

PLANNING BOARD
Meeting Minutes
Thursday, July 10, 2014
Judge Welsh Room
6:30 P.M.

Members Present: Mark Weinress, Marianne Clements, Dorothy Palanza and Grace Ryder-O'Malley.

Members Absent: John Golden (excused) and Brandon Quesnell (excused).

Staff: Gloria McPherson, Town Planner.

Chair Mark Weinress called the meeting to order at 6:30 P.M.

Meeting Agenda:

1. **Public Comments:**
None.

2. **Public Hearings:**

a) **Case # FY14-16** (*continued to August 14*)

Application by Stan Sikorski requesting Site Plan Approval pursuant to Article 2, Districts and Regulations, Section 2320, High Elevation Protection District, and a Special Permit pursuant to Article 4, Site Plan Review by Special Permit, of the Zoning By-Laws for the construction of a two-family dwelling with driveway, landscaping and associated site work at the property located at **294 Bradford Street**. This case is continued to the August 14, 2014 Public Hearing.

b) **Case #FY14-26**

Request by Sprint Spectrum L.P. for a pre-application meeting with the Provincetown Planning Board pursuant to Article 7, Wireless Telecommunication Towers and Facilities, Section 7080, Application Requirements, of the Zoning By-Laws to discuss the addition of two panel antennas and two remote radio heads, onto the existing water tank located at **120 Mt. Gilboa Road (Assessor's Map 18-2-2)**, together with new cables down the side of the water tank to the existing ground mounted equipment.

Sharon Horne, of J-Lee Consulting, appeared to discuss the application. Sprint Spectrum L.P. seeks to upgrade its wireless communication facility by modifying the existing site at 120 Mt. Gilboa Road. Currently there are two antennas located on the tower. These will be switched out with two antennas, including one 2.5 MHz antenna. In addition, two remote radio heads and two cables will be added.

The Board questioned Ms. Horne about the existing and the proposed antenna drawings. The new antenna will be shorter in height and will be located above the radio head instead of off to the side. The added cable will run to the existing cable tray. The cable tray is already painted to match the tower. The new antennas will increase data speed and

voice quality. The coverage area will not change. The Board conveyed its concern about the lack of coverage in the National Seashore areas which has led to public safety hazards and its effort to raise awareness with cell phone carriers for increased coverage. Ms. Horne discussed the issue with the Board and is willing to look into the matter with Sprint Spectrum L.P.

3. **Other Business**

a) **Case #FY14-25**

Application by Chris Fiset for endorsement of a plan believed not to require approval (ANR) to divide an existing lot into three separate lots at the property located at **31 Creek Road (Assessor's Map 06-3, Parcel 050)**. Marianne Clements disclosed that she is an abutter.

Chris and Donald Fiset appeared to present the application. The relevant lots on the site plan are 5, 6 and 7. Lot 5 is the center lot and has in excess of 21,000 sq. ft. of land. Lot 6 has 21,720 sq. ft. of land and Lot 7 has 6,215 sq. ft. of land. Lots 5 and 6 have structures on them and Lot 7 does not. Lot 7 has frontage on Creek Road. Lots 5 and 6 have frontage on Bradford Street Extension and access will be via a driveway from that public way. All lots meet the requirements of the Zoning By-Laws for the Residential 3 Zone in terms of frontage, lot area, access and depth.

The Board questioned Mr. Fiset about the site plan.

There was a motion by Dorothy Palanza to endorse the a plan believed not to require approval (ANR) to divide an existing lot into three separate lots at the property located at 31 Creek Road (Assessor's Map 06-3, Parcel 050). The motion was seconded by Marianne Clements. VOTE: 4-0-0.

b) Review and approve the minutes of the July 2, 2014 Public Hearing: *There was a motion by Grace Ryder-O'Malley to approve the language as amended. The motion was seconded by Marianne Clements. VOTE 4-0-0.*

c) Any Other Business

Ms. McPherson passed out a list of topics for Work Session agendas and for future action by the Board. She reviewed and explained the DART grant, which involves an intensive two-day charrette. A team of outside experts led by the AIA will come to the Town and discuss issues regarding housing with various groups. The discussion will concern the linkage between economic sustainability and housing resiliency and some of the economic issues that the Town is facing. The preliminary visit is at the end of August. The strategic individual meetings will occur with groups, such as the Board of Selectmen, the Planning Board, the Community Housing Council, the Visitors Services Board, the Chamber of Commerce, etc. The visiting experts will be looking for a range of perspectives on the economy, on housing and environmental issues. The Board briefly discussed the program.

The Board discussed potential Zoning By-Law amendments, including urban agriculture and food trucks. Ms. McPherson has done some research on the latter issue, looking at how other cities around the country have regulated food trucks. There is little agreement on how towns and cities have dealt with the issue. She proposed doing a poll on the website to gather information about how the public feels about the issue. She encouraged the Board to think of locations in Town that might make sense. The Board discussed the topic.

Ms. McPherson passed out copies of an ordinance from Somerville, Massachusetts regarding urban agriculture. It was the first city in the Commonwealth to have a comprehensive urban agriculture ordinance. Some of their ideas do not apply to Provincetown because the ordinance has a lot to do with growing food for sale, but the ideas, one of which is to encourage people to grow their own food, are solid.

The Board discussed the outdoor lighting by-law and the previous work that it has done on the issue. The Board decided to put it on a Work Session agenda and review that work. Ms. Palanza suggested talking with the Cape Light Compact, whose mission is the delivery of proven energy efficiency programs, effective consumer advocacy, competitive electricity supply and green power options. Mr. Weinress volunteered to get in touch with them to discuss some ideas for lighting in Town.

The Board briefly discussed site plan design/performance standards, including bike racks and the concept of green space on lots.

The Board briefly discussed the accessory apartment by-law.

Other Work Session agenda and action items listed were the Shank Painter Road Plan, the Local Comprehensive Plan, Zoning By-Law amendments, including an inclusionary housing by-law, condominium conversion, curb cut standards/regulations, accessory apartment by-law for Residential Zone 1, and General By-Law amendments, including renewable energy topics and conservation easements rather than restrictions for open space.

There was a motion by Marianne Clements to adjourn the Planning Board meeting at 8:30 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2014
Mark Weinress, Chair