

MINUTES
Economic Development Committee
Monday, June 17, 2019
Town Hall, Paul Prue Room

RECEIVED
2019 AUG 21 AM 9:37
JEANNE LOREN CLEGG
6-100

EDC: Stone, David, Bacon, Chamberlain, Patterson, El Sehrawey, Monroe, Beasley
Absent: None
Staff: Fortier, Gregory

CONVENED: 4:00 PM

Cape Cod Commission to discuss Chapter H and Growth Incentive Zones as they may apply to Exit 9 or elsewhere in Dennis.

Heather Harper and Chloe Schaefer of the Cape Commission gave a brief presentation regarding future economic development/growth Cape-wide. The CCC has adopted a new policy plan with the goal that growth should be focused in "activity centers" using two basic tools: Chapter H and Growth Incentive Zones (GIZ). The focus of this policy is to foster growth in areas that are adequately supported by infrastructure rather than focusing on areas that must be protected. They noted several existing Chapter H designations on the Cape: portions of Bourne, Falmouth, Sandwich and Barnstable). Existing GIZ's were noted in Buzzards Bay, downtown Hyannis and Route 28 in Yarmouth. The goal of GIZ is to enhance sustainable and balanced year round economies and to provide opportunities for economic development and growth. This is a system-based approach verses square footage/unit count, and seeks to recognize the links between investment, regulatory and community based strategies to meet long range goals. The CCC will be looking for each town to define their own goals for future development and develop a strategic plan for reaching those goals.

Town Owned Land Inventory.

Mr. Fortier explained that the Town of Dennis owns over 3,000 acres of land, some are already designated for specific uses but others remain unspecified. Various groups have asked the Town to consider designating some land for particular uses; therefore, a detailed inventory of all properties was created. The Board of Selectmen has asked various Town Departments to review the list and make their recommendations for these properties. Feedback is due to the Selectmen by August 2nd. Mr. Fortier noted that two-thirds of the properties have environmental constraints (i.e. wetlands, flood zone, etc.). Some areas are deemed environmental justice areas, which are areas of low income populations in close proximity to non-residential uses (mixed uses). He then led the Committee through the remaining one-third of the properties on the inventory list and presented potential uses for each site. It was noted that the town has need for additional parking, parks, and housing/Habitat properties. The land behind the Town Hall was discussed. The Town could also sell off some of the parcels, and Mr. Fortier noted the money

would go into a general municipal fund for future Town needs. Apparently the Town suggested that at least five properties be selected for potential use, but Mr. Fortier suggested that it might be more prudent to focus on just one or two at a time. The Committee was hesitant to rush into assigning specific uses to various parcels and questioned whether reserving the parcels until specific needs arose might be wise. It was concluded that the members would review the inventory over the next month and offer feedback at the next EDC meeting.

ADDITIONAL BUSINESS:

1. Review minutes of May 16, 2019. Approved as written.

Adjourned 5:30 PM

The Committee approved these minutes as written on August 19, 2019.