

MINUTES
Economic Development Committee
Thursday, April 18, 2019
Town Hall, Paul Prue Room

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DENNIS TOWN CLERK
VCSO

EDC: Stone, David, Bacon, Chamberlain, El Sehrawey
Absent: Patterson, Monroe, Beasley
Staff: Fortier, Gregory

CONVENED: 9:00 AM

ITEM #1:

ADU By-law per request of chair:

Mr. Fortier noted the Board of Selectmen took this off the warrant for Town Meeting. No discussion is needed.

ITEM #2: Benny's/Holiday Hill Zoning Scheme:

Mr. Fortier noted that Selectman Mezzadri initiated a charge to replace the current EDC with a new committee entitled Community and Economic Development Committee, to include one Planning Board rep, one Housing Trust rep, and six at-large members. The intent was to address eliminate the problem the EDC has had with consistently maintaining a quorum at meetings. It was suggested that Mr. Stone write the selectmen a letter requesting that the current members of the EDC be considered for the newly appointed at-large positions before opening them up to the public. Mr. Fortier also noted that a new Zoning Bylaw Study Committee will be formed to include one Zoning Board member, one member from the Dennis Revitalization Committee and at least four members at-large. This new committee will fall under the oversight of the Building Department.

Mr. Fortier then shared his thoughts about the Bennys/Holiday Hill properties and how they could be used in the future. He suggested a concept of something similar to the Exit 9 rezoning, but on a smaller scale, with an overall FAR of 1.0 to 2.0. This would be a multi-story district with 30% green space and heights of 4 ½ stories for flat rooves, 5 ½ stories for pitch rooves. He noted that while Exit 9 significantly dips from the road, this land is flat. He then discussed how the space might be used, again along similar lines to Exit 9. It will be a growth incentive zone with mixed retail/hospitality/health and services. He displayed a build out table with a total of approximately 12 acres of land. All of this depends on the new sewage system the Town of Dennis has been working on. He noted that in order to request funding for wastewater, the Town needs to show a zoning scheme with potential revenue to pay for the wastewater; thus the two should go hand in hand. One challenge with the above property is that the water table

is higher than at Exit 9, which may affect the FAR. Mr. Fortier spoke with Diane Chamberlain, Chair of the Wastewater Committee, who said that Exit 9 needs to be ready to go before funding is requested for wastewater.

Mr. Fortier noted that south of Route 28 in Dennisport was considered, however, the lots are smaller on that side of the street. He feels the major economic thrust would need to come from the parcels on the north. From the audience, Tom Buscone asked if a water view should be considered when heights are determined, as the ocean is approximately .6 miles away. It was suggested that a wastewater consultant come before the EDC and give a presentation at the next meeting. Discussion followed regarding the challenges of wastewater in town.

The next meeting is schedule for 16th at which time both Exit 9 and the above property will be further hashed out for potential change. Possibly a wastewater consultant will join the group.

ADDITIONAL BUSINESS:

1. Review minutes of 8/9/18. No quorum
2. Review minutes of 9/20/18: Approved as written
3. Review minutes of 2/1/19: Approved as written

ADJOURNED: 10:00 AM

These minutes were approved as written on 5/16/19.