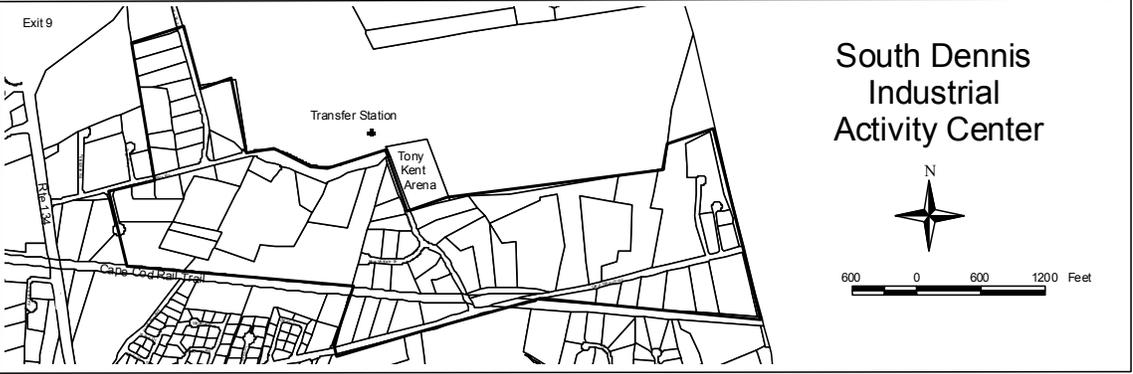
Growth Centers and Areas of Redevelopment and/or Revitalization

The Town has the opportunity to designate village, regional and industrial growth or activity centers within Dennis. As described above three areas have been identified as areas that lend themselves to being designated as village or industrial growth centers. The two village growth or activity centers are within Dennisport and West Dennis. The industrial growth or activity center is located within South Dennis. The boundaries of these areas can be seen on Map 1.4.

The idea behind the village growth centers is to encourage redevelopment and revitalization of these

areas. To encourage this, zoning requirements, with regard to setbacks for structure and parking, could be reduced so as to keep the village feel. The required number of parking spaces could be reduced so as to encourage more pedestrian traffic. The permitting process could be waived or streamlined. A set of guidelines and requirements would need to be established. If the developer can meet these, the incentive is they can go right in and start up. If they want to deviate from the requirements, then they would have to go through the normal review process. The same can be said for the industrial growth centers with regard to the requirements and process.

MAP 1.4



1.7 GOALS AND POLICIES

1.1 Goal: To encourage sustainable growth and development consistent with the carrying capacity of Dennis' natural environment in order to maintain Dennis' economic health and quality of life, and to encourage the preservation of village centers that provide a pleasant environment for living, working and shopping for residents and visitors.

Minimum Performance Standards

1.1.1 Compact forms of development such as cluster development, redevelopment within certified growth/activity centers, and where appropriate, mixed-use residential/commercial development shall be encouraged in order to minimize further land consumption and protect open space.

1.1.2 All residential subdivision of five or more lots shall submit a cluster development preliminary plan for consideration by the Town of Dennis as appropriate during the development review process.

1.1.3 Extension of new roadside "strip" commercial development outside of certified growth centers shall be prohibited.

1.1.4 Development and redevelopment shall be directed away from Significant Natural Resource Areas as illustrated on the Cape Cod Significant Natural Resources Area Map dated September 5, 1996, as amended.

Other Development Review Policies

1.1.5 Adequate infrastructure, including water and sewer, should be provided by public and private means in certified growth/activity centers to support appropriate levels of density.

1.1.6 Where strip commercial developments exist, efforts shall be made to improve their appearance through sign control, infill, relocation of parking, landscaping, undergrounding of utilities, design review and development, consistent with the recommendations of Designing the Future to Honor the Past, Design Guidelines for Cape Cod, Technical Bulletin 96-001.

1.1.7 Appropriate redevelopment of existing residential and commercial areas and construction within existing subdivisions shall be encouraged in areas that have the capacity to sustain the impacts of this additional development in order to accommodate growth while minimizing additional subdivision and development of land.

1.1.8 Commercial and industrial subdivisions are encouraged to consider the use of cluster development wherever appropriate.

1.1.9 The Town of Dennis will work to establish a jobs to housing balance, taking into consideration the needs of the residents of the town to find appropriately skilled employment opportunities.

1.1.10 The Town of Dennis will work to ensure that its zoning, in particular for the targeted growth

centers, promote the creation of multi-service facilities such as job-sites that provide child care and other services for employees.

1.2 GOAL: To preserve and enhance agricultural uses that are environmentally compatible with the Town of Dennis' natural resources in order to maintain opportunities to enjoy the traditional occupations, economic diversity, and scenic resources associated with agricultural lands.

Minimum Performance Standards

1.2.1 New developments adjacent to land in active agricultural production shall maintain or provide a thickly vegetated buffer of sufficient width to prevent conflicts between the development and existing agricultural uses. New agricultural operations in developed residential areas shall also provide a buffer to minimize impacts on these adjoining areas.

Other Development Review Policies

1.2.2 Management practices such as those developed by Cooperative Extension and Soil Conservation Service should be encouraged to maintain the productivity of agricultural lands and minimize use of chemical fertilizers and pesticides that could adversely impact the environment.

1.2.3 Development unrelated to agricultural operations should be designed so as to avoid or minimize development on lands capable of sustained agricultural production as evidenced by soils, recent agricultural use, and/or surrounding agricultural use.

1.8 IMPLEMENTATION

1. The Town, through the Planning Board and Economic Development Committee, shall specifically identify the boundaries of the appropriate areas for designation as village and industrial growth/activity centers (Dennisport, West Dennis and South Dennis).

Responsible Parties: PB, EDC
Priority: High
Time Frame for Completion: 2002

2. The Town shall review its existing Open Space Village Development by-law and revise it to include the requirement of a submission of a preliminary cluster plan for new residential subdivisions of 5 or more lots or greater than 5 acres. The Town should also adopt a cluster provision for commercial and industrial subdivisions.

Responsible Parties: PB, ZBSC
Priority: Medium
Time Frame for Completion: 2002

3. The Town shall review local zoning and regulations, including but not limited to, lot sizes,

parking requirements, undergrounding of utilities, setbacks and road widths, and revise to permit village style development to occur in appropriate location.

Responsible Parties: PB, ZBSC
Priority: High
Time Frame for Completion: ongoing

4. The Town shall continue with its Community Garden efforts and when and if needed the Town should make additional town-owned land available for agricultural use.

Responsible Parties: ConCom
Priority: Medium
Time Frame for Completion: ongoing

5. The Town shall revise the zoning by-laws to encourage mixed residential/commercial development in appropriate village centers and transition areas.

Responsible Parties: PB, ZBSC, EDC
Priority: High
Time Frame for Completion: 2002

6. Where building permit approvals indicate high levels of fluctuation in rate of development, the town should develop a phased growth bylaw to stabilize growth rates consistent with the community's ability to provide infrastructure.

Responsible Parties: PB, ZBSC
Priority: Medium
Time Frame for Completion: ongoing

7. The town shall adopt a bylaw prohibiting extensions of new roadside "strip" commercial development outside of designated growth centers shall be prohibited.

Responsible Parties: PB
Priority:
Time Frame for Completion: ongoing

8. Development and redevelopment shall be directed away from the Capewide open space/greenbelt network.

Responsible Parties: PB, ConCom, CoC, LAC
Priority: High
Time Frame for Completion: ongoing

9. The Planning Board or other local board shall review on a project by project basis to affordable housing to ensure that the size, location and timing are appropriate given the availability

and need to expand of town services.

Responsible Parties: PB
Priority: Medium
Time Frame for Completion: ongoing

10. The Planning Board and/or the Zoning By-law Study Committee shall review the Zoning Map as to the appropriateness of the existing zoning boundary lines.

Responsible Parties: PB, ZBSC
Priority: High
Time Frame for Completion: ongoing

11. The Planning Board and/or the Zoning By-law Study Committee shall review the home occupation by-law and explore how it can be re-written to allow for different “degrees” of intensity or type of home occupations in appropriate areas.

Responsible Parties: PB, ZBSC
Priority: High
Time Frame for Completion:

12. The Planning Board and/or Zoning By-law Study Committee shall review and prepare a by-law that would allow for the conversion of cottage-colonies to affordable single family homes. Necessary provisions should be included to ensure perpetual affordability.

Responsible Parties: PB, ZBSC
Priority: Medium
Time Frame for Completion: ongoing

13. The Old King’s Highway Historical District Committee shall review and prepare a set of guidelines, which will be available for applicants to help them through the historical review process.

Responsible Parties: OKHHDC
Priority: High
Time Frame for Completion: ongoing

14. The Planning Board and/or Zoning By-law Study Committee shall review and prepare a by-law that would create and allow for water dependent uses in coastal areas (i.e. a water dependent overlay zone).

Responsible Parties: PB, ZBSC
Priority: High
Time Frame for Completion: ongoing

15. The town shall study the existing and future jobs/housing balance to ensure that a mix of employment opportunities are available to the residents of town, that do not promote the community as either a net exporter or importer of commuters, and that recognizes that the town serves both a year-round and seasonal population with particular service and employment demands. The town will develop appropriate zoning standards based upon this analysis.
Responsible Parties: PB, ZBSC
Priority: High
Time Frame for Completion: 2007
16. The town shall identify zoning strategies that promote multi-function centers that provide not only employment opportunities, but also provide services that meet the needs of those employed at the site such as child care, dry-cleaning and other services targeted to those employed at the center.
Responsible Parties: PB, ZBSC
Priority: High
Time Frame for Completion: 2007
17. Develop an earth removal and site disturbance to ensure that proper site planning is undertaken prior to any site alteration. Such a by-law would provide protection to wildlife corridors and critical plant and animal habitat.
Responsible Parties: PB
Priority: M
Time Frame for Completion: Ongoing
18. Develop a shade tree bylaw, and new landscaping regulations that take into account both the need to ensure new development sites are adequately landscaped, and that existing trees, especially public shade trees and other specimen trees are adequately protected.
Responsible Parties: PB
Priority: M
Time Frame for Completion: Ongoing