

MINUTES
Economic Development Committee
Thursday, May 16, 2019
Town Hall, Paul Prue Room

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DENNIS TOWN CLERK
VCRD

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

CONVENED: 9:00 AM

ITEM #1: Exit 9 Smart Growth Overlay District – Planning Grant Application.

Mr. Fortier opened the discussion regarding a grant request for \$50,000 to allow the Town to manage the Cape Cod Commission for analysis of proposals to create the Exit 9 Smart Growth Overlay District. The CCC agrees that Exit 9 is the economic center for the Mid-Cape and that this will help to generate revenue for the towns proposed waste water plan. The Commission will provide a \$75,000 match to this request. Mr. Fortier has asked consultants for cost estimates, and has met with Paul Rommel of Davenport. They said they would support this as an overlay but may not take advantage of it, so the boundaries of the proposed area might shrink. The Commission is also seeking a \$75,000 traffic study on Route 134 from Airline Road to Upper Country Road.

If we move forward with the grant, we are hoping to work with the CCC to create visuals of what the rezoned area might look like. This would help us to analyze the zoning and tweak as necessary and would also provide an effective tool to educate the public on the plans. Anne McGuire of the Commission has done this kind of modeling previously and would likely work with us on these models. The first a computer model would be of the existing conditions. Then a second model would show the proposed placement of buildings per the proposed zoning. A final step would allow various Town committees to react and then adjust zoning accordingly; from there the Commission would create final models, which would be presented at Town Meeting, hopefully in 2020. Mr. Fortier noted that perhaps a special taxation district might help with funding by the larger landowners, including Davenport, Chamberlain and Seminara; they could create a master plan to be reviewed by the Planning Board for Site Plan review. Mr. Fortier noted that when the Department of Housing and Community Development sees districts attempting to reach the 10% mandate of affordable housing, some barriers are removed.

Mr. Fortier then reviewed the handout noting five tasks to be completed in this process. Discussion from the Committee followed as to whether moving forward with this grant was appropriate at this time. Mr. Chamberlain felt that the zoning needed to be hammered down before seeking a grant and investing money in creating models that may or may not work. He felt the Committee should meet and discuss the pros and cons of Chapter 40R verses Chapter H.

He also suggested that the landowners might want to find another avenue for financing that would allow them more control, rather than seeking the proposed grant and working with the CCC. Mr. Fortier noted that perhaps both would be applicable. He had spoken with Rob Chamberlain two years ago about a 40B but no further discussions took place.

Ms. Bacon raised the question of sustainability and discussion followed on possible salt water intrusion and greenhouse issues. It was noted that the current proposal for Exit 9 would include 4,000 residential housing units. Members of the Board posed the question as to whether increasing density would decrease Dennis's attractiveness and deter people from coming here. The Committee then discussed whether to hold off on the grant and conduct more meetings to include a greater public presence. Mr. Fortier stated that he will invite a rep to the next meeting to discuss both Chapter 40R (state) and Chapter H and growth incentives (regional). The Committee then decided to move the EDC meetings to the third Monday of every month, at 4PM, in order to encourage greater public attendance.

ADJOURNED 10:38 AM

These minutes were approved as written on June 17, 2019.