



# Development Pressures on Agricultural, Recreational, and Institutional Lands

**STAKEHOLDER WORKING GROUP**

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**MEETING 3**

**March 9, 2022**




CAPE COD  
COMMISSION

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## AGENDA

# Meeting 3

- Welcome and Introductions
- Summary of Meeting 2 Feedback
- Cape Cod Placetypes
- Facilitated Stakeholder Discussion
- Closing Remarks



# Summary of Meeting 2 Feedback

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# Cape Cod Placetypes

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# Cape Cod Placetypes



NATURAL  
AREAS



RURAL  
DEVELOPMENT  
AREAS



SUBURBAN  
DEVELOPMENT  
AREAS



HISTORIC  
AREAS



MARITIME  
AREAS



COMMUNITY  
ACTIVITY  
CENTERS

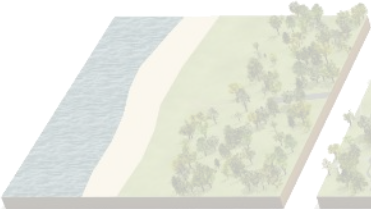


INDUSTRIAL  
ACTIVITY  
CENTERS

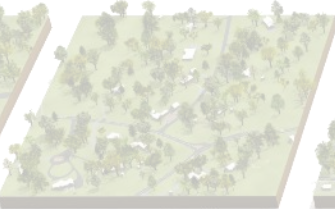


MILITARY AND  
TRANSPORTATION  
AREAS

# Cape Cod Placetypes



NATURAL  
AREAS



RURAL  
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SUBURBAN  
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HISTORIC  
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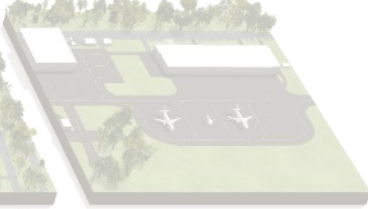
MARITIME  
AREAS



COMMUNITY  
ACTIVITY  
CENTERS



INDUSTRIAL  
ACTIVITY  
CENTERS



MILITARY AND  
TRANSPORTATION  
AREAS

# Activity Centers



Amenities for residents

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Community activity



Attracts residents and visitors

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Business activity



Compact, pedestrian-oriented

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Built environment

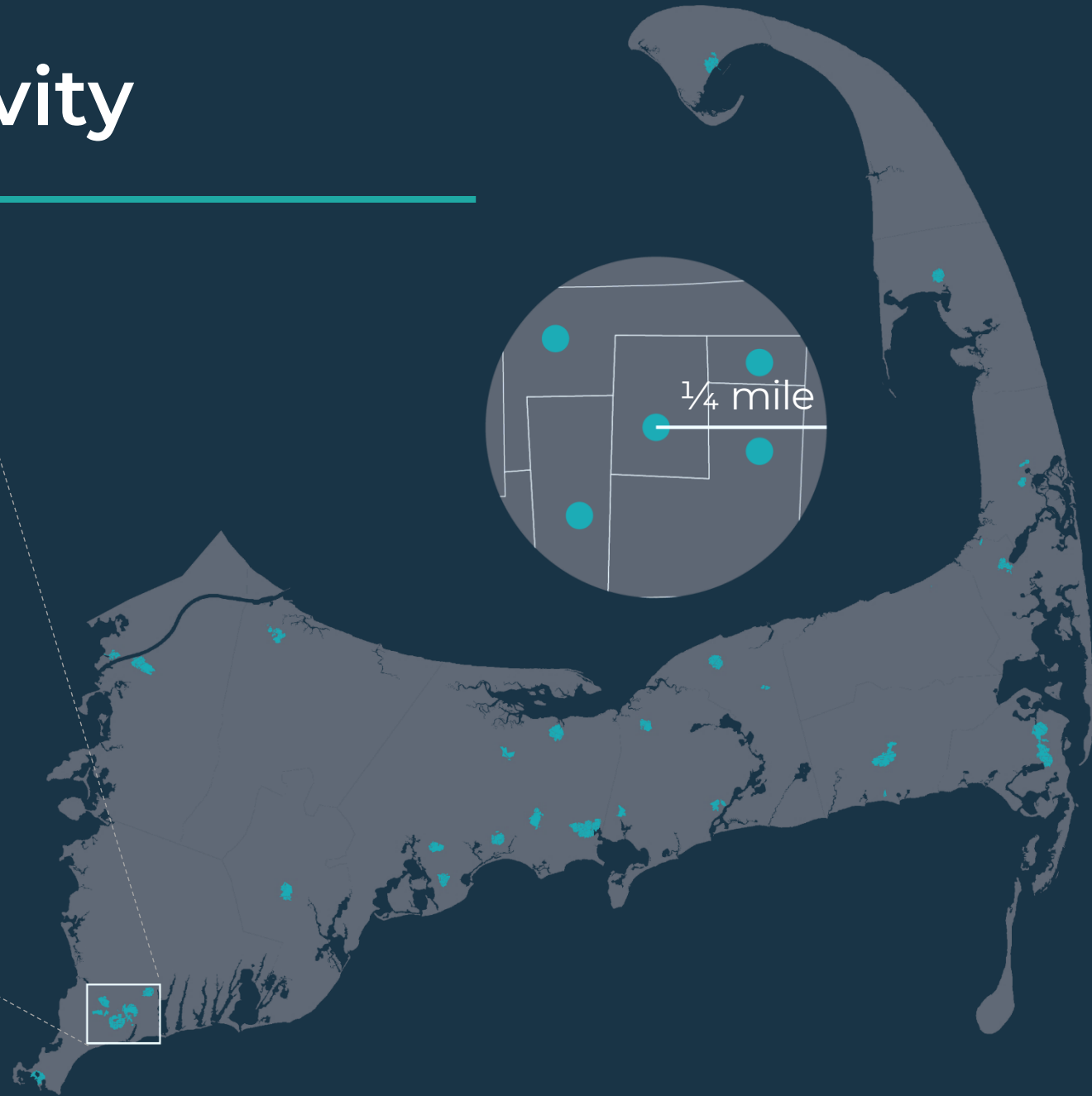
# Community Activity

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DOWNTOWN FALMOUTH



3+ community activities within 1/4 mile

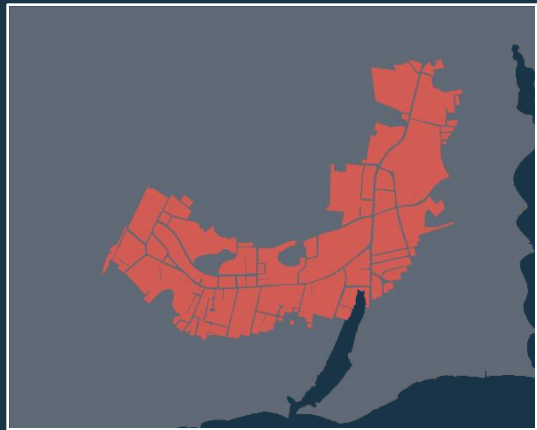




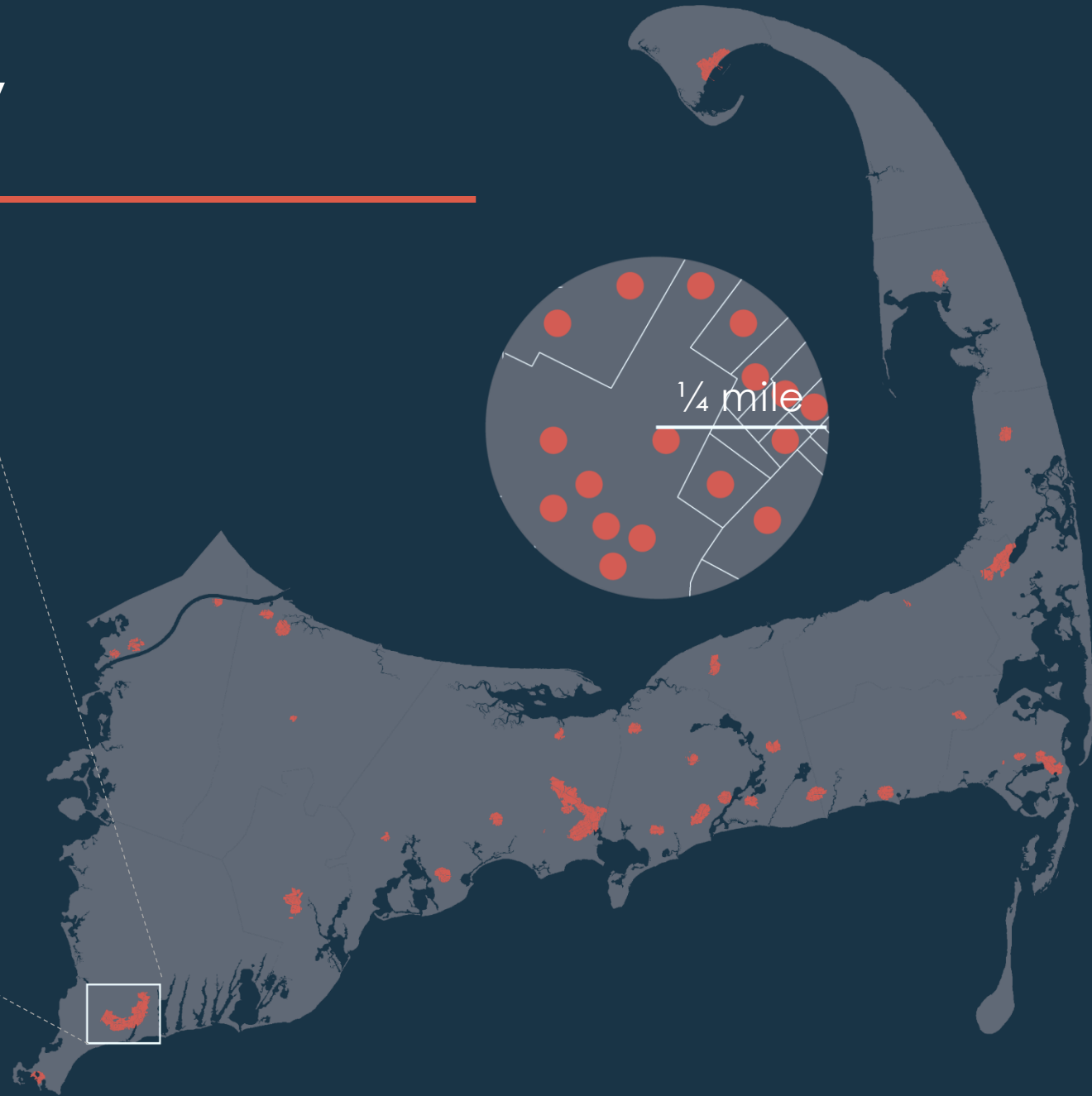
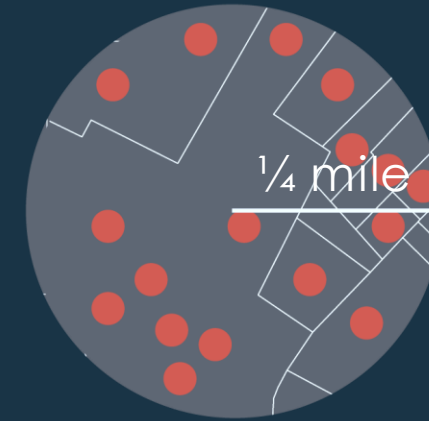
# Business Activity

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DOWNTOWN FALMOUTH



16+ businesses  
within ¼ mile



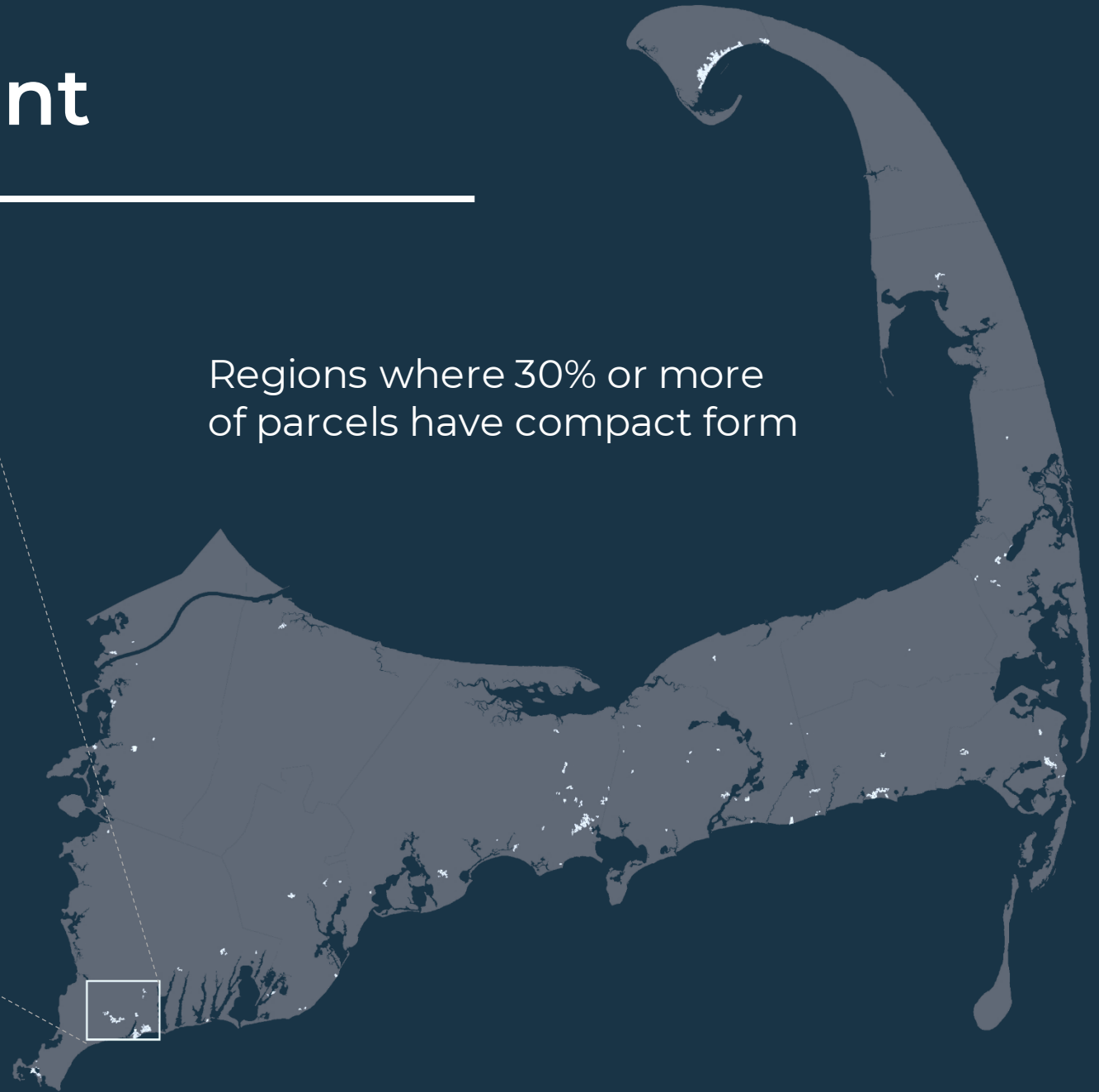
# Built Environment

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DOWNTOWN FALMOUTH



Regions where 30% or more of parcels have compact form



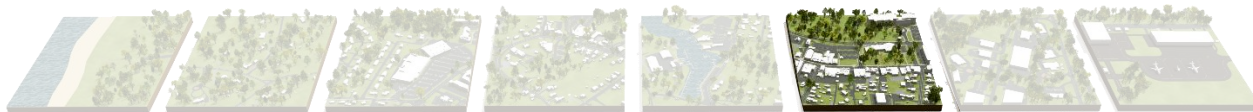


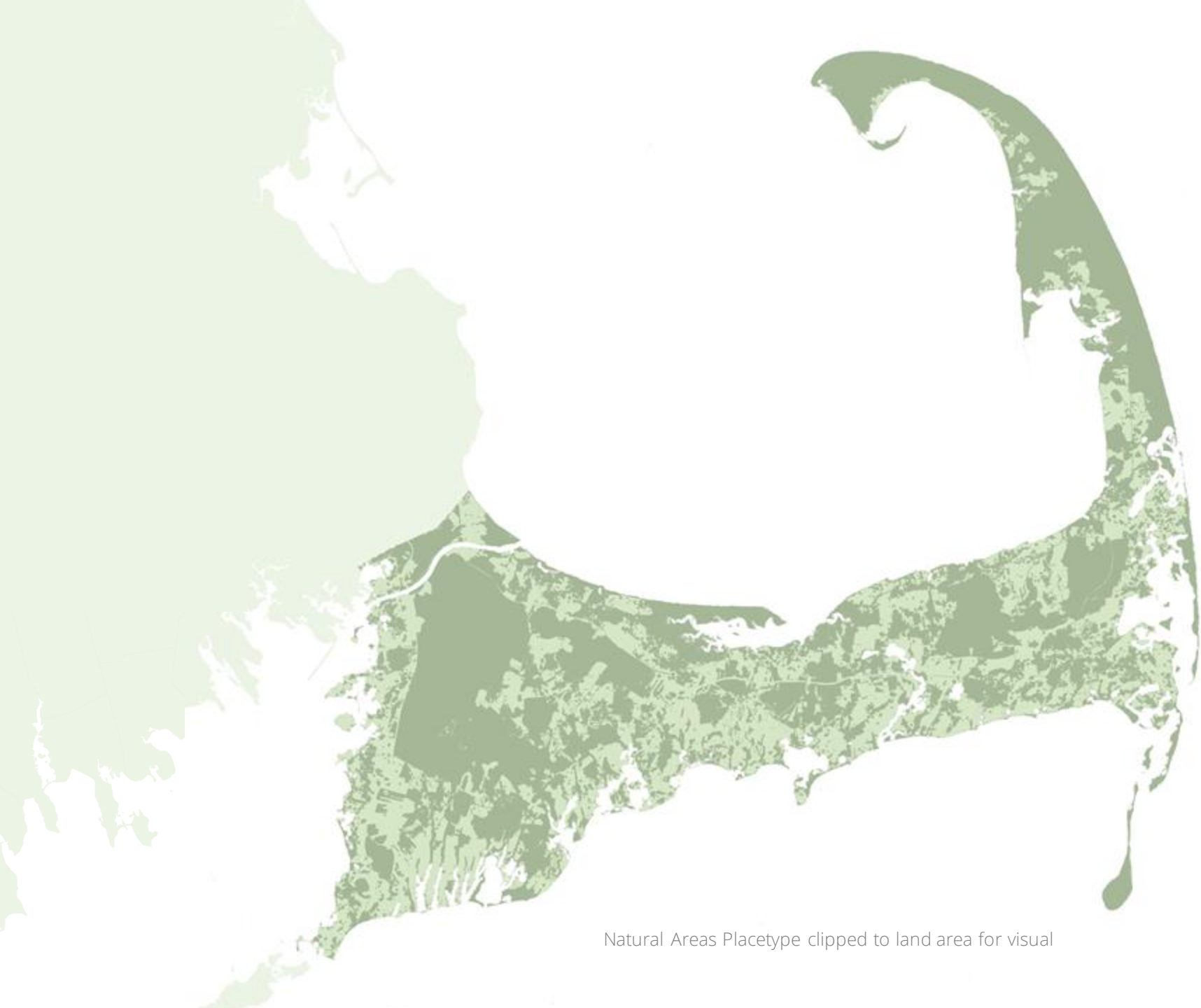
# Community Activity Centers

# Community Activity Centers

VISION: To accommodate mixed-use and multifamily residential development in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities, with adequate infrastructure and pedestrian amenities to support development.

Open space is required at 1:2 ratio





## Natural Areas Placetype

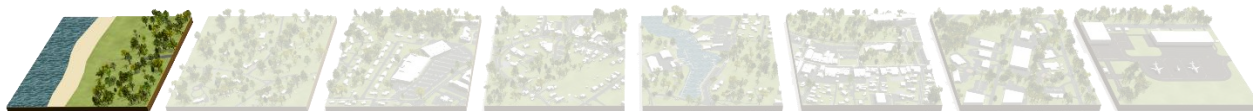
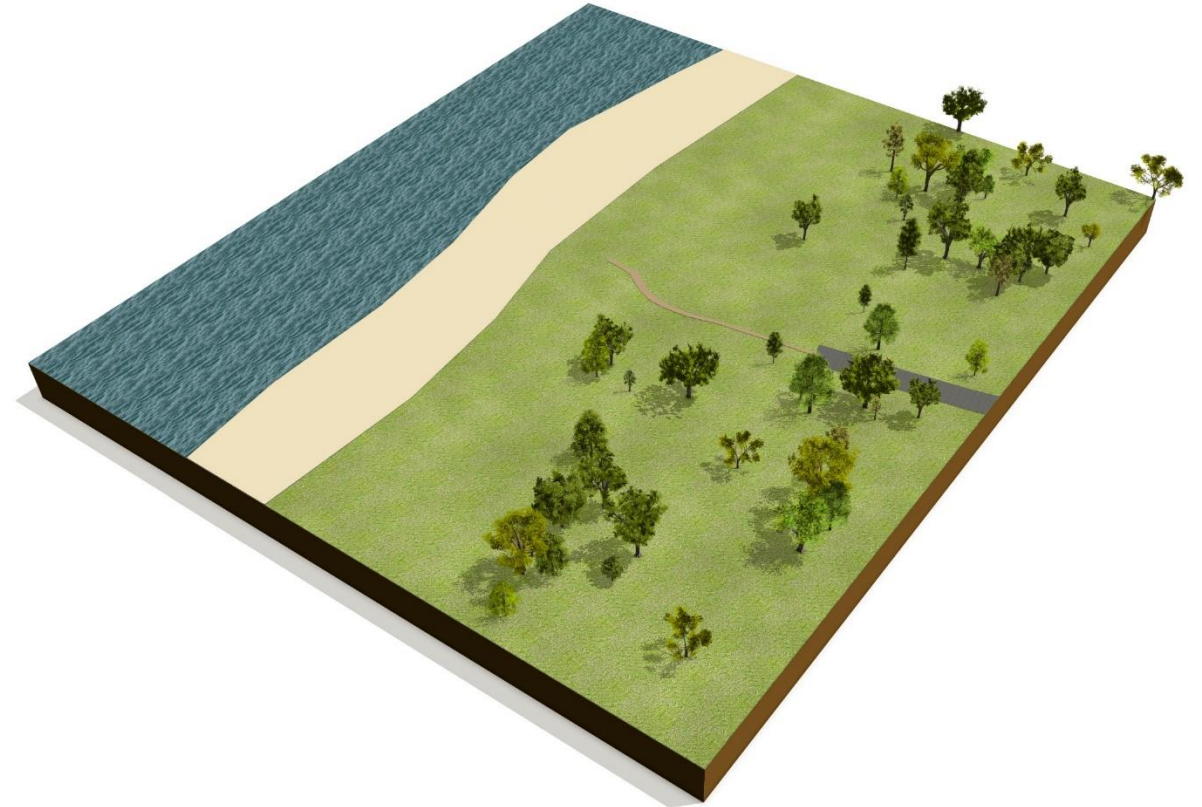
- Protected Open Space
- Wetlands & 100-Foot Buffer
- Vernal Pools & 350-Foot Buffer
- NHESP Rare Species Habitat
- NHESP BioMap2 Core Habitat & Critical Natural Landscape
- Undeveloped Lands in Wellhead Protection Areas & FEMA Flood Zones

Natural Areas Placetype clipped to land area for visual

# Natural Areas

VISION: To minimize adverse development impacts to sensitive resource areas, to preserve lands that define Cape Cod's natural landscape and contribute to its scenic character, and to improve the Cape's resilience to severe storms and the effects of climate change.

Open space is required at 3:1 ratio





## 1 Welcome

Welcome to the Regional Policy Plan Data Viewer. Instructions for using the data viewer are provided at the beginning each section. Please click on a section below to get started!

Any questions or issues? Contact the [Cape Cod Commission front desk](mailto:frontdesk@capecodcommission.org) to be connected with appropriate staff.

[frontdesk@capecodcommission.org](mailto:frontdesk@capecodcommission.org)

508-362-3828

## 2 Technical Bulletin Data View

## 3 Systems Data View

## 4 All Data View

# WELCOME!

There are three sections providing different ways to view and interact with the data in this viewer

### Section 2: Technical Bulletin Data View

Presents thematic maps of the data related to each technical bulletin

### Section 3: Systems Data View

Presents data grouped by natural, built, and community Systems, with the ability to reorder layers, customize layer display, and modify transparency

### Section 4: All Data View

Presents all of the data with the ability to reorder layers, customize layer display, and modify transparency

CLICK ON A SECTION TO THE LEFT TO GET STARTED



## 1 Welcome

## 2 Technical Bulletin Data View

## 3 Systems Data View

## 4 All Data View

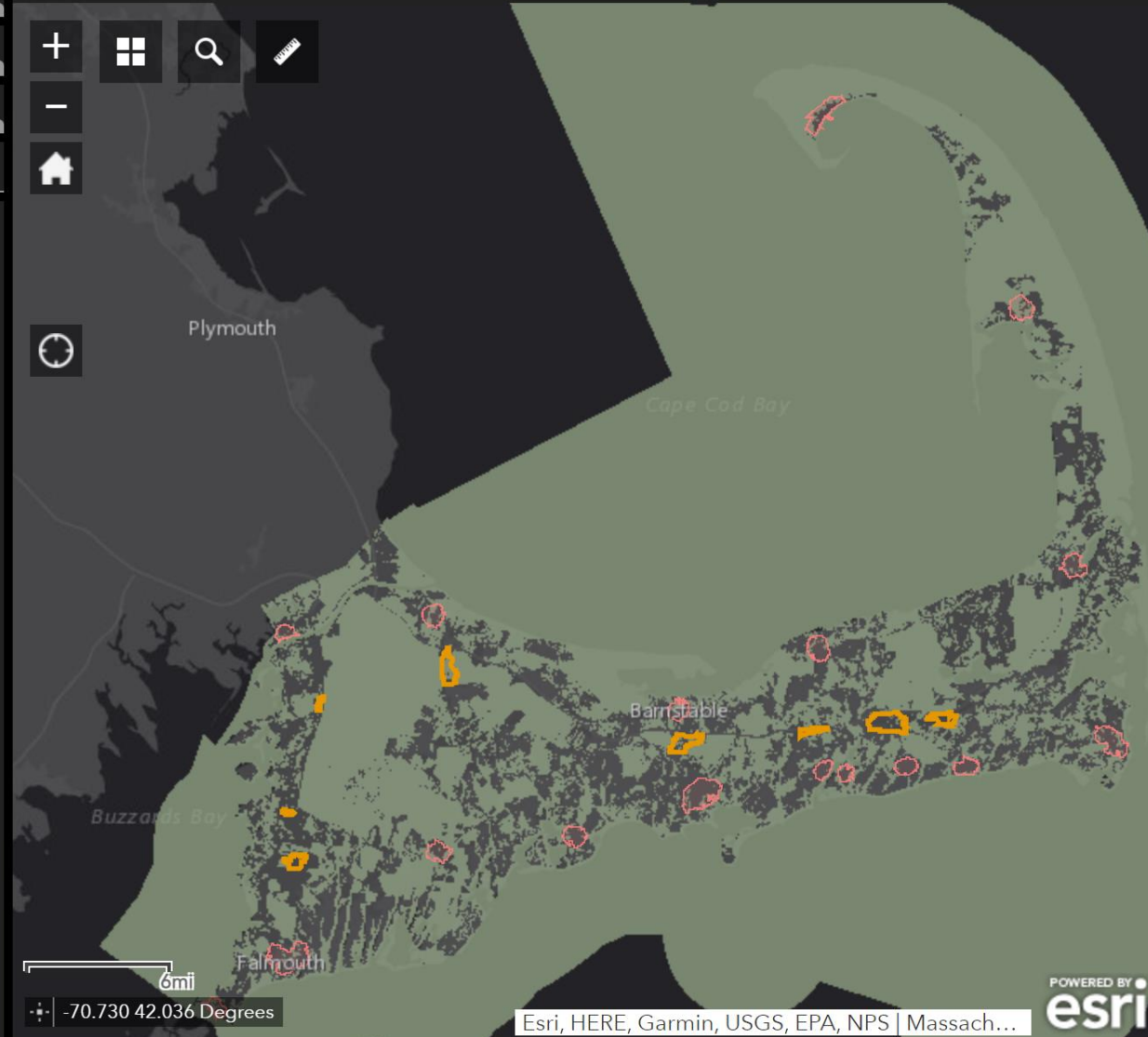
This section has all of the data layers in this data viewer. The data represent the best available, not real time conditions. Some data layers may take a minute to load; your patience is appreciated. If a data layer appears shaded out in the layers list, this data can only be viewed when zoomed in closer. To view this data, turn on the layer and then zoom in on the map until it becomes visible.



### RPP Data Viewer

Cape Cod Commission

- Transportation
- Cultural Resources + Special Use Areas
- Environmental Resources
- Water Resources
- Placetypes
- Industrial Activity Centers Placetype ...
- Community Activity Centers Placetype ...
- NHESP Priority Habitats of Rare Species ...
- All Cape Cod District of Critical Planning Concerns ...
- Ocean Management Planning DCPC ...
- Natural Areas Placetype ...
- Natural Areas Placetype 2018 ...
- Parcels (Grey Border) ...







- Reviewed a sample of agricultural, recreational, and institutional lands across the region with examples from each town
  - Compact and Barnstable Land Trust lists
  - MassGIS open spaces with no or limited protection
  - Visual inspection of current aerial imagery (e.g., golf courses, ball fields, farms, cranberry bogs)
- Used Regional Policy Plan and Data Viewer to identify Placetype(s)
- Used MassMapper (MassGIS) to identify zoning

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Over 100 properties  
reviewed

Town	# Properties
Barnstable	20
Bourne	6
Brewster	8
Chatham	5
Dennis	5
Eastham	5
Falmouth	12
Harwich	5
Mashpee	7
Orleans	5
Provincetown	3
Sandwich	9
Truro	6
Wellfleet	4
Yarmouth	7
<b>Total</b>	<b>107</b>

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Over 100 properties  
reviewed

**Filtered out permanently  
protected open space**

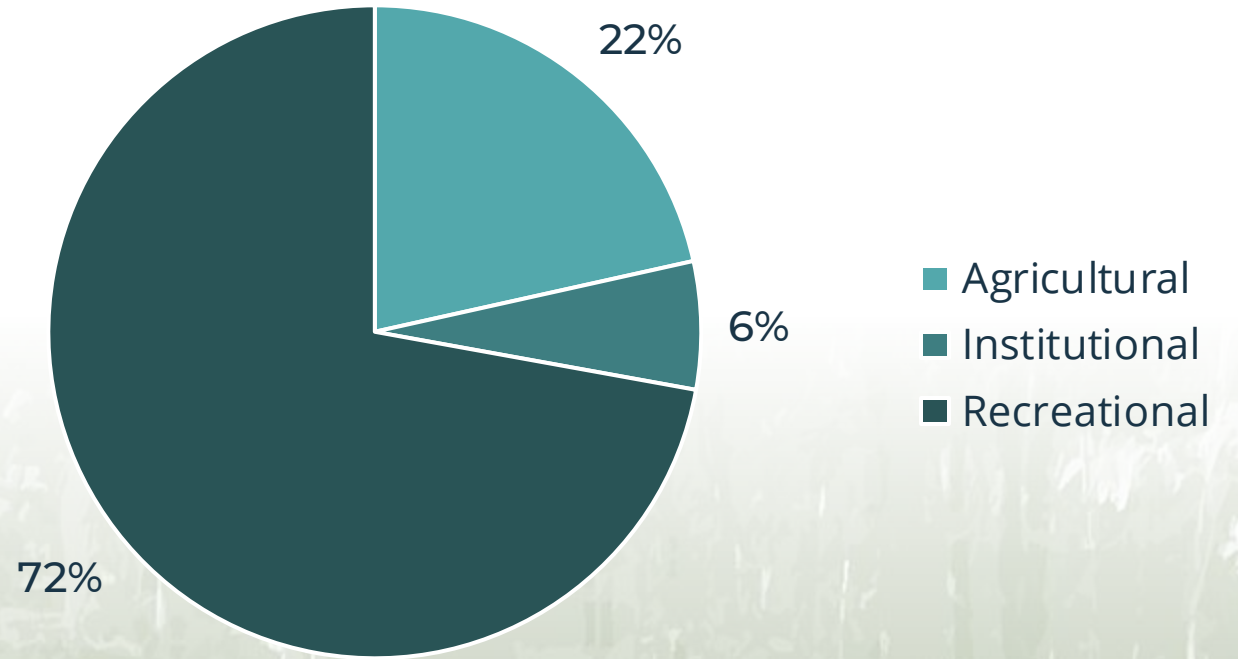
<b>Town</b>	<b># Properties</b>
Barnstable	16
Bourne	6
Brewster	7
Chatham	3
Dennis	2
Eastham	5
Falmouth	9
Harwich	4
Mashpee	6
Orleans	1
Provincetown	2
Sandwich	7
Truro	3
Wellfleet	4
Yarmouth	4
<b>Total</b>	<b>79</b>

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Over 100 properties reviewed

Filtered out permanently protected open space

**Of these, most are recreational**



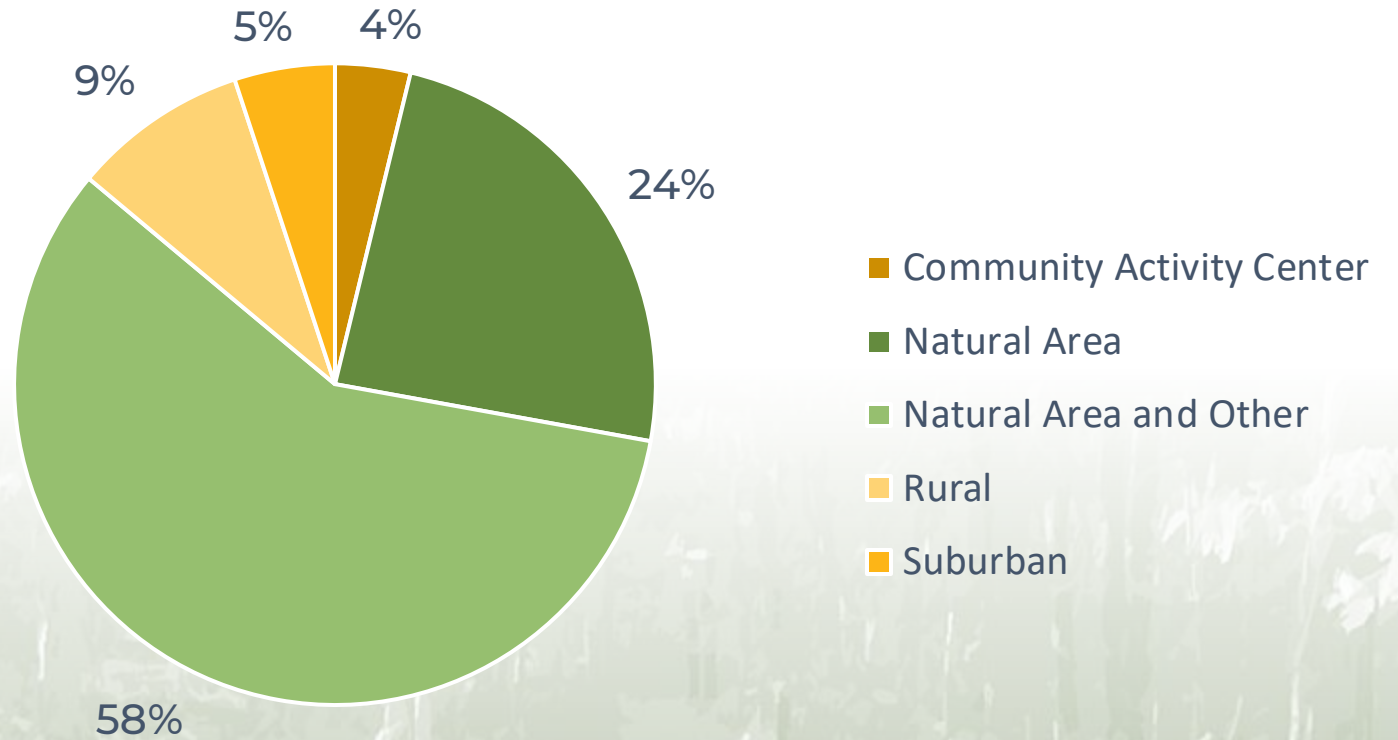
PERCEIVED OPEN SPACE CATEGORY

Over 100 properties reviewed

Filtered out permanently protected open space

Of these, most are recreational

**Most properties are completely or partially within CCC's Natural Areas Placetype**



CAPE COD PLACETYPE

Analysis based on review of 79 properties (may not be representative of the entire region)

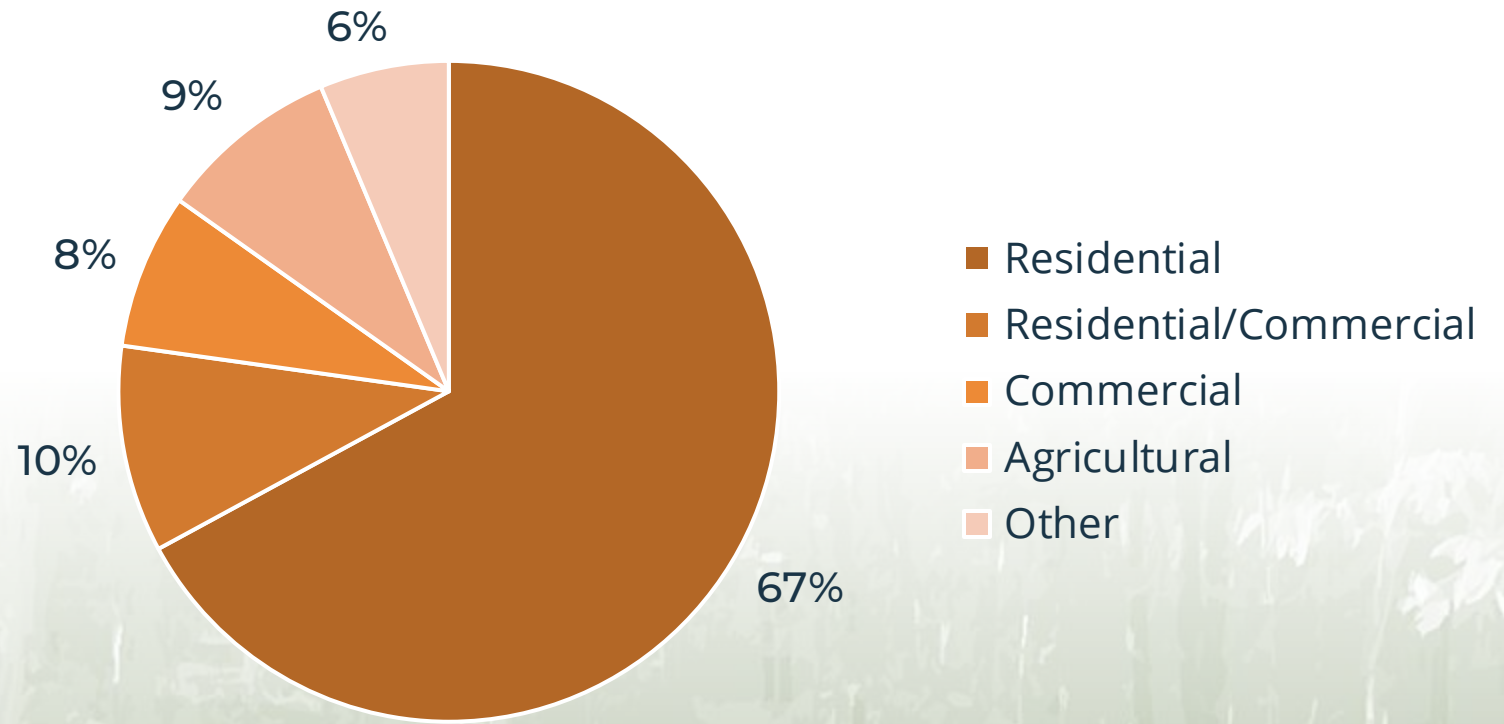
Over 100 properties reviewed

Filtered out permanently protected open space

Of these, most are recreational

Most properties are completely or partially within CCC's Natural Areas Placetype

## Most zoned residential



LOCAL LAND USE ZONING

Analysis based on review of 79 properties (may not be representative of the entire region)



# Discussion

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# Development Pressures on Agricultural, Recreational, and Institutional Lands

**STAKEHOLDER WORKING GROUP**

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**MEETING 3**

**March 9, 2022**



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