

PLANNING BOARD
Joint Meeting with Ad Hoc Zoning Bylaw Revision Committee
Wednesday, July 30, 2013
Caucus Hall, Town Hall
260 Commercial Street, Provincetown, MA 02657

Planning Board Members present: Dorothy Palanza, Grace Ryder-O'Malley and Mark Weinress

Ad Hoc Members Present: Anne Howard, Ginny Binder, Peter Page, David Nicolau and Ted Malone.
Excused Absent: John Golden and Marianne Clements.

Staff Present: David Gardner and Maxine Notaro

Public Comment: None.

Approval of minutes

Move to approve Planning Board minutes from the June 4, 2013 and July 16, 2013 meetings.

Motion by: Grace Ryder-O'Malley Seconded by: Dorothy Palanza Vote: 3-0-0 Approved.

Discussion of bylaw review process and upcoming meeting with the Board of Selectmen. Planning Board and Ad Hoc Committee seek a joint meeting with the Board of Selectmen to discuss proposed bylaw amendments.

David Gardner gave an update on the hiring of a Town Planner.

Discussion of the need to move forward on a Local Comprehensive Plan review process. Some discussion on the need to complete site plan review prior to a local comprehensive review process as a LCP update will take several years and we need to revise site plan review criteria immediately.

Discussion of Site Plan Review Bylaw

Continued discussion on Applicability criteria for site plan review, including the discussion of the threshold between regular site plan review and site plan review by special permit. The group agreed to make the residential threshold an aggregate of four residential units. There was also discussion of the need to have commercial projects have site plan review to correct long standing non-conformity regarding curb cuts or lack of define street frontages on many existing commercial properties.

The suggested changes will be referred to the next meeting. Future items of discussion will include Review Criteria, Performance Standards, Landscape Standards, Natural Cover removal, Earth Removal and Parking Standards.

Next joint meeting date of both committees is August 6, 2013 at 6:00 pm.

Respectfully submitted,
David Gardner, Assistant Town Manager