

Centerville Village



Introduction

The "village assets" of Centerville are numerous, ranging from the beauty and charm of its Main Street, to sunset at Craigville Beach. The Village's year-round population of 9,831 and its summer residents, estimated at 6,021 is diverse and energetic, with a history of civic involvement to improve the quality of life in the Village, and throughout the Town of Barnstable.

Centerville had the foresight in the mid 1960's to direct intensive commercial development away from the traditional Main Street to protect and preserve the character of the Village Center. In doing so, it created convenience shopping and services for the Village residents along Route 28.

The traditional New England image is present throughout much of the Village, making it one of the most desirable villages for year-round and summer residents and a destination for tourists and vacationers. Most of its historic buildings, today numbering 118 documented structures, and its scenic areas, remain intact.

The location of the Village provides close and convenient proximity to jobs and services. The river-ways and inland water bodies provide natural focal points for the many Village neighborhoods.

The Village is the most developed within Barnstable, with 25% of all single-family homes. The existing 5,611 homes represent 95% buildout under current zoning. It is estimated that only 300 to 340 vacant residential lots remain within the Village. Within the zoned Highway Business Districts along Route 28 and 132, it is estimated that an additional 100,000 to 200,000 sq. ft. of new business and offices can be created under present zoning ordinances.

Major Issue Areas of the Village

Today Centerville is just shy of buildout. It faces several village issues that need resolution mainly in terms of redevelopment. The following itemize major issues and suggests a direction to resolve them through a series of strategies

Section 1 Land Use

Land Use Route 28 Corridor

The ½ mile stretch of Route 28 from Old Stage Road to Phinney's Lane is commercially developed with an estimated 260,000 sq. ft. of retail, office and commercial space. It is seen as the commercial center of the Village by residents. It is estimated that an additional 95,700 to 141,700 sq. ft. of new business and office space could be created at full buildout along this corridor.

On both sides of Route 28 the commercial zoning abuts residential neighborhoods. These neighborhoods should be buffered from the commercial impact and traffic. Greater attention to landscaping and lighting would benefit both the commercial and residential areas.

GOAL: Continue to stress the need for amelioration of development along Rte 28 and the beautification of the roadsides, while making the road safer for vehicular traffic and more pedestrian friendly.

Strategy: Improve safety through posted speed signs, speed enforcement, calming devices and, where possible, planted medians.

Action: Enlist support of Town Council and Town Manager.

Strategy: Review Highway Business zoning to ensure its suitability for Centerville.

Action: Enforce the zoning regulations.

GOAL: Within the zoned commercial area, encourage businesses which satisfy the needs of the Village and region. All of the commercial development should share common access between and onto Route 28.

Strategy: Encourage shared access/fewer curb cuts in the H B zone. Encourage mixed use development, i.e. first floor commercial and second floor residential.

Action: Re-write the HB zoning specifically for Centerville.

Community Character

Preservation of Historic Character and Cultural Resources of the Village

The Historic Village Center of Centerville, along Main Street, is one of the town's most intact traditional New England settings. The one and one-half mile stretch of Main Street and Old Stage Road, located south of Route 28 is predominantly residential with scattered institutional, mixed residential and commercial, and several bed and breakfast operations. Most of the structures are 1800's sea captains' homes fronting on Main Street and are

listed in the State and National Registers of Historic Places. Protection of this area's aesthetic quality and uses, proper improvements to the roadway and neighboring green park spaces is critical.

Steps shall be taken to preserve the Main Street Character of Centerville, its buildings, landscapes, uses and cultural heritage. Roadways, walks and landscapes need to be improved in a historically fitting manner. Other areas also need to be improved in an historically correct and fitting way. The improvements should be appropriate to the needs of the residents specifically the Recreational/Community Center Building and the playground and playing field.

GOAL: Maintain the character and access of all the historic areas in the Village including Centerville's Main Street, Craigville Conference Center, Public Library and surrounding community.

Strategy: For commercial development sites, solicit and utilize Barnstable Historical Commission expertise in all re-development proposals in the Village Center.

Action: Use Site Plan Review meetings to more effectively shape re-development within the Village Center by notifying both the BHC and the Civic Association of pending applications within the Village Center.

Action: Consider historic district designation for the area.

Action: Pursue Community Preservation Act and other funding for historic preservation.

Overall Village and Neighborhood Character:

The overall Village character and improvement of neighborhood areas is seen as one of the issues to be addressed throughout Centerville. The close proximity to the Village of Hyannis and the assets of Lake Wequaquet, Bumps River, Craigville Beach and the Village Center has attracted early and dense development of the Village.

Other issues include roadway and infrastructure deterioration and an

increase of transient traffic. In Centerville there are 10 designated scenic roads, totaling 11 miles. Concerns have also been expressed about the number of small summer cabins that are being converted to year round residences and the development of large homes on very small lots (mansionization).

An effort is needed to improve the quality/safety and attractiveness of public ways in Centerville by increasing street tree plantings, more sidewalks and trails, landscaped islands and additional roadway maintenance, while discouraging through traffic. Expansion and conversion of summer cottages to year round housing needs to be reviewed as appropriate and assurances given that redevelopment will respect the architectural and landscape character of the community

GOAL: Create a sense of community through a resident friendly environment that has sidewalks wherever they may be needed and an ability to cross busy roads safely.

Strategy: Consolidate actions of strategies outlined above to accomplish this community character goal.

Action: Active participation of the Civic Association is encouraged.

Action: Support zoning regulations that control so-called "mansionization".

Action: Support enacting zoning ordinances that address expansion on nonconforming lots so that the scale is in keeping with the traditional development patterns of the area.

Action: Budgetary support for enforcement and enforcement of:

- visual pollution through design guidelines
- prohibiting businesses in residential zones
- screening dumpsters
- sign code
- unregistered vehicles
- storage containers (trailers)
- speed limits
- mitigation agreed upon by commercial properties as well as

- residential
- conservations rules and regulations
- BOH rules and regulations
- Minimize proliferation of lighting along Route 28 commercial area

Section 2 Natural Resources

Environmental Preservation

Coastal Zone/River Corridors/Bumps River, Centerville River & Scudder Bay

The Coastline, Bumps River, Scudder Bay, and the Centerville River represent one of the most natural attractions of Centerville. The waterways represent 1.25 miles of seacoast and 7.8 miles on inland waterways. The coastline is a barrier beach system. Together with the inland waterways and wetlands, the entire south shore area of Centerville is known for its critical plant and wildlife habitat.

Dense development surrounds most of the river corridors, and the water surfaces are heavily used for boat moorings. Water quality has deteriorated in both Bumps and Centerville Rivers.

Protection of wetlands, natural critical habitats, the barrier beach resources and the view to open water must be balanced with the traditional uses of the waterways in Centerville. Uses on and along the river ways must initiate improvements to the water quality and control surface runoff and wastewater discharge. Only compatible uses that can be shown to be environmentally correct should be permitted to expand on and along the waterways.

Fresh Water Lakes and Ponds

Much of Centerville is developed on quarter acre lots designated years ago. Dense development on small lots and intense use on small sites has, in some instances, created nitrogen, nitrates, phosphates and organic compounds in wetlands and waterways. In some instances, the water quality is deteriorating. Red Lily

Pond and the surrounding neighborhood is one critical example of the problem where remedial action has been undertaken. Other areas that are of concern are dense development along the river corridors, surrounding Lake Wequaquet, Long Pond, Lumbert's Pond, Lake Elizabeth, Craigville Beach and Long Beach areas.

New technologies in private septic disposal and in group septic treatment need to be explored and implemented in critical areas within the village. If and where feasible, public sewers may be appropriate.

GOAL: Preserve the natural environment and maintain and improve water quality.

Strategy: Upgrade and monitor waste disposal systems with strict development restrictions in environmentally sensitive areas.

Action: Continue to enforce Board of Health Regulations and State Title 5 Septic Regulations.

Strategy: Inventory land uses along waterways and evaluate their compatibility to protecting the fresh and salt waters.

Action: Re-zone waterfront areas to prohibit incompatible uses while allowing by right the compatible uses.

Strategy: Pursue public sewerage projects through the Waste Water Facilities Planning efforts.

Action: Encourage where appropriate small package treatment facilities of ten (10) units or more.

Action: Promote environmental sensitivity to natural resources through schools, homeowners and end users.

Action: DPW should minimize road runoff into the waterways.

Craigville Beach Area

Craigville and Covell's Beach total almost 18 acres of beach area and provide 0.36 miles of public shoreline on Nantucket Sound. The protected open waters and the attractive beach area are popular summer attractions. They are heavily impacted during the summer months.

The horseshoe beach and its open waters is one of the more scenic areas on the Cape and has gained national recognition. Its

use ranges from a very active beach during its peak summer season to a passive beach at night and during off-season periods. The low lying, mostly grass vegetated barrier beach has traditional low profile buildings.

Public facilities to accommodate beach users need to be improved both functionally and aesthetically. The open water and open beach character must be retained. Compatible uses need to be further encouraged, with space designed and developed to assure compatibility between uses. The linkages to the beach - walks, trails, landscape and roadways - with the Centerville River and the Village Center need to be improved.

GOAL: Maintain the traditional character of the area and prohibit any intensification of development.

Strategy: Create a management plan for the entire barrier beach area that keeps it natural, shields dumpsters from view, and prohibits further installation of Rip-rap construction.

Action: Pursue Community Preservation Act funding to assist the Town in completing a management plan.

Strategy: Initiate District of Critical Planning Concern (DC PC) designation in order to establish zoning ordinances to create a barrier beach overlay district that would maintain current aesthetic value of Craigville Beach.

Action: Pursue support of Town Council and Town Manager.

Strategy: Pursue "viewshed" preservation planning/zoning tools.

Action: Initiate support for re-zoning efforts through Town Council and Town Manager.

Strategy: Initiate "protective height limitation" zoning ordinances.

Action: Pursue re-zoning efforts through Town Council and Town Manager.

Long Beach and Centerville River

The Centerville River and its tributaries, Bumps River, Scudder Bay, and Long Beach each are perhaps the most under utilized water resource in the Village. The sole public access is located off Hayward Road, consisting of a dock, boat launching ramp and

parking for fewer than 12 cars with trailers. There are two Town Ways to Water with parking for residents only available in two lots on Long Beach Road. Parking is available for 20 cars. These parking lots serve residents who wish to walk or use the extensive underutilized area known as Long Beach.

GOAL: Expand water access.

Strategy: Clearly define the existing Town Ways to Water and parking areas at Long Beach.

Action: Map out the areas using GIS mapping technology.

Strategy: Reconfigure existing parking areas to maximize parking, while maintaining the natural setting.

Action: Design and stripe/delineate with car stops the parking spaces.

Strategy: Restore parking area on the south side of Long Beach Road in the existing first Town Way to Water.

Action: Design and stripe/delineate with car stops the parking spaces.

Strategy: Prohibit or discourage construction or planting that would create a perceived barrier to existing beach access.

Action: DPW removal of plantings/construction within Town Ways to Water extending to the Mean Low Tide Line.

Strategy: Create access to Centerville River at the end of each Long Beach parking lot.

Action: Design access walkway and remove plantings/construction obstructing such access.

Strategy: Explore the Town purchase of the private parking lot across from Craigville Beach in order to provide additional access to the Centerville River.

Action: Working with the Town Manager, secure funding for the purchase by the Town Council.

Strategy: As property becomes available on the River, the Town should evaluate each parcel for its feasibility for additional river access, either by purchase or eminent domain taking, or create a private/public relationship.

Action: Working with the Town Manager, prepare evaluations of each parcel and explore funding sources

Strategy: Developed property along the River should be considered for de -construction if it would provide significant public river access.

Action: Develop a plan and process to evaluate and purchase or de-construct developed lands along the River.

Water Access

Freshwater Lakes and Ponds

Lake Wequaquet and Shallow Pond:

Lake Wequaquet and Shallow Pond are fresh water bodies comprising 714 acres of surface water. Lake Wequaquet, a State designated Great Pond, is the largest inland water body in the Town. The only public access to the Lake located off Shootflying Hill Road is 0.8 acres with 510 linear feet of water frontage including beach area and a boat launching ramp (open to non- residents). Use of the beach and boat ramp is dictated by limited parking. The Parks and Recreation Department gives swimming lessons at this beach and several rowing clubs store boats on racks and utilize the area for team practice.

The area surrounding the lake is densely developed and a limited land area exists to expand public access. The lake and surrounding area have been identified as a recharge area to groundwater and select undeveloped areas are known for rare plant and animal habitats.

Shallow Pond is an exceptional pristine natural setting with water suitable for non-motorized boating, i.e., kayaking and canoeing. Presently there is no public access.

Public Access to Lake Wequaquet and Shallow Pond needs to be expanded. Compatible shoreline and water surface uses must improve water quality and protect and enhance the remaining plant and wildlife habitats. Both development and redevelopment should stress re-establishment of a natural lake/pond edge

The major hurdle in all public water access areas is lack of adequate

parking. At Lake Wequaquet cars and trucks with trailers pose a safety hazard parked along Shootflying Hill Road.

GOAL: Develop strategic policy for expanding water access in the Village.

Strategy: Explore partnership with commercial development on Route 132 with frontage on Shallow Pond allowing public access.

Action: Inventory pond front properties on Rte 132 and evaluate potential for public acquisition.

Strategy: Inventory lake/pond front proper ties and evaluate their potential for public acquisition.

Action: Prioritize parcels for purchase utilizing Community Preservation Act funds.

Preserve and Enhance Use of and Access to Recreational Spaces in the Village Open and Recreational Spaces

There is a lack of open s pace throughout the village. Centerville, with 286.5 acres of public, semi-public and private open space land, is last among the seven villages of the town in open s pace and municipal lands. Centerville, with a density of 1,178 persons per square mile, ranks second to Hyannis in development density.

The densely populated neighborhoods of Centerville lack recreational land and access to natural resources. Those open space sites that do exist are mostly scattered small lots and acreages. The Village's 5,611 developed dwelling units represent 95% buildout under present zoning.

In addition to greater water access, more public land is needed for neighborhood recreation and passive open space use in Centerville. Because large acreage is limited, existing open space and recreation lands should be linked by walking and bicycling trails. De-construction of present properties should be considered following a voluntary purchase by the Town to accomplish this, particularly areas around Lumbert's Pond north of Rte. 28.

GOAL: Revisit the purpose for the Park and Recreational Building and grounds and increase their availability for Village residents and

increase recreational areas throughout the Village.

Strategy: Inventory parcels suitable for use as open space/recreation lands and explore public/private partnership for restoration and maintenance and ongoing use of space.

Action: Utilize Community Preservation Act funds to purchase lands for public benefit. **Action:** Explore land already owned by the town of active/passive recreational uses

Action: Pursue outside funding for maintenance of the Park and Recreation and preservation of the Vernon Coleman mural.

Section 3 Economic Development

See Local Comprehensive Plan Section 3

Section 4 Capital Facilities and Infrastructure

Transportation Route 28 Corridor

This section of Route 28, a State highway, handles over 30,000 vehicles a day and serves traffic from the north and south sides of the Village, as well as through traffic. It is the major artery for traffic between the Village of Hyannis and the Town of Falmouth.

Since the recent widening of Route 28 from 2 to 4/5 lanes, the road has become less safe and several fatal accidents have occurred. Vehicles travel too fast, especially considering the amount of turning that is permitted. Pedestrian crosswalks are available only at the traffic lights, ¹/₂ mile apart, leading to much dangerous jay-walking. Cyclists using the bike path are an added safety concern.

Two intersections need immediate attention:

- (1) Lumbert's Mill Road and Route 28 are heavily used by local traffic. Visibility is not good and the through traffic on 28 is often traveling at a fast rate of speed. A traffic signal is needed.
- (2) Old Stage and Route 28 is the site of numerous accidents. A left hand turn arrow is needed for traffic heading east on 28 and desiring to turn onto Old Stage.

GOAL: Encourage use of public transportation.

Strategy: Support CCRTA offering scheduled bus service along routes most traveled. Service to the malls and beaches should be offered. _

Action: Work with Town and businesses to publicize and encourage use of CCRTA busses

Section 5 Community Housing

Housing

At present there are a total of 89 developed affordable housing units within Centerville. Another 20 units have been approved under Chapter 40 B but have not been constructed and 2.04 acres owned by the Barnstable Housing Authority remain vacant. The 10 percent goal for the Village dictates that 561 affordable housing units be developed within the Village. Realistically 478 new affordable housing units could require an estimated 30% to 40% of all available and developable land that remains within the village today.

In village surveys residents favored some increased density for elderly townhouse development in close proximity to the village centers - Main Street and Route 28 -however, land in both areas is limited and costly. The village also recommended the purchasing of scattered sites and existing homes throughout the village for affordable single family units.

GOAL: Encourage and promote the Barnstable Amnesty Program to increase the number of affordable housing units.

Strategy: Review the Town's Certified Housing Plan and how it impacts the Village of Centerville.

Action: Pursue and support affordable housing initiatives that work toward meeting Centerville's fair share percentage.

GOAL: For affordable family units, scattered existing housing should be reviewed. Efforts should also concentrate on non-conforming

multiple dwelling structures. In securing scattered suitable sites, consideration should be given to an appropriate increase in density on these lots.

Strategy: Investigate conversion of pre-existing non-conforming structures for use as affordable housing.

Action: Write zoning codes that allow for the conversion by right of non-conforming structures compatible with Village character; allow second floor apartments in commercial zones; encourage accessory apartments, including family rentals within new construction; and encourage local homeownership programs.

Action: Pursue Community Preservation Act funding for affordable housing projects.

Section 6 Heritage Preservation

See Local Comprehensive Plan Section 6