Opportunities:

- Good opportunities for mixed-use and infill development throughout the area including along Route 6A, Tupper Road, and Marina.
- There is a strong demand for boat slips (waiting list of 1,200 names and 4-year monorandum).
- Expansion of the Boat Basin onto town-owned property would draw more visitors (by boat and land), improve surrounding property values and development opportunities, and support existing and new businesses.
- Direct connections (visual and physical) can be made to Merchant’s Square.
- Need to extend the sidewalk network between the Marina, Canal Access Road, Tupper Road and Route 6A.
- Make gateway improvements along Route 6A at both ends of Tupper Road.
- Make streetscape improvements throughout district.
- Opportunity to relocate harbor masters office and boat storage on town property.
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- Organize, coordinate, and connect parking lots.
- Make connections between Route 6A, Tupper Road, and the Marina.
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- There are restrictions on the Cape Cod S Bank’s property, but other places, even across the tracks, are suitable for making a connection between Merchant’s Square and the Boat Basin.
- There are some wetlands on the town property that would have to be mitigated if the marina is expanded and development occurs.
- Freezer building is an eyesore and needs to be removed. (Asbestos is the major issue). This property has great potential for redevelopment.
- There are multiple property owners in the district and multiple easements.
- Traffic congestion and parking can be difficult in season.
- There is very little screening of the Mirant Plant.
- Heavy landscaping buffer along Route 6A makes commercial developments difficult to see which may lead to poor performance of some projects such as Merchant’s Square.
- There needs to be traffic mitigation. This has been an issue with previous plans (asbestos).
- A rail spur and possibly the train could connect this district to the Historic Village.
- The railroad connection creates a real opportunity for tourism, the possibility of commuter rail, and the potential for a 40R project.

Issues:

- Any proposed improvements to the Marina must involve the Army Corps of Engineers at an early stage. We must understand what ACOE would deem feasible. Need to determine what the major issues are and true constraints to be factored into planning.
- Town would have to fund the expansion, but that the Army Corps of Engineers would do the actual work of expanding the boat basin. The Town would pay for the expansion through fees.
- The Corps will want to see strong community support, completed plans, a finished feasibility study, and the cost benefit in terms of fees. The Town will also need to show the impact on property values.
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