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MEMORANDUM

TO: Barnstable County Assembly of Delegates

FROM: Coreen V. Moore, Bourne Town Planner

Cc: Bourne Board of Selectmen, Thomas Guerino, Town Administrator and Bourne Planning Board

DATE: March 21, 2018

SUBJECT: Growth Incentive Zone Proposed Changes

This memo is to express my support for the proposed changes to the Growth Incentive Zone (GIZ).

The Town of Bourne received a designation of a Growth Incentive Zone on April 6, 2012. We have identified the Main Street area in Buzzards Bay as "Bourne's Downtown" a place for desired growth - particularly commercial and mixed-use growth. The Local Comprehensive Plan has also identified the Downtown as a high priority for redevelopment and infill.

The redevelopment of Downtown is envisioned as the commercial, cultural, residential and institutional center for Bourne; a vibrant destination for residents and visitors; a unique opportunity for social interaction in a livable, workable, walk-able village. The Town continues to work on the revitalization of the Downtown, and the designation of the Growth Incentive has been a big step in the process. The GIZ approval was done in a three phase approach due to the difficulty of finding the required offsets and due to the limitations of wastewater disposal and water supply.

Unfortunately, the GIZ regulations as crafted created more hurdles than intended. Fortunately or unfortunately depending on how you look at it; the Town of Bourne has preserved multiple acres of open space over the years and has very limited commercial area outside the GIZ overlay. Finding the required offsets has proven difficult or nearly impossible.

The proposed revisions to the GIZ regulations will enable the Town to develop the Downtown as intended and will allow new opportunities for Smart Growth, good planning will be rewarded instead of punished. The changes will help us, especially in Buzzards Bay to offer economically competitive areas for economic development and investment.

I would implore the Assembly of Delegates to approve this change.