

# Residential Areas, Beachs Visualized by Architects

PROVINCETOWN, Oct. 26—Residential areas, motels, bathing beach, a neighborhood shopping center and a regulation golf course for that portion of the Province Lands proposed to be ceded to Provincetown for expansion are visualized by Shurcliff and Merrill, landscape architects, Town Manager Walter E. Lawrence said today.

A letter explaining these proposals was read by selectmen at their executive meeting in Town Hall and an accompanying topographical map showed in detail all these proposals, and others as well.

The letter was sent to John R. Ham, chairman of the Provincetown Planning Board, and a copy went to Mr. Lawrence. The map, showing every building in Provincetown, contains in color the new proposals for north of Route 6.

In explaining the feeling of the Boston landscape architects, Sidney N. Shurcliff wrote that a close study of the topographic survey and of the site reveals a large percentage of the total is either water or marshland. The remainder, he continued, consists of rolling sand dunes which have become vegetated with the result that the vegetation not only stops erosion, by acting as a windbreak, but also holds the soil in place, with its roots.

### Good View

The plan of the architects places the house lots on the sand dunes and hills where the view will be best and where there will be no danger of flooding. Most of the ponds have been retained, and it is thought, the letter continued that some of them might be dredged or otherwise cleaned out to make them more useful for swimming and canoeing. The dredged-out material might be used for fill, as it is solid, and to

manufacture loam, as it is organic, it went on.

Where the golf course is shown is considered the best place for it and the architects do not recommend any alternate site. The area is on the western section of the land proposed to be ceded. At this point, Mr. Shurcliff wrote that loam will have to be added and this, after seeding will prevent erosion by wind. Plans also call for a clubhouse and parking area between the course and the highway.

Mr. Shurcliff wrote, "We visualize this golf course to be one of very great beauty, with many water features and water hazards." He added that he visualizes Clapp's Pond being dredged and made into a beautiful swimming and boating area, with a beach in back of the three most westerly motels, for use of guests and the public. A public bathhouse and parking area is indicated at the east end of Clapp's Pond.

### Motels Shown

Five motels are shown and to the west of Race Point Road are shown 204 lots, each of 30,000 square feet or more. These are located on the high land, with excellent views over the adjoining ponds and, in some cases, to sea. On the other side of Race Point is a moderately sized, subdivision of 213 lots, each of 15,000 square feet, the architect said.

The neighborhood shopping center is to be near the center of the residential area, and at the same time on the main highway. The architect emphasized this would be only a neighborhood shopping center, not large enough for any other purpose and, therefore, not competing with existing shopping facilities of the town.

Parks and conservation, the architect said, "is a subject dear to the hearts of many who will tend to oppose the transfer of the land to the town." Then Mr. Shurcliff went on, "we have used only about one-third of the area for residential and commercial activities.

"The remainder becomes a beautiful golf course and series of superb parks dotted with beautiful ponds. Erosion is prevented by the features previously mentioned and wild life should be attracted in even greater quantity than is now present in the area, while at the same time all of these natural features are made available to the public instead of being hidden in a thicket, as at present."

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held and no one showed up. He said he couldn't see why there should be any more.

### Suggestion Denied

It was suggested that the requested additional hearings were requested to "embarrass" the selectmen, but a spokesman said such was not the purpose, but felt the general public hadn't been apprised of the project adequately.

In other business, selectmen approved several licenses, some for renewals, and others of new licenses. Selectmen renewed a junk license for James W. Enos, approved junk license for Warren J. Silva and authorized Milan Costa and Kenneth Roderick to hold dancing at their Hole-In-One restaurant on Shank Painter Road.

A letter from county commissioners was read relative to laying out of Howland Street asking selectmen to appear and sign a recognition for the street layout. A hearing on this proposal will be held later.

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