

# Action Plan for MBTA Communities

<b>Description Area</b>	Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director.
-------------------------	---

## Section 1: Identification

<b>Description Area</b>	The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement.
-------------------------	--

- |  |                            |
|--|----------------------------|
| <b>1.1 MBTA Community Name</b>   | Bourne                     |
| <b>1.2. Community Category</b>   | Adjacent small town        |
| <b>1.3. Multifamily Unit Capacity Requirement</b>  | 557                        |
| <b>1.4. Does this municipality have any MBTA rapid transit stations within its boundaries?</b>   | No                         |
| <b>1.5. Does this municipality have any MBTA commuter rail stations within its boundaries?</b>   | No                         |
| <b>1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them?</b> | No                         |
| <b>1.7. Please provide the name of the person filling out this form</b>  | Jennifer Copeland          |
| <b>1.7a. Title</b>   | Town Planner               |
| <b>1.7b. Email Address</b>   | jcopeland@townofbourne.com |
| <b>1.7c. Phone Number</b>  | (508) 759-0600 ext. 1347   |
| <b>1.8 Please provide the name of the municipal CEO</b>  | Bourne Select Board        |

**1.8b Mailing address of municipal CEO** 24 Perry Avenue  
Buzzards Bay, MA 02532

---

**1.8c Email address of municipal CEO** mmccollem@townofbourne.com

---

**1.9. Please briefly describe other members of the core team developing the multi-family zoning district.**

The Town of Bourne core team consists of municipal staff, such as the Town Planner, Building Inspector, Engineering, Health Agent, and Conservation Agent to assist in developing and reviewing proposed Zoning Bylaw creation/amendments. Additional assistance from the Town Administrator, Select Board, Planning Board, Bourne Housing Partnership, Bourne Housing Trust, and the Cape Cod Commission may be utilized.

The Town will also be seeking assistance from Bourne Town Counsel, Cape Cod Commission, and/or a private, regional, or state agency in developing and/or reviewing the proposed regulations for compliance.

---

## **Section 2: Housing Overview**

---

**2.1. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan?**

Yes

---

**2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.**

The Town of Bourne has a Department of Housing and Community Development (DHCD) approved Housing Production Plan (2015) and a Local Comprehensive Plan certified by the Cape Cod Commission in (2019). While each of these plans has various goals, a common goal between them is to increase affordable housing in the Town of Bourne to create an environment for a desirable place to live, work, and socialize.

Though the Town of Bourne does not have a commuter rail station, it is a long-term goal to create a station in the Downtown District (DTD) of Buzzards Bay. In 2015 the Town voted to become an MBTA community in anticipation of expanding the MBTA commuter rail line into Buzzards Bay, and Bourne continues to pay MBTA dues to the MBTA. The intent of the DTD is to produce a mixed-use zone that fulfills the goals, objectives and action strategies of the Local Comprehensive Plan and facilitate a higher density mix of residential, commercial, entertainment, civic, educational, recreational, and marine uses.

The DTD is comprised of four sub-districts: Core, Gateway, Waterfront, and Neighborhood. The Core Subdistrict is largely commercial and mixed-use. The Gateway Subdistrict is located on the eastern side of Buzzards Bay near the Bourne Bridge with accessibility to Route 495. The Waterfront Subdistrict is located on the western side of downtown Buzzard Bay, and it includes a limited passenger service train station (for the Cape Flyer only), Buzzards Bay Park, Taylor's Point Marina, Massachusetts Maritime Academy, and mixed-use properties. Lastly, the Neighborhood Subdistrict is comprised of primarily single family and two family residential uses located south of Main Street. The Downtown District is where the town anticipates amending zoning to allow for the by-right development of multifamily units consistent with Section 3A.

The Core, Gateway, and Waterfront sub-districts are located within the Growth Incentive Zone (GIZ). Within the GIZ, certain Development of Regional Impact activities are exempt from Cape Cod Commission regulatory review. Using the GIZ in conjunction with the DTD has allowed for more streamlined permitting of higher-density, mixed use development and provides a clear incentive for those interested in investing in Downtown Buzzards Bay. Since adopting the Downtown District and the GIZ, the area has seen redevelopment of blighted properties and revitalization. The main goal for this area is to create residential housing with commercial uses within walking distance to various transportation modes.

Bourne has worked tirelessly to provide additional wastewater capacity. With assistance from the Commonwealth's MassWorks grant program, the Town constructed 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 and has water supply capacity to support the creation of affordable housing.

The Town hopes that this will be the catalyst for the revitalization of Main

Street. The vision for downtown Buzzards Bay is to expand upon the existing thriving hub of community activities supported by positively enhancing and expanding upon the vision of it being an area where residents can live, work, shop, and play safely in one central location. Centered within this core area, the town's Veteran Memorial Community Center is located directly on Main Street and serves as a multi-generational building to engage all ages from youth to elderly in a wide variety of programs and services, further advancing the vision's objectives.

The Downtown District has water and sewer availability for future projects, with recent expansion of its sewer treatment capacity. To better serve the walkability needs of the surrounding neighborhood and community, the town is exploring improvements to the existing roadway infrastructure through the Complete Streets program to create/improve connections to the various modes of the transportation networks, such as pedestrian sidewalks, roadways, bicycle paths, and walking paths to the Cape Cod Canal.

**2.2. Is this municipality currently working on any other planning for housing?**

Yes

**2.2a. Please briefly describe the housing work underway.**

In the past few years, the Town has approved many projects in the DTD, which assists with achieving housing goals. The projects are in various stages of construction, from ground breaking to fully occupied. They are: 2 Kendall Rae Place: 167 apartment rental units and 10,590 square-feet (SF) of commercial retail, professional, and restaurant space; 13 Kendall Rae Place: Tides at Bourne - 120 residential senior apartments; 9R Main Street: 2 market rate units; 140 Main Street: 6 rental apartment units and 1,231 SF of retail/office space; 209 Main Street: residential rehabilitation; 227 and 227R Main Street: 7 apartment units; 340 and 340R Main Street - Phase I is the creation of 6 apartment rental units with 6,000 SF commercial and Phase II is the creation of 24 rental units in townhouse style; 7 & 9 Saint Margarets Street - 4 apartment units; and 6 Washington Avenue - 2 market rate units. Additionally, outside of the Downtown area and under Comprehensive Permits, the Town has approved Cape View Way on Meetinghouse House Road in Sagamore Beach for 42 apartment style units (34 affordable) and 230 Sandwich Road for 24 duplex style units. In 2018, the GIZ was modified to allow for a total of 360 residential units and to eliminate all requirements for offsets. The Town will explore a request for a minor modification to the GIZ to increase the total number of allowable units exempt from Cape Cod Commission regulatory review. Lastly, the Town is currently reviewing the Accessory Dwelling Bylaw to identify amendments to allow for more flexibility with the creation of residential units.

---

### **Section 3: Preliminary Zoning Strategies**

**3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)**

- b. An existing zoning district or districts that must be amended to comply with the Section 3A Guidelines
- c. A new 40R or other overlay zoning district

**3.1b. Please select the changes that may be necessary for the existing district to comply. Optional: Attach any supporting documents that describe this district.**

- Use schedule
  - Parking requirements
  - Other: Density Table
-

**Explanation:**

The new required zoning area falls within the Town of Bourne's existing Downtown District and Growth Incentive Zone. It is mostly located within an AE flood zone.

The Table of Allowable Uses section 2821 needs to be revised to allow for apartment building and workforce housing by right. The existing density table would require adjustment to allow for 15 units per acre. Currently the density for market-rate housing is 1 unit/3,500 SF of lot area (12 units per acre). The lot area would be reduced to at least 1 unit/2,904 SF (15 units per acres). A review of existing parking requirements for multi-family dwellings would be necessary to allow for a reduction in the number of spaces per unit. The proposed changes would require approval through the Town Meeting process.

Attached find a copy of Section 2800 of the Bourne Zoning Bylaw for the Downtown District. Please refer to Section 2821 for the use table, section 2831 density requirements, and section 2853 for Table of Required Parking Spaces.

---

**File** <https://www.formstack.com/admin/download/file/14088631957>

---

**3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).**

The proposed multi-family use will be located within the existing Downtown District, which the community will explore supporting a new overlay district.

The Planning Department shall review the Downtown District and utilize the compliance modeling to demonstrate the district has the capacity to meet the multi-family zoning compliance.

Town Counsel has presented information regarding the guidelines to the Select Board. The Select Board, Planning Board, Bourne Housing Partnership, and Bourne Housing Trust will be involved to educate and promote discussion of the process. The town has also begun examining what improvements to existing roadway infrastructure and streetscape will be required to provide safe pedestrian, bicycle, and vehicular movement.

---

**3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?**

As mentioned on the above sections, the Town of Bourne is seeking to improve the existing roadway infrastructure to allow for more efficient and safer pedestrian, bicycle, and vehicular access through the use of improved crosswalks, wayfinding signage, ADA accessibility, and streetscapes. Improvements to the streetscapes would include the connection of sidewalks along Main Street to the Cape Cod Canal and connector roads, dark sky lighting, planting of low maintenance landscaping along with sitting areas for all to enjoy.

Outdoor seating areas would be created for any restaurants that wish to locate within this area. The town would also investigate creating a railway quiet zone within the area to reduce noise pollution created by the commuter rail. The town would also seek to create municipal parking areas near the existing train station. Lastly, a majority of the DTD is located in an AE flood zone and development must comply with Zoning Bylaw lowland regulations. The Town has reports and design guidelines available to assist developers with design solutions.

**Section 4: Action Plan Timeline**

**Description Area** This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan. Public outreach  
Developing zoning  
Applying DHCD's compliance model to test for density and unit capacity  
Holding planning board hearings  
Holding legislative sessions and adopt compliant zoning  
Submit District Compliance application to DHCD

<b>Description Area</b>	Task
<b>Description Area</b>	Start
<b>Description Area</b>	Finish
<b>Short Answer</b>	Public Outreach
	Mar 01, 2023
	Oct 01, 2023
<b>Short Answer</b>	Develop Zoning
	Jan 01, 2023
	Mar 01, 2023

**Short Answer**

Applying DHCD's compliance modeling to test for density and unit capacity

---

Jan 01, 2023

---

Apr 01, 2024

**Short Answer**

Hold Planning Board Hearings

---

May 01, 2023

---

Feb 01, 2024

**Short Answer**

Adopt Zoning Bylaw

---

May 01, 2024

---

May 31, 2024

**Short Answer**

Submit District Compliance application to DHCD

---

Jun 01, 2024

---

Jun 30, 2024

---