

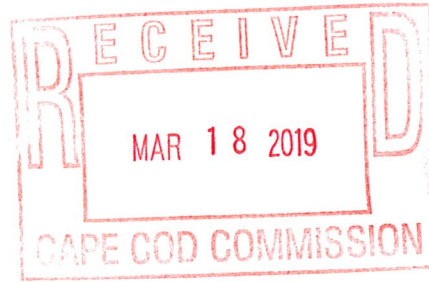
TOWN OF BOURNE BOARD OF SELECTMEN

24 Perry Avenue
Buzzards Bay, MA 02532
Phone 508-759-0600 ext. 11 – Fax 508-759-0620



March 14, 2019

Kristy Senatori, Executive Director
Cape Cod Commission
3225 Main Street
P.O. Box 226
Barnstable, MA 02630



Re: Request for Modification of the Town of Bourne Buzzards Bay Growth Incentive Zone (GIZ) Decision

Dear Ms. Senatori;

The Bourne Board of Selectmen are pleased to submit a request for a modification of the Growth Incentive Zone in Downtown Buzzards Bay.

I. Overview

The Village of Buzzards Bay is identified in the town's Local Comprehensive Plan (LCP) as a place for desired growth, particularly commercial and mixed-use growth. Buzzards Bay is unique in that it has direct highway access and public infrastructure. The Main Street area of Buzzards Bay is the focus area for directing new commercial growth including redevelopment and infill.

In March of 2008 the Bourne Financial Development Corporation along with the Town's Planning Department commissioned a study, the result of that study was the creation of a "Vision Plan for Bourne's Downtown". Through the work of the vision plan the Town adopted new zoning for the Village of Buzzards Bay specifically for the area that is now known as Bourne's Downtown. Using the Growth Incentive (GIZ) in conjunction with the newly adopted zoning otherwise known as "form-based code" has allowed for higher-density, mixed use development which provided a clear incentive for those interested in investing in Downtown Buzzards Bay.

Since the inception of the GIZ the Town has worked tirelessly to provide additional wastewater capacity. The town sought and obtained approval to construct a 100,000 gallon per day (gpd) wastewater treatment plant to increase the service area and capacity of the existing sewer system in Buzzards Bay.

II. Background:

Growth Incentive Zone Application Approved April 26, 2012 - Certificate of Compliance issued on April 30, 2012.

Modification Request:

- a) Request Modification to the GIZ decision to accept the applicability of the terms and provisions of the amended Barnstable County Ordinance Chapter G 05-13 (10-19. 14-05 17-11 and 18-02) April 4, 2018
- b) Elimination of the three (3) Phases for a total 360 residential units and 650,000 square feet of commercial space
- c) Eliminate all requirements for offsets.

III. Accomplishments since the approval of the Growth Incentive Zone:

1. Infrastructure / Capital Improvements:

Approval of 100,000 gallons per day wastewater facility
Belmont Circle reconstruction by MassDOT (2020)
New Bourne Police Station
Bypass reconstruction by MassDOT
All Inclusive Playground
Buzzards Bay Park Improvements

2. Redevelopment projects:

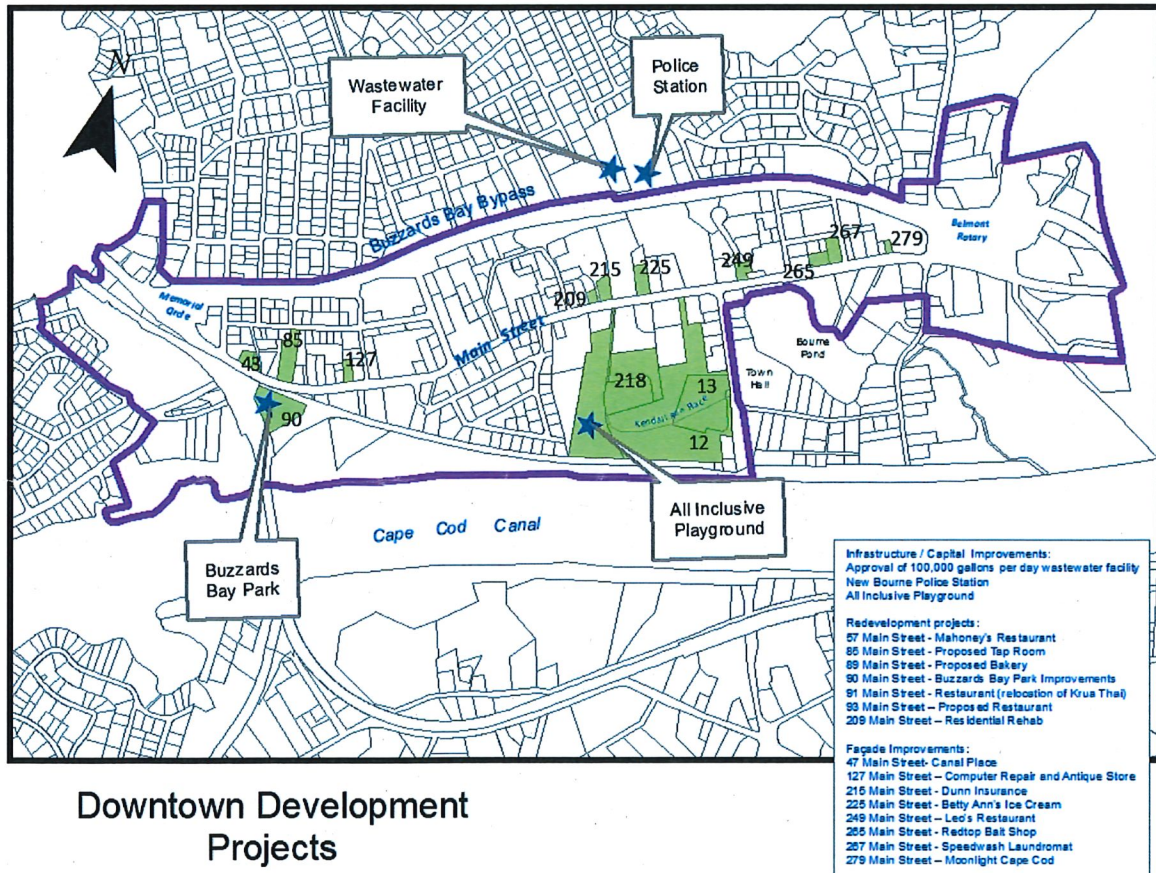
57 Main Street - Mahoney's Restaurant
85 Main Street - Proposed Tap Room
89 Main Street - Proposed Bakery
91 Main Street - Restaurant (relocation of Krua Thai)
93 Main Street - Proposed Restaurant
209 Main Street - Residential Rehab

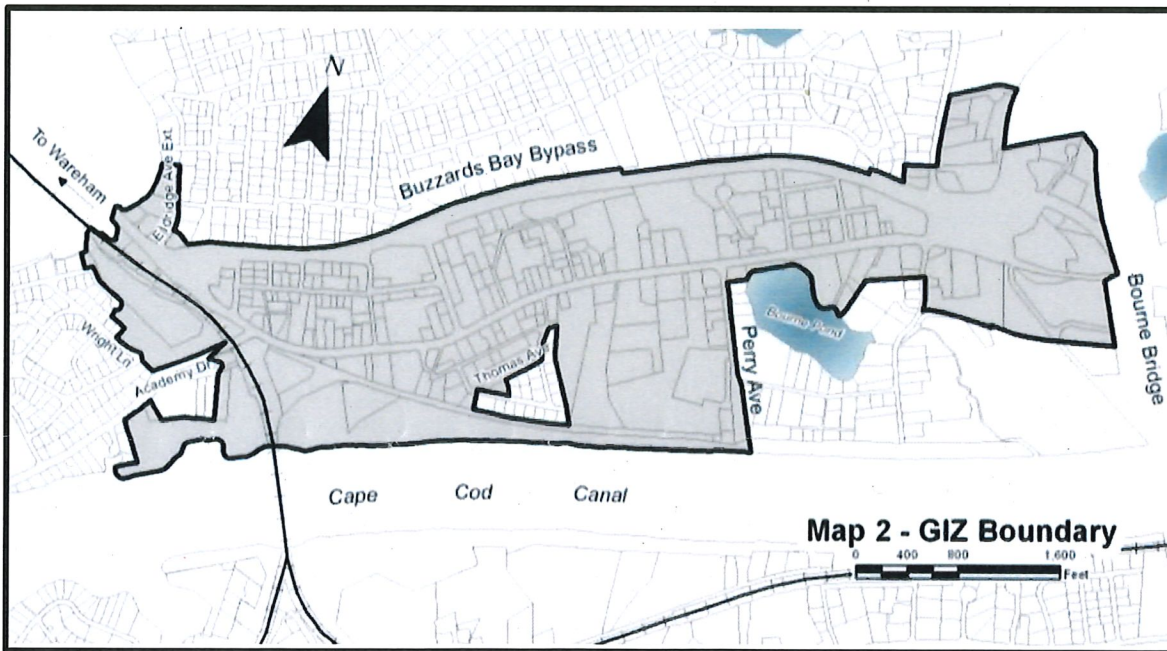
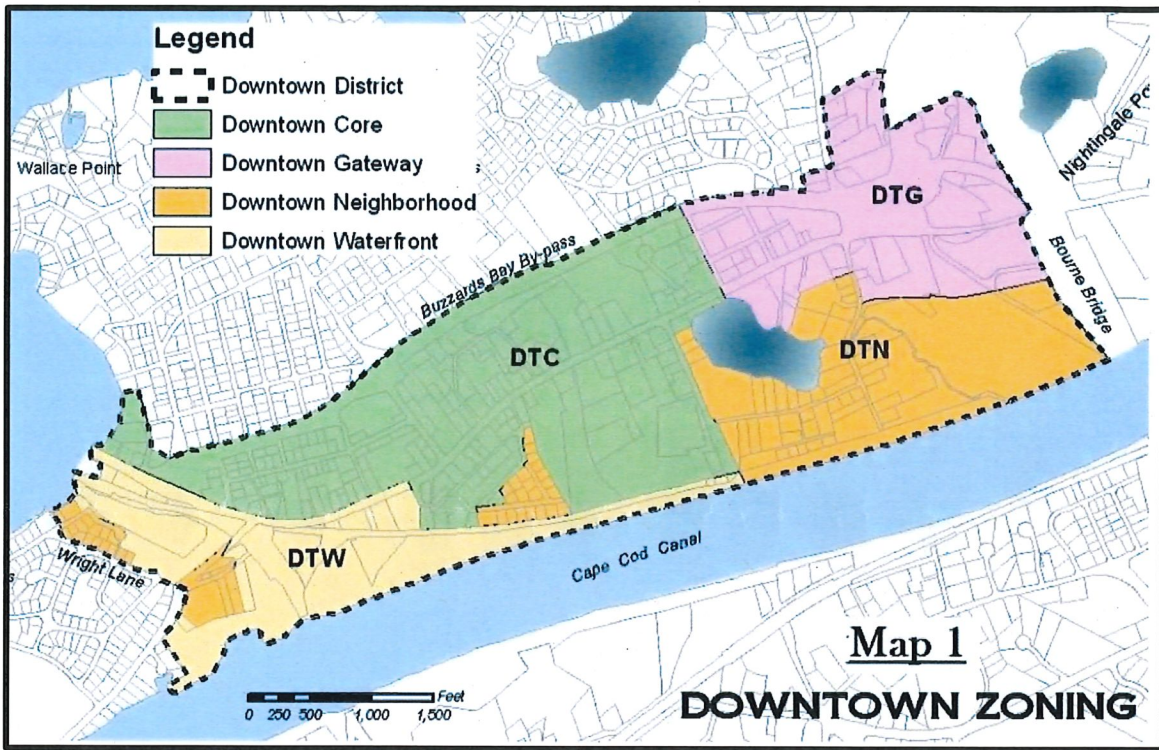
3. Facade Improvements:

47 Main Street- Canal Place
127 Main Street - Computer Repair and Antique Store
215 Main Street - Dunn Insurance
225 Main Street - Betty Ann's Ice Cream
249 Main Street - Leo's Restaurant
265 Main Street - Redtop Bait Shop
267 Main Street - Speedwash Laundromat
279 Main Street - Moonlight Cape Cod

4. New Commercial Square footage since approval:

Name	Address	Permitted	Total	Description	Number of Units	Building Area	# of Stories
Keystone Assisted Living Facility				Commercial/ Residential	106 units	107,377 sf.	4
Keystone Assisted Living Facility	218 Main St	7/2013	Complete and occupied	Commercial	20 memory care units 55 assisted units	MC - 7,334 sf. Asst. - 34,489 sf. 41,823 sf.(total)	N/A
Keystone Assisted Living Facility	218 Main St	7/2013	Complete and occupied	Residential	31 independent units	30,303 sf.	N/A
Hampton Inn	12 Kendall Rae Place	3/2017	In progress	Commercial	100 rooms	68,462 sf.	5
Calamar Senior Living	13 Kendall Rae Place	11/2017	Approved Construction not started	Residential Senior Apts. over 55	120 units	46,551 sf.	3

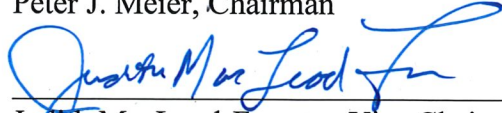




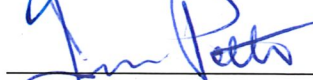
Sincerely,
Bourne Board of Selectmen



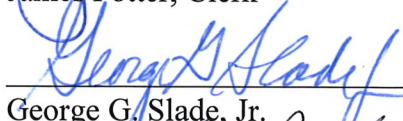
Peter J. Meier, Chairman



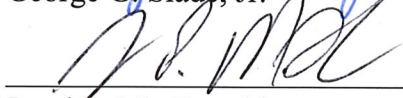
Judith MacLeod-Froman, Vice Chair



James Potter, Clerk



George G. Slade, Jr.



Jared P. MacDonald

cc: Thomas Guerino, Town Administrator
Elmer Clegg, Planning Board Chairman
Coreen V. Moore, Town Planner