

Appendix B

Chatham Route 28 Listening Sessions Summaries/Outline

Listening Sessions 1- 6 Discussion Points Summary

Points are arranged by topic and not by frequency or chronological order of response. A check (✓) before item/response indicates multiple participants offered same or response.

Likes (What do you like about the corridor?)

- ✓Historic buildings
- ✓South Chatham
 - ✓South Chatham the way it is.
 - ✓South Chatham historic buildings.
 - ✓Like that we can get everything we want in South Chatham village.
 - ✓Like that South Chatham is different from other parts of Route 28.
 - Narrow roads of South Chatham. Like the overhanging trees on the road.
- ✓Like that Route 28 in Chatham doesn't look like Yarmouth, Hyannis, etc.
- ✓Cornfield – [some participants added that parking should be in back and building could be closer to road.]
- ✓Like greenscape in front of Cornfield. Like building materials. Like that they preserved natural topography – hill in back not flattened.
- ✓Green spaces, open space.
- ✓ Munson Meeting
- ✓Seacrest architecture and style
- ✓Mix of residences & small business.
- ✓Small businesses help keep character & help people interact. Small businesses are part of character of town. Businesses in people's homes important.
- ✓In home businesses are good for character.
- ✓Like that Chatham is mixed use- small businesses – not franchises. Like the different types.
- ✓Mixed use – shops below apartments up top
- Like commercial clusters then breaks land use/development pattern
- HBDC does good job of regulating business mixing with housing.
- ✓CC Hook Fishermen's.
- ✓Luscious Louies/Ollies
- ✓Dunkin Donuts
- ✓1736 house
- ✓Ollie's
- ✓High-Tide – now health center
- ✓Design/style variation in older villages.
- ✓Sidewalks
- ✓Like the businesses in West Chatham. They serve the neighborhood.
- Crowell Road Munson side
- Marketplace opposite Merserveys.

- North side of Main Street in West Chatham.
- Harding Conservation Land
- Single family homes with green space.
- “Silo” house – it should be protected.
- West Chatham center area – Like the re-development, historic buildings, and the new development is keeping with the character. Like the many improvements that have been made.
- North Chatham Route 28 – opposite Nickersons corner property – nice mixed use.
- Bakers Hardware a gem
- Like SB zoning district allowance for change of use through special permit.
- Dorothy Sequin’s building, Hess gas station, Cliff Larosa [?] house.
- Housing in West Chatham is more affordable than elsewhere.

Dislikes (“What do you dislike about the corridor?”)

- ✓ West Chatham south side/business side
 - ✓ Should have fewer curb cuts.
 - ✓ Too much pavement & asphalt parking lots
 - ✓ Visible parking areas – need to be screened with vegetation.
 - ✓ Parking at Job Lot needs to change.
- Too much asphalt
- ✓ Seacrest Village development – too crowded, too intense. Generates too much traffic.
- ✓ Building complexes like [Longshore ?] look too suburban – row houses all look the same.
- ✓ Multi-family development – mass and scale not right for Chatham.
- ✓ Cookie cutter style development
- Crowell Road side wide setback on Crowell Rd. Crowell Road sprawl.
- ✓ Dunkin donuts
 - ✓ Parking lot area don’t like. Needs landscaping.
 - ✓ Don’t like the orange & brown sign.
- Crowell Road dangerous intersection.
- Cuffys
- ✓ Don’t like not having sidewalk on south side.
- Don’t like the spread out nature of the area by the Cornfield.
- Cumberland farms, Village Market – looks like mall.
- ✓ Don’t like fake berms.
- Don’t like current 1 apt/10,000 sf. Too low. Want density of old village.
- West Chatham post office is a strip mall. Problem is the masonry.
- Don’t like granite curbs.
- Don’t like that everything’s changing – local people can’t do things – lawyers come in for others & they get to do it. They have the power & resources to change town.
- Dislike heavy traffic Barn Hill Road.
- Seacrest and Mayflower = sprawl.
- Suburbanization
- Double telephone phones.

- Weatherboard conversion.

Concerns (“What is your top concern for the corridor?” The items below represent numerous concerns that participants raised throughout the listening sessions, as opposed to just “top” concerns.)

- ✓ Sewer impacts – increased density along roadway and too much development.
- ✓ Flexible Zoning Districts a problem
 - ✓ Flexible districts needs to be eliminated
- No cross walks hurts businesses. Major concern that 28 is not safe for bicyclists
- ✓ Too wide intersections – Route 137. Dangerous crossing. Poor bicycle access.
- ✓ Crosswalks not well marked.
- Sidewalks near Route 137 by Meserveys – not safe. Lack curbs.
 - Sidewalks should be made of concrete – not blacktop.
- ✓ Tear downs/alterations in South Chatham.
- ✓ Variance granting a problem.
- ✓ The zoning provision that allows business only if residential on top should be looked at – not so categorical.
- ✓ Need to be more flexible in how we allow residential to locate in business.
- ✓ Boards don’t use the authority they have to protect existing buildings and neighborhood character.
- Too many barriers discourage re-use of buildings.
- ✓ Concern that development pressure and quest by developers to increase value will maximize residential growth - convert businesses to large homes.
- ✓ Commercial to residential conversions.
- ✓ Concern that developers are pushing residential along corridor. Much more intensive development possible going from small businesses to residential
- ✓ Concern that future residential development will change the South Chatham character. Need more business in these areas to help keep them going. Will become chains or residential condominiums if not.
- ✓ Don’t want to let go of what’s special & become like everywhere else. Maintain local flavor.
- ✓ Formula businesses make it homogenous. Also hurts local businesses.
- ✓ Need zoning to prevent big box stores.
- ✓ Concern about residential sprawl – protect both small businesses & residential uses that are there now.
- ✓ SB allows for flexibility for businesses. Concern that flexibility will be lost.
- Concern that current zoning allows commercial to flow into residential development.
- ✓ No parking in front while requiring big setbacks is a problem.
- ✓ Loss of green space.
- ✓ Sidewalks are a concern. Need sidewalks elsewhere in town.
- What about businesses from C of C to Marion’s? Not in a center. Don’t want businesses there to go away.

- No coordination among the regulatory boards – no comprehensive approach to review. Each board has its separate review.
- ✓Have more protective zoning. Tighten up rules and enforce them.
- ✓Need greater protection. Concern about lot coverage – big houses on small lots. Design review committee needed.
- ✓Route 28 SB allows too many commercial uses– get to R20 between centers.
 - ✓SB zone is problematic bc of what’s allowed. SB allows for strip mall. Zone should be home business – not SB
 - ✓Should eliminate some types of commercial from SB.
- A lot of character has been lost in West Chatham.
- Village Hall needs work.
- Charm of downtown Chatham is its walking tradition. Can the downtown character exist when there’s a major arterial going through? People drive between businesses in West Chatham.
- Allow the public to have a say in determining “Not more detrimental to neighborhood.”
- BOS vision of the future – disagree with increased density. Conversions of commercial businesses to residential problem because of density.
- Future development between Marion’s & Chatham pottery - is likely to be residential & condo development – sprawl.
- No one takes care of green space here. Pocket parks & well maintained vacant space good for business.
- One of the things that has protected South Chatham is that by having SB it allows the business to go before ZBA for change of use. If you change zoning to all res or commercial, you lose that ability to go to ZBA.
- Mayflower & more kinds of development like that don’t belong in South Chatham.

- **Future desires and changes** (“What if any changes would you like to see along the Route 28 corridor?”)
 - ✓Love to see South Chatham to stay the same – without more development.
 - ✓Want to preserve the old small business uses – antique store, map shop.
 - ✓Want flexibility in zoning – in setbacks.
 - Long term redevelopment of Job Lot: possibly R20, similar businesses to Village Market – nice for West Chatham to have market. Neighborhood scale/neighborhood serving. Bus stop so people can get there. Residential already on north side – commercial on south side. Commercial uses could be closer to road – with parking in back. Mixed use good concept but not sure it would work with airport so close. Downtown Main Street good example of apartments on top of shop. Job lot could do that with smaller shops.
 - ✓Extend bike trail.
 - ✓Mixed use OK – housing in back like at Ollies and Dunkin Doughnuts.
 - West Chatham up to Marion’s pie shop is OK. The rest should look like Munson meeting & Cornfield.
 - ✓Keep every historic house that’s there today.
 - Housing and business accommodation for younger people is important.

- ✓ Stay with residential use on north side.
- ✓ Like idea of making Meserveys green space.
- Concern is with West Chatham. Want little shops. Job Lot could be little shops. Hook Fishermen's – put parking in back. Buildings closer to street and parking in back.
- Shrink small business district. Vision is for South Chatham neighborhood serving businesses. SB to Sam Ryder road is too much. Pleasant Street to post office.
 - ✓ Where it's residential now OK to change SB to residential zone, if business there now, allow for it.
- ✓ Zoning flexibility in commercial areas needed. Provide clarity for builders & boards that removes the subjectivity but allows for flexibility and more options.
- ✓ Would like to see SB mall business zone continue. Would be detriment if further regulated or wiped out.
- Want design guidebook.
- Mixed use. Old Harbor Road style desirable between village centers. Route 6A look between village centers.
- Buffering may be OK between village centers but not in village centers.
- ✓ In West Chatham center houses with green space should be R20. GB3 allows manufacturing & lumber yards – bad.
- Can't turn West Chatham into Main Street. People go to West Chatham for the services.
- ✓ Where there are residences now make it residential.
- ✓ Maintain small scale character.
- ✓ Want – south side sidewalk in West Chatham village.
- Don't allow commercial style development between centers.
- ✓ Want to put sidewalks in as many places as possible... Also help people get across street – crosswalks, barrels, etc.
- ✓ Green space – larger scale green space. Conversion of Meservey to open space. If we increase development in some areas, we should have green space in other areas – undevelop some areas for green space. Route 28 could use that.
- ✓ Job Lot – could be improved by green space. Shop Ahoy parking lot too. Between Shop Ahoy and Job Lot – if that could be improved aesthetically – that would help draw people
- Need for residential development that's small and affordable.
- Need clarity in sewer regulations on calculating water usage for allocation.

What is Chatham style? (“What does “Chatham” style development mean to you?”)

- South Chatham historic buildings.
- ✓ Need to keep commercial to keep character. Concern about conversion to residential. Don't want single family isolated uses in village center.
- You can walk around & get everything you need. Scale.
- Highland - Old Harbor – that's Chatham. Architecture. New England fishing village. Small scale. Green space.
- Gable ends, roof designs. Old Harbor Road. Villages are Chatham style.