

Date Received:

File No:



Application Cover Sheet

Cape Cod Commission

3225 Main Street, PO Box 226

Barnstable, MA 02630

Tel: (508) 362-3828 • Fax: (508) 362-3136

A Type of Application

Growth Incentive Zone (GIZ)

B Project Information

Project Name: _____ Total Acreage of GIZ Zone: _____

Project/Property Location: _____ Zoning: _____

C Certification

I hereby certify that all information provided on this application form and in the required attachments is true and accurate to the best of my knowledge. I agree to notify the Cape Cod Commission of any changes on the information provided in this application, in writing, as soon as is practicable. I understand failure to provide the required information and any fees may result in a procedural denial of my project.

APPLICANT

Applicant(s) (Board/Committee) Name: _____

Address: _____

Tel: _____ Fax: _____ Email: _____

Signature: _____ Date: _____

CO-APPLICANT

Co-Applicant(s) (Board/Committee) Name: _____

Address: _____

Tel: _____ Fax: _____ Email: _____

Signature: _____ Date: _____

CONTACT

Contact Name: _____

Address: _____

Tel: _____ Fax: _____ Email: _____

Signature: _____ Date: _____

ATTACHMENT 7
GROWTH INCENTIVE ZONE (GIZ) APPLICATION

SECTION I. FILING PROCEDURES:

STEP ONE: PRE-APPLICATION MEETING

The town must schedule a pre-application meeting with Cape Cod Commission staff before submitting a GIZ application.

STEP TWO: PUBLIC HEARING

The town shall conduct at least one advertised public hearing prior to submitting a GIZ application. The town is encouraged to invite broad-based community participation in the GIZ development process through additional meetings and design forms.

STEP THREE: APPLICATION SUBMITTAL

Following the pre-application meeting with Commission staff and the public hearing, the town may propose a GIZ by submitting two copies of a completed GIZ application to the Clerk of the Cape Cod Commission. An application may be prepared and submitted jointly by multiple towns if the GIZ geographic area or its associated offsets involve more than one town.

SECTION II. GENERAL INFORMATION:

The town must answer all questions as completely and concisely as possible, and submit all answers with the GIZ application.

- 1. Describe the location of the proposed GIZ, including roads, structures, or geographic features that may act as boundary limits. The boundaries should be delineated and described as accurately as possible, both on the maps submitted with this application and in the narrative below.
- 2. Describe the location of the proposed offset area(s), including roads, structures, or geographic features that may act as boundary limits to the proposed zone. The boundaries should be delineated and described as accurately as possible, both on the maps submitted with this application and in the narrative below.
- 3. Describe the vision for this area and what has been done within the community to develop this vision (e.g. public visioning sessions, workshops, etc.)
- 4. Approximate area of the proposed zone: _____ # acres total
- 5. *Requested Cumulative DRI Threshold.* Please identify requested Cumulative Commercial DRI Threshold in square feet or acres and requested Cumulative Residential DRI Threshold in number of units.
- 6. Explain why the area would be appropriate for a GIZ designation.
- 7. Describe the zoning/regulatory tools and growth management measures (plus expected timeframes for their establishment and adoption) that have been or will be implemented to encourage compact mixed use development within the GIZ and direct development away from areas outside the GIZ.
- 8. List any additional supporting documentation submitted with this application that is not among the requirements below.

SECTION III. REQUIRED SUBMITTALS:

Commission staff will discuss the application requirements at the pre-application meeting. Submission requirements and degree of detail will vary depending on the size and complexity of the proposed GIZ. The town should be prepared to provide the following materials unless directed otherwise by staff.

- 1. Application Cover Sheet.
- 2. A map or maps showing the boundaries of the proposed GIZ, including relevant geographical features, existing zoning districts, all protected open space and undeveloped land, and the area(s) proposed for reducing potential development.
- 3. A description of existing structures and uses within the proposed GIZ, including an inventory of municipal properties and historic structures.
- 4. A natural resources inventory of open space areas within the proposed GIZ.
- 5. A description of existing transportation infrastructures and operations including area roadways and intersections, parking (public and private), sidewalks, pedestrian facilities, bicycle facilities, transit routes, transit service, and transit facilities. This submittal should also include traffic studies, Level of Service analysis, and other performance studies of current conditions and build-out conditions for key transportation infrastructure under current regulations.
- 6. An inventory of existing water resources infrastructure within the GIZ including water supplies, wastewater treatment, stormwater structures, and management practices.
- 7. For proposed GIZs that include municipal harbors, provide a land-use strategy for the harbor that includes maintenance of public access and maritime infrastructure.
- 8. A description of existing housing stock within the GIZ. Include total units, totals of occupied and vacant units, totals of year round and seasonal units, totals of rental and ownership units, types of housing units (single family detached or attached, 2 units, 3-4 units, 5-9 units, 10-19 units, 20+ units), and age of structures. Include an inventory within the GIZ of affordable housing as recognized by the most current Department of Housing and Community Development count for Chapter 40B purposes.
- 9. Attach a list of all current municipal bylaws and regulations applicable to the proposed GIZ; a list of proposed bylaws and regulations for providing compact mixed use development within the GIZ; and a list of proposed bylaws and regulations for reducing development potential outside the GIZ.
- 10. An analysis of the impact of proposed zoning/regulatory changes on transportation resources. This should include a description of proposed infrastructure changes and additions such as traffic signalization and/or update, additional turning lanes, new transit routes or service changes, parking changes/additions, bicycle and pedestrian facilities and accommodations, trip reduction programs (transportation demand management), and other proposed transportation related improvements/mitigation.
- 11. An analysis of the impact of proposed zoning/regulatory changes on water resources including comparison to the current and build-out conditions. This should include a) wastewater and stormwater infrastructure needs and management plans for the proposed GIZ, and b) the offsets to be provided outside the GIZ, including a description of how the offsets would mitigate water-quality impacts. This analysis should include anticipated wastewater flows; treatment capacity; provision of treatment and discharge facilities; stormwater management needs; and nutrient mitigation needs both inside the GIZ and for areas outside the GIZ to offset impacts within the GIZ.

- 12. Describe proposed offsets necessary for the proposed GIZ. These could include provision of upland open space, undevelopment of existing developed land, reduction/decrease in commercial DRI thresholds and/or zoning changes that result in less intensive development.
- 13. A capital plan to finance the major infrastructure elements and offsets necessary for the GIZ.
- 14. Evidence of the filing of the copy of the application with the Town Clerk of all abutting towns.
- 15. Evidence that prior to submitting the application, at least one advertised public hearing has been held by the municipality on the proposed GIZ.