



# Meeting Agenda

**The Provincetown Board of Selectmen will hold a public meeting on Monday, September 21, 2015, at 6:00 p.m. in Judge Welsh Room, Town Hall, 260 Commercial Street, Provincetown, MA 02657.**

1. Approve Articles and Vote to Insert in the October 26, 2015, Special Town Meeting Warrant.
2. Insert Ballot Question(s) for Special Town Election to be held on Tuesday, October 27, 2015.
3. Police Report for the Month of August 2015 – Chief Golden
4. Other - Other matters that may legally come before the board not reasonably anticipated by the Chair 48 hours before the meeting - votes may be taken.

Posted: [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 9/17/15 2:35 pm dj



Provincetown Board of Selectmen  
**AGENDA ACTION REQUEST**  
Monday, September 21, 2015

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## SPECIAL TOWN MEETING WARRANT ARTICLES

### Approve and Insert Articles into the Warrant

Requested by: Town Manager David Panagore

Action Sought: Discussion

#### Proposed Motion(s)

**MOVE that the Board of Selectmen vote to approve Articles #\_\_\_, #\_\_\_, and #\_\_\_ for the October 26, 2015, Special Town Meeting as presented by the Town Manager and to Insert said Articles into the October 26, 2015, Special Town Meeting Warrant forthwith.**

#### Additional Information

The Warrants closes on Friday, September 25, 2015, at 11 A.M. See attached draft Warrant.

#### Board Action

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>

DRAFT

## Town Warrant

### Special Town Meeting – Monday, October 26, 2015

**Commonwealth of Massachusetts Barnstable, ss.**

To either of the Constables of the Town of Provincetown, Greetings:

In the Name of the Commonwealth of Massachusetts and in the manner prescribed in the Charter and Bylaws of said Town, you are hereby directed to notify the inhabitants of the Town qualified by law to vote in Town affairs to meet and assemble at **Provincetown Town Hall on Monday the twenty-sixth day of October, A.D. 2015 at 6:00 in the evening**, then and there to act on the following articles, to wit:

**Article 1. Prior Year Bills.**

To see what sum the Town will vote to raise and appropriate or transfer from available funds for the purpose of paying prior year unpaid bills; or to take any other action relative thereto.

*[Requested by the Town Manager]*

**Article 2. Cape Cod Greenhead Fly Control District Assessment.**

To see if the Town will vote to raise and appropriate \$1,438.75 for Greenhead Fly Control as authorized by Section 24, Chapter 252 of the General Laws; and authorize the Town Treasurer to pay said appropriation into the State Treasury; or to take any other action relative thereto.

*[Requested by the Board of Selectmen and the Town Manager]*

**Note:** This article was approved as part of the consent agenda at the April Annual Town Meeting. Unfortunately it did not have an amount included. It needs to be approved with an amount listed.

**Article 3. New Parking Lot Equipment.**

To see if the Town will vote to transfer \$32,418.75 from the Parking Fund to be expended under the direction of the Town Manager for the upgrade of parking lot equipment, and costs related thereto; or take any other action relative thereto.

*[Requested by the Board of Selectmen and the Town Manager]*

**Article 4. High School HVAC and Roof Replacement Project.**

To see if the Town will vote to appropriate, borrow or transfer from available funds, \$7,310,550 under the direction of *the School Building Committee* for the Provincetown High School building located at 12 Winslow Street, Provincetown, MA. for the purpose of replacement of the heating system, gymnasium roofs and windows, which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"). The Town acknowledges that the MSBA's grant program

is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) 50.68 percent (%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA, **provided that the appropriation shall be contingent on a Proposition 2½ Debt Exclusion ballot question;** or to take any other action relative thereto.

*[Requested by the Board of Selectmen and the School Committee]*

**Note: language provided by MSBA, 2 ½ language inserted**

**Article 5. DPW Equipment – Sidewalk Maintenance Tractor.**

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow an amount not to exceed \$40,000 to be expended under the direction of the Town Manager for the purchase of a sidewalk maintenance tractor and all costs related thereto, for the purpose of sidewalk snow plowing, sweeping and cleaning; or to take any other action relative thereto.

*[Requested by the Board of Selectmen and the Town Manager]*

**Article 6. Design Services Contract for a New Police Station.**

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow an amount not to exceed \$39,000 to be expended under the direction of the Town Manager for the design and project management services, and all costs related thereto, in connection with site plan for 3 Jerome Smith Road (formerly the Veterans of Foreign Wars Lewis A. Young Post 3152 Property) for housing, siting and finalizing the conceptual design of a new police station, or to take any action relative thereto.

*[Requested by the Board of Selectmen and the Town Manager]*

**Article 7 Mental Health/Substance Abuse Case Work.**

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow an amount not to exceed \$50,000 to be expended under the direction of the Town Manager for the contracted services to support case work to advocate for those with Mental Health and/or Substance Abuse issues; or to take any other action relative thereto.

*[Requested by the Board of Selectmen]*

**Article 8. General Bylaw Amendment - Smoking Ban on Town Beaches.**

*(Deletions shown in strike through and new text shown as underlined)*

To see if the Town will vote to amend the General Bylaws of the Town of Provincetown by inserting as the new subsection 13-2-23 the following: “13-2-23. Smoking is prohibited in all places designated in Massachusetts General Laws Chapter 270, Section 22, and on all beaches.”; or to take any other action relative thereto.

*[Requested by the Board of Health]*

**Article 9. General Bylaw Amendment – Chapter 4 Town Meeting and Town Elections.** *(Deletions shown in strike through and new text shown as underlined)*

To see if the Town will vote to amend the General Bylaw Section 4-3-2 as follows:  
**4-3-2. Limitation on duration of speeches.** No person shall speak for more than ~~ten~~  
(40) five (5) minutes on any question unless the time shall be extended by vote of the  
meeting; or to take any other action relative thereto.

*[Requested by the Board of Selectmen]*

### **CONDO CONVERSION COMBINED OPTION 1 AND 2**

#### **Article 10. General Bylaw Amendment – Condominium Conversion Bylaw** *(Deletions shown in strike through and new text shown as underlined)*

To see if the Town, under St. 1983, c.527, §2, will vote to adopt the following general  
by-law to control and regulate condominium conversions through a conversion  
permitting process:

### **Chapter 17. CONDOMINIUM AND COOPERATIVE CONVERSION PERMIT BY-LAW**

#### **SECTION 1. PURPOSE.**

The Town declares, under St. 1983, c.527, §2, that local conditions constitute an acute rental housing emergency that requires local action, on account of the aggravating impact of the facts set forth in section one of c.527 (including lack of sufficient new rental housing production, prolonged increases in housing costs at a rate substantially exceeding increases in personal income, housing abandonment, increased costs of new housing and construction and finance and the effect of conversion of rental housing into condominiums or cooperatives) and unless the available rental housing stock and the tenants who reside in them receive further protection from the consequences of conversion, the rental housing shortage will generate serious threats to the public health, safety and general welfare of the citizens of the Town, including, particularly, the elderly, the handicapped and persons of low and moderate income and employees in the tourism and other service industries and for municipal employees.

The Town has approximately 4383 housing units and approximately 50% of the housing units are condominium units, 20% are single-family dwellings, and 30% are multi-family units.

The Town estimates that the vacancy rate for year-round round rental accommodations is less than 1%, creating a severe housing crisis that threatens the Town's economy.

Market conditions encourage conversion of existing housing units to condominiums in the Town, to serve the second home ownership demand and this has caused a shortage of year round rental housing. The desirability of the Town as a second home market, combined with the high density that is allowed by the Town's zoning regulations and the limited amount of land available to develop new housing, has driven up the value of housing accommodations and resulted in the conversion of single-family, multi-family and guest units into condominium units, thereby eliminating year-round rental housing. The rapid conversion to the condominium form of

ownership and the increase in the value of those condominiums on the second home ownership market is making it difficult to the point of impossibility for low, moderate and median income families, which includes service industry and municipal employees, as well as elderly residents, who have limited and fixed incomes, to obtain or maintain year-round rental housing in the Town.

The severe shortage of year round rental housing is a serious public emergency that threatens the Town's tourism-based economy and is a serious threat to the public health, safety and general welfare of the citizens of the Town as substandard housing is becoming a resort as persons desiring to locate in Provincetown cannot locate year-round rental accommodations and existing residents are being displaced and are unable to find new year-round rental accommodations.

The effects of condominium conversion cannot be dealt with solely by the operation of the private housing market, and unless the removal of year-round rental units from the market is regulated and controlled, the housing emergency which presently exists in the Town and the inflationary pressures and displacement on residents, the service industry work force, elderly, handicapped and those living on limited and fixed incomes resulting therefrom will continue to produce serious threats to the public health, safety, and general welfare of the citizens of the Town.

In order to protect the public health, safety and general welfare of the citizens of the Town, and to prevent the worsening of the current severe shortage of year round housing that is available to service industry and municipal employees and the elderly and the public emergency resulting therefrom, it is necessary to regulate and control the conversion of housing units to the condominium or cooperative form of property ownership and the removal of housing from the rental market while the Town studies, plans and then develops and implements programs to regulate and manage the housing crisis.

## **SECTION 2. DEFINITIONS.**

As used in this By-law the following terms shall have the following meanings:

- a) "Board": The Board of Selectmen for the Town of Provincetown.
- b) "Condominium Unit": a unit of a condominium, as defined in G.L. c .183A.
- c) "Cooperative Unit": a residential dwelling space in a building owned by a corporation, the shareholders of which have organized on a cooperative basis for the purpose of leasing such dwelling space to themselves.
- d) "Condominium Conversion": the conversion of a housing unit to a condominium form of ownership.
- e) "Cooperative Conversion": the execution of a lease, of a cooperative unit in a building, with an owner of shares of stock in the corporation which owns the building.
- f) "Removal from market" as applied to a housing unit, shall include, but not be limited to:
  - (1) The filing of a condominium master deed, pursuant to G.L. c.183A, for any housing accommodation any part of which was most recently occupied as a rental unit;
  - (2) The demolition of a rental unit;

(3) The rehabilitation, repair, or improvement of a rental unit, other than as required by the laws of the Commonwealth or by the Town, in such a way as to prevent residential occupancy during the course of the rehabilitation, repair, or improvement;

(4) The conversion of all or part of any building to a cooperative.

g) "Town": the Town of Provincetown.

### **SECTION 3. APPLICABILITY.**

This By-law shall apply to all buildings or properties, of four units or more, located within the Town which contain four or more units of housing, whether or not said units are occupied, unless otherwise exempted under St. 1983, c.527 (i.e., housing accommodations previously lawfully converted, housing accommodations constructed or converted from a non-housing to a housing use after November 30, 1983, housing accommodations constructed or substantially rehabilitated under a federal mortgage insurance program and housing accommodations financed through the Massachusetts Housing Finance Agency, with an interest subsidy attached thereto).

### **SECTION 4. TWO YEAR PROHIBITION ON CONVERSIONS.**

No condominium or cooperative conversion and no removal from market of a rental housing unit shall be permitted in the Town for two years from the effective date of this By-law, to allow the Town time to study, plan and then develop and implement programs, including but not limited to the regulations in Section 5, to deal with the year round rental housing crisis in the Town.

### **SECTION 5. REGULATIONS.**

A) No condominium or cooperative conversion and no removal from market of a housing unit that is subject to this By-law shall be permitted in the Town, except pursuant to a permit granted under subsections 4(B) and 4(C) hereof.

B) When the Vacancy Rate for year round market rate rental units in the Town exceeds 5%, a building owner may apply to the Board for a permit to convert said building to condominiums or cooperatives. When the Vacancy Rate is equal to or lower than 5%, a building owner may not apply for a permit to convert said building to condominiums or cooperatives unless the financial or other circumstances for the owner are such that prohibition of a conversion would constitute unconstitutional confiscation of the owner's property. When such an application is made, the Board, before granting a permit, shall be required to make an explicit finding that denial of a conversion permit would constitute such confiscation.

C) The Board shall consider at least the following factors in determining whether to grant or deny a conversion permit.

1) the impact of the proposed conversion upon the tenants sought to be protected by this By-law and upon the availability of year round market rate rental housing of comparable type, quality and cost in the town and upon the overall availability of year round rental housing in the town;

2) the ease or difficulty with which the affected tenants could find alternative year round market rate rental housing in the town of comparable type, quality and cost;

3) any efforts to mitigate the impact of the proposed conversion upon the affected tenants, including but not limited to, guaranteed rights to remain as tenants for a fixed period, full or partial reimbursement of moving expenses and other costs of finding alternative year round rental housing, and the procurement by the building owner for the tenants of alternative year round rental housing in the town of comparable type, quality and cost;

4) the physical condition of the housing involved, and the financial viability to maintain the building as year round market rate rental housing;

5) whether and for how long and why a unit or units in the building have been vacant; and

6) the age, financial status, and health of the affected tenants, and the length of their tenancies.

D) The Board shall have the power to issue such orders and enact such regulations as it may deem necessary to effectuate the purposes of this By-law, and to prescribe the procedure for filing applications for conversion permits, giving notice of applications, holding public hearings upon applications, and rendering decisions upon applications. The Board may impose a reasonable filing fee for applications.

E) The Board shall determine the Vacancy Rate for year round rental units in the Town, using what source or sources of statistical data the Board determines to be appropriate and shall declare a state of public emergency if the Vacancy Rate is equal to or lower than 5% of the overall housing stock. Once a declaration is made, an applicant may ask the Board to reconsider the determination by providing the Board with data that demonstrates, to the Board's satisfaction, that the Vacancy Rate exceeds 5%.

F) Tenants shall have all of the rights provided for under St. 1983, c.527; and, in addition, those rights shall not begin to run until the date of the granting of a conversion permit.

G) It shall be unlawful to commit any acts of harassment against tenants, to fail to make necessary repairs or provide required services, or to seek unreasonable increases in rents, for or during said period for the purpose of seeking to induce tenants to vacate units.

H) An application for a conversion permit shall be accompanied by a written plan setting forth an orderly process for the conversion, and a description of the governing process by which the owners' association or cooperative corporation shall exercise its responsibilities during and after the conversion.

I) An application for a conversion permit shall cover all units in a building; however, the Board may in the exercise of its discretion hereunder condition the grant of the conversion permit upon the building owner making special provisions for certain units and tenants thereof.

J) No conversion permit shall be granted unless the building has been certified by an independent licensed engineer or architect to meet all applicable building and health codes of the Town and Commonwealth.

K) This section shall not be in effect during the any moratorium as provided hereunder.

#### **SECTION 6. SEVERABILITY.**

Should any provision of this By-law or its application to any person or circumstance, be determined to be invalid, that invalidity shall not affect the validity of any other provision or application hereof.

#### **SECTION 7. PENALTIES AND ENFORCEMENT.**

Any person who violates this By-law shall be punished by a fine of three hundred dollars (\$300) per offense. Each day during which a unit is illegally converted or occupied and each day after which an illegal conversion takes place, shall constitute a separate offense, and the conversion of multiple units in a building shall constitute multiple offenses. The Board may enforce this By-law in a court of competent jurisdiction, and may obtain appropriate injunctive relief to enforce the By-law in a civil action.

#### **SECTION 8. EFFECTIVE DATE.**

This By-law shall take effect as provided for under G.L.c.40, §32.

### ***CONDO CONVERSION OPTION 3***

**Article 11. An Act Authorizing the Provincetown Condominium and Cooperative Conversion Bylaw.** To see if the Town will vote to authorize the Board of Selectmen to file a petition with the General Court to authorize the Condominium and Cooperative Conversion Bylaw set forth below; provided, however, that the General Court may make clerical and editorial changes of form only to the petition, unless the Board of Selectmen votes to approve the amendments to the petition prior to enactment of the special legislation by the General Court; provided further that the Board of Selectmen shall be authorized to approve such amendments to the petition as are within the public purposes of the petition, or to do or act in any manner relative thereto.

#### **An Act Authorizing the Provincetown Condominium and Cooperative Conversion By-law.**

Notwithstanding any general or special law to the contrary, including, but not limited to the provisions of St. 1983, c.527, the following Provincetown General By-law, as approved by the Provincetown Town Meeting, is hereby authorized by the General Court:

## **Chapter 18. PROVINCETOWN CONDOMINIUM AND COOPERATIVE CONVERSION BY-LAW**

### **SECTION 1. PURPOSE.**

The Town declares, under St. 1983, c.527, §2, that local conditions constitute an acute rental housing emergency that requires local action, on account of the aggravating impact of the facts set forth in section one of c.527 (including lack of sufficient new rental housing production, prolonged increases in housing costs at a rate substantially exceeding increases in personal income, housing abandonment, increased costs of new housing and construction and finance and the effect of conversion of rental housing into condominiums or cooperatives) and unless the available rental housing stock and the tenants who reside in them receive further protection from the consequences of conversion, the rental housing shortage will generate serious threats to the public health, safety and general welfare of the citizens of the Town, including, particularly, the elderly, the handicapped and persons of low and moderate income and employees in the tourism and other service industries and for municipal employees.

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The severe shortage of year round rental housing is a serious public emergency that threatens the Town's tourism-based economy and is a serious threat to the public health, safety and general welfare of the citizens of the Town as substandard housing is becoming a resort as persons desiring to reside in Provincetown cannot locate year-round rental accommodations and existing residents are being displaced and are unable to find new year-round rental accommodations.

The effects of condominium conversion cannot be dealt with solely by the operation of the private housing market, and unless the removal of year-round rental units from the market is regulated and controlled, the housing emergency which presently exists will continue to produce serious threats to the public health, safety, and general welfare of the citizens of the Town.

In order to protect the public health, safety and general welfare of the citizens of the Town, and to prevent the worsening of the current severe shortage of year round housing that is available to service industry and municipal employees and the elderly and the public emergency resulting therefrom, it is necessary to regulate and control the conversion of housing units to the condominium or cooperative form of property ownership and the removal of housing from the rental market while the Town studies, plans and then develops and implements programs to regulate and manage the housing crisis.

## **SECTION 2. DEFINITIONS.**

As used in this By-law the following terms shall have the following meanings:

- a) "Board": The Board of Selectmen for the Town of Provincetown.
- b) "Condominium Unit": a unit of a condominium, as defined in G.L. c .183A.
- c) "Cooperative Unit": a residential dwelling space in a building owned by a corporation, the shareholders of which have organized on a cooperative basis for the purpose of leasing such dwelling space to themselves.
- d) "Condominium Conversion": the conversion of a housing unit to a condominium form of ownership.
- e) "Cooperative Conversion": the execution of a lease, of a cooperative unit in a building, with an owner of shares of stock in the corporation which owns the building.
- f) "Removal from market" as applied to a housing unit, shall include, but not be limited to:
  - (1) The filing of a condominium master deed, pursuant to G.L. c.183A, for any housing accommodation any part of which was most recently occupied as a rental unit;
  - (2) The demolition of a rental unit;
  - (3) The rehabilitation, repair, or improvement of a rental unit, other than as required by the laws of the commonwealth or by the Town, in such a way as to prevent residential occupancy during the course of the rehabilitation, repair, or improvement;
  - (4) The conversion of all or part of any building to a cooperative.
- g) "Town": the Town of Provincetown.

## **SECTION 3. APPLICABILITY.**

This By-law shall apply to all buildings or properties located within the Town, as of the effective date of this bylaw, which contain two or more units of housing, whether or not said units are occupied; however, this By-law shall not apply to any housing accommodation lawfully converted before the effective date of this By-law, to any housing accommodation constructed or substantially rehabilitated under a federal mortgage insurance program or any housing accommodations financed through the Massachusetts Housing Finance Agency, with an interest subsidy attached thereto.

#### **SECTION 4. REGULATIONS.**

A) No condominium or cooperative conversion and no removal from market of a housing unit subject to this By-law shall be permitted in the Town, except pursuant to a permit granted under subsections 4(B) and 4(C) hereof.

B) When the Vacancy Rate for year round market rate rental units in the Town exceeds 5%, a building owner may apply to the Board for a permit to convert said building to condominiums or cooperatives. **When the Vacancy Rate is equal to or lower than 5%, a building owner may not apply for a permit to convert said building to condominiums or cooperatives unless the financial or other circumstances for the owner are such that prohibition of a conversion would constitute unconstitutional confiscation of the owner's property. When such an application is made, the Board, before granting a permit, shall be required to make an explicit finding that denial of a conversion permit would constitute such confiscation.**

C) The Board shall consider at least the following factors in determining whether to grant or deny a conversion permit.

1) the impact of the proposed conversion upon the tenants sought to be protected by this By- law and upon the availability of year round market rate rental housing of comparable type, quality and cost in the town and upon the overall availability of year round rental housing in the town;

2) the ease or difficulty with which the affected tenants could find alternative year round market rate rental housing in the town of comparable type, quality and cost;

3) any efforts to mitigate the impact of the proposed conversion upon the affected tenants, including but not limited to, guaranteed rights to remain as tenants for a fixed period, full or partial reimbursement of moving expenses and other costs of finding alternative year round rental housing, and the procurement by the building owner for the tenants of alternative year round rental housing in the town of comparable type, quality and cost;

4) the physical condition of the housing involved, and the financial viability to maintain the building as year round market rate rental housing;

5) whether and for how long and why a unit or units in the building have been vacant; and

6) the age, financial status, and health of the affected tenants, and the length of their tenancies.

D) The Board shall have the power to issue such orders and enact such regulations as it may deem necessary to effectuate the purposes of this By-law, and to prescribe the procedure for filing applications for conversion permits, giving notice of applications,

holding public hearings upon applications, and rendering decisions upon applications. The Board may impose a reasonable filing fee for applications.

E) The Board shall determine the Vacancy Rate for year round rental units in the Town, using what source or sources of statistical data the Board determines to be appropriate and shall declare a state of public emergency if the Vacancy Rate is equal to or lower than 5% of the overall housing stock. Once a declaration is made, an applicant may ask the Board to reconsider the determination by providing the Board with data that demonstrates, to the Board's satisfaction, that the Vacancy Rate exceeds 5%.

F) Tenants shall have all of the rights provided for under St. 1983, c.527; and, in addition, those rights shall not begin to run until the date of the granting of a conversion permit.

G) It shall be unlawful to commit any acts of harassment against tenants, to fail to make necessary repairs or provide required services, or to seek unreasonable increases in rents, for or during said period for the purpose of seeking to induce tenants to vacate units.

H) An application for a conversion permit shall be accompanied by a written plan setting forth an orderly process for the conversion, and a description of the governing process by which the owners' association or cooperative corporation shall exercise its responsibilities during and after the conversion.

I) An application for a conversion permit shall cover all units in a building; however, the Board may in the exercise of its discretion hereunder condition the grant of the conversion permit upon the building owner making special provisions for certain units and tenants thereof.

J) No conversion permit shall be granted unless the building has been certified by an independent licensed engineer or architect to meet all applicable building and health codes of the Town and commonwealth.

#### **SECTION 5. SEVERABILITY.**

Should any provision of this By-law or its application to any person or circumstance, be determined to be invalid, that invalidity shall not affect the validity of any other provision or application hereof.

#### **SECTION 6. PENALTIES AND ENFORCEMENT.**

Any person who violates this By-law shall be punished by a fine of three hundred dollars (\$300) per offense. Each day during which a unit is illegally converted or occupied and each day after which an illegal conversion takes place, shall constitute a separate offense, and the conversion of multiple units in a building shall constitute multiple offenses. The Board may enforce this By-law in a court of competent jurisdiction, and may obtain appropriate injunctive relief to enforce the By-law in a civil action.

**SECTION 7. EFFECTIVE DATE.**

This By-law shall take effect when approved by the General Court.

Or to take any other action relative thereto.

*[Requested by the Board of Selectmen]*

**Article 12. Zoning Bylaw Amendment – Article 2 Section 2440 Use Regulations**

**Articles:** *(Deletions shown in strike through and new text shown as underlined)*

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, to allow for accessory dwelling units in the Res2 Zoning District, as follows:

Add a footnote to Principal Use, A1a3, Single Family Dwelling, three or more per lot, as follows:

A1a	Single Family Dwelling	Res 1	Res 2	Res 3	TCC	GC	S	M
3.	<u>three or more per lot</u>							
	<del>(each separate structure)</del>	NO	<b>NOPB</b> <sup>20</sup>	YES <sup>8</sup>	YES <sup>8</sup>	YES <sup>8</sup>	NO	NO

Footnote: 20. One accessory dwelling unit may be allowed in the Res1 Zoning District, for a total of two dwelling units per lot, and in the Res2 Zoning District for a total of three dwelling units, only if the following criteria are met: ~~it~~ the accessory dwelling unit is for year-round rental only; it is limited in size to 600 square feet if it is a free-standing dwelling unit or 40% of the gross floor area if it is located within the principal residence.

Or to take any other action relative thereto.

*[Requested by the Planning Board]*

**Article 13. Zoning Bylaw Amendment – Article 2 Section 2440 Use Regulations**

**Articles:** *(Deletions shown in strike through and new text shown as underlined)*

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, to make the Planning Board, rather than the ZBA, the Special Permit Granting Authority for two dwelling units on a single lot in the Res2 Zoning District, as follows:

A1a	Single Family Dwelling	Res 1	Res 2	Res 3	TCC	GC	S	M
2.	<u>two per lot</u>							
	<del>(each separate structure)</del>	PB <sup>20</sup>	<b>BAPB</b>	YES <sup>8</sup>	YES <sup>8</sup>	YES <sup>8</sup>	NO	NO

or take any other action relative thereto.

*[Requested by the Planning Board]*

**Article 14. Zoning Bylaw Amendment – Article 2 Section 2440 Use Regulations**

**Articles:** *(Deletions shown in strike through and new text shown as underlined)*

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, as follows:

A1a	Single Family Dwelling	Res 1	Res 2	Res 3	TCC	GC	S	M
3.	<del>three or more per lot</del>							
	<del>(each separate structure)</del>	NO	<b>NOPB</b> <sup>20</sup>	YES <sup>8</sup>	YES <sup>8</sup>	YES <sup>8</sup>	NO	NO

4. four or more per lot	NO	NO	PB	PB	PB	NO	NO
A1b Two Family Dwelling	Res 1	Res 2	Res 3	TCC	GC	S	M
3. three or more per lot	NO	NO	YES <sup>8</sup>	YES <sup>8</sup>	YES <sup>8</sup>	NO	NO
4. four or more per lot	NO	NO	PB	PB	PB	NO	NO
A2 Multi Family Dwelling	Res 1	Res 2	Res 3	TCC	GC	S	M
Three units	NO	NO	YES <sup>8</sup>	YES <sup>8</sup>	YES <sup>8</sup>	NO	NO
Four units or more	NO	NO	PB	PB	PB	NO	NO
B13 Large-scale Ground-Mounted Solar Photovoltaic Installation	Res 1	Res 2	Res 3	TCC	GC	S	M
	BA	PB	BA	PB	BA	PB	YES YES
D7 Medical Marijuana Treatment Center	Res 1	Res 2	Res 3	TCC	GC	S	M
	NO	NO	BA	PB	NO	BA	PB NO NO

Footnotes:

1. Except "YES" in ~~W-B~~ **ResB** for banks and for professional offices including real estate, insurance, and accounting, without stock in trade, with no more than one firm or 2,000 square feet per building and no more than one building per lot.

~~8. Except "BA" pursuant to Article 4 if the total number of dwelling units on a lot will result in four (4) or more dwelling units.~~

12. After March 1, 1983, for any new construction, any substantial increase in intensity or use or any renovation of an existing structure to include the defined use, a Special Permit as specified in Sec. 5300 may be granted by the Board of Appeals: (a) only upon its written determination that the proposed fast food establishment does not create any adverse effect due to hazard or congestion especially including traffic impacts as determined by a traffic impact assessment prepared by the applicant according to Institute of Transportation Engineers guidelines regarding carrying capacity/level of service of the affected streets and any proposed mitigation sufficient to offset those impacts; (b) only if the applicant can demonstrate that the proposed use will not overburden public water, septage or solid waste facilities; (c) only if the applicant provides and enforceable plan for the mitigation and control of trash and litter generated by the proposed establishment; (d) **any only** if the architecture and signage conforms to traditional Cape Cod style; and (e) only if, in order to assure that the concerns of the abutters and residents will be considered as a significant factor in the determination of the benefits or adverse effects of the proposed fast food establishment on the neighborhood and the Town, the Board of Appeals shall make a specific Finding of Significance regarding the response to the proposed use. or to take any other action relative thereto.

*[Requested by the Planning Board]*

**Article 15. Zoning Bylaw Amendment – Article 1 Definitions** (*Deletions shown in strike through and new text shown as underlined*)

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 1, Definitions, as follows:

**Manufactured Home** means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.

For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles. See Section 3400~~4300~~ 4300 Manufactured Homes and Campers.

or to take any other action relative thereto.

*[Requested by the Planning Board]*

**Article 16. Zoning Bylaw Amendment – Article 4 Section 4028 Special Regulations** (*Deletions shown in strike through and new text shown as underlined*)

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 4, Special Regulations, Section 4028, as follows:

**4028.** The Planning Board may require the following information in connection with site plan review. In deciding which requirements will apply to a specific application, the review authority shall consider the size and intensity of the use, and the unique circumstances of each application.

*(No change to items sections a. through i.)*

j. Grading Plan with existing and proposed topography at two-foot contour intervals, only if new, or expanded parking and/or drainage structures are proposed, including the volume and area of graded or excavation material if expected to exceed greater than ~~2000~~750 cubic yards or an area greater than the minimum lot size in the zone in which the parcel is located;

*(No further changes to this section)*

or to take any other action relative thereto.

*[Requested by the Planning Board]*

**Article 17. Zoning Bylaw Amendment – Article 2 Section 2320 High Elevation Protection District Regulations** (*Deletions shown in strike through and new text shown as underlined*)

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 2, Districts and District Regulations, Section 2320, High Elevation Protection District, as follows:

C. Special Regulations for HEP Districts A and B. All new construction or additions and expansions, including but not limited to decks and other non-enclosed structures, even if the overall footprint is not being enlarged or any excavation, land removal or earth moving of more than 2500 cubic feet that will alter the topography from natural grade,

whether or not subject to a building permit shall be subject to Site Plan Review as specified in Section 4160~~4000~~ with additional requirements as specified herein. or to take any other action relative thereto.

[Requested by the Planning Board]

**Article 18. Zoning Bylaw Amendment – Article 4 Section 4810 Inclusionary Housing Bylaw** (Deletions shown in strike through and new text shown as underlined)

To see if the Town will vote to amend the Provincetown Zoning Bylaws, by inserting as a new Section 4810 the following:

**Section 4810 Inclusionary Housing By-Law**

**1. Purpose and Intent**

The primary purpose of this bylaw is to:

1. Encourage the creation of a range of housing opportunities for households of all incomes, ages and sizes in order to support a strong, stable and diverse year round community and a viable and healthy local workforce and to prevent the displacement of Provincetown residents;
2. Mitigate the impact of ~~condominium conversions and~~ residential development on the availability and cost of housing;
3. Provide a mechanism by which ~~condominium conversions~~ can contribute in a direct way to increasing the supply of affordable and middle income housing;
4. Provide a mechanism by which residential development can contribute in a direct way to increasing the supply of affordable and middle income housing in exchange for a greater density or intensity of development than is otherwise permitted as a matter of right;
5. Support the goals of Provincetown's December 2006 Affordable/Community Housing Action Plan and its January 2014 Update.

A secondary purpose is to create dwelling units eligible for inclusion in the Town's Subsidized Housing Inventory.

**2. Applicability**

This inclusionary by-law shall apply in all zoning districts to the following uses:

- (a) Except as identified under Section 2(c) below, any development that results in an increase in the number of dwelling units, whether by new construction or alteration, expansion, reconstruction, or change of existing residential or non-residential space or use; and
- (b) The conversion to condominiums of two or more dwelling units, even if there is no increase in the total number of dwelling units; ~~(can this apply to two units or does it have to be three units or more? – question for Ilana)~~
- (c) Any subdivision of land resulting in at least one additional lot;
- (d) Any health care-related development that includes 6 (?) or more independent living units.

~~(Delete Section 4170 - appropriate sections were rolled into this bylaw; Roll section 4800 into this bylaw; Align Section 8 of this bylaw with definitions in 4800(2) with Article~~

1, Definitions.)

**3. Special Permit**

The development of any project as identified in Section 2(a)-(d) above shall require the granting of a Special Permit from the Planning Board. The application procedure and requirements for the special permit shall be as defined in Section 5300 of the zoning bylaw.

Additionally, the project must comply with the provisions of Article 4, Sections 4000 and 4100.

None of the above shall relieve the applicant of complying with other provisions of these Bylaws.

**4. Mandatory Provision of Affordable Units for all Development**

As a condition of approval for a Special Permit, the applicant shall contribute to the local stock of affordable, median and middle income housing in accordance with the following requirements:

(a) For projects consisting of a total of 5 dwelling units or more, at least 20% of the units created shall be established as affordable housing units in any one or combination of methods provided for below. For the purpose of calculating the 20% affordable housing contribution, all numbers shall be rounded to the nearest whole number. *(Or take a payment-in-lieu for a percentage of a unit?)*

(1) The affordable housing units shall be constructed or rehabilitated on the locus subject to the special permit (see Section 5); or

*(2) The affordable housing units shall be constructed or rehabilitated on a locus other than the one subject to the special permit (see Section 6); or*

(3) In lieu of providing such units as specified above, an applicant may provide a payment of equivalent value to the Housing Trust Fund in accordance with Section 4b, below (providing a payment-in-lieu of providing affordable units on site does not allow an applicant to increase the number of market rate units on site);

*(4) Land dedication (or land dedication with permitting in place for affordable units)*

(b) For projects consisting of between 1 and 4 dwelling units, a Housing Contribution to the Housing Trust Fund in the form of a payment in-lieu of creating a partial unit shall be made accordance with the following:

<u>1 unit</u>	<u>20%</u>
<u>2 units</u>	<u>40%</u>
<u>3 units</u>	<u>60%</u>
<u>4 units</u>	<u>80% of the average cost of a dwelling unit <i>(containing the average number of bedrooms for the units in the particular development)</i> in Provincetown in the calendar year prior to the date the first building permit is pulled, the average cost</u>

to be determined on an annual basis in January by the Provincetown Assessor based on the average sale price of all *1BR, 2BR, 3BR, 4BR* dwelling units that sold in Provincetown in the previous year.

## **5. Provisions Applicable to Affordable Housing Units On-Site**

(a) Siting of affordable units: All affordable units constructed under this by-law shall be situated within the development so as not to be in less desirable locations than market rate units in the development and shall, on average, be no less accessible to public amenities as the market-rate units.

(b) Minimum design and construction for affordable units: Affordable housing units within market rate developments shall be integrated with the rest of the development and shall be compatible in exterior design and interior features, appearance, construction and quality of materials with other units. *The number of bedrooms in each affordable unit shall be made a part of the Special Permit and shall be based on local need as determined in consultation with the Community Housing Counsel for each project.*

(c) Timing of construction or provision of affordable units or lots: The development of affordable housing units shall take place at the same rate and timeframe as the development of market rate units.

1) Building permits for any phase shall be issued at a ratio of 4 (four) market rate units to 1 (one) affordable unit. Building permits for subsequent phases will not be issued unless all the required affordable units in the preceding phase are constructed and the affordable housing restrictions recorded. The last unit permitted, constructed and occupied shall be a market rate unit.

2) The project may also be constructed in its entirety with all permits issued at once provided that the occupancy permits are issued at a ratio of 4 (four) market rate units to 1 (one) affordable unit. The last occupancy permit to be issued shall be for a market rate unit and shall not be issued unless all affordable units are occupied and the affordable housing restrictions recorded. *(Tighten up/combine 1 and 2)*

3) The Building Commissioner may grant a modification to the rate and timeframe requirements so long as the last unit permitted, constructed and occupied is a market rate unit.

## **6. Provision of Affordable Housing Units Off-Site**

In lieu of providing such units on site, an applicant subject to the bylaw may develop, construct or otherwise provide affordable units equivalent to those required by Section 4 off-site. All requirements of this bylaw that apply to on-site provision of affordable units shall apply to provision of off-site affordable units. In addition, the location of the off-site units to be provided shall be approved by the Planning Board as an integral element of the special permit review and approval process. Providing affordable units off-site does not allow an applicant to increase the number of market rate units on site.

*(If affordable units are not provided on site, maybe 2 times the number required if provided on site. That multiplier could then also be applied to payment-in-lieu/Housing Contribution to the Housing Trust Fund, perhaps 1.5 times the number required.)*

## **7. Distribution**

Distribution of affordability for rental or ownership units as Low Income Community Housing or Moderate Income Community Housing or Middle Income Community Housing shall be set as determined by the Planning Board in consultation with and recommendation of the Provincetown Community Housing Council, and made a condition of the Special Permit under this Bylaw.

## **8. Maximum Incomes and Selling Price; Affordable Housing Inventory**

Maximum incomes and sales prices and rents are set forth in Article 1 Definitions. *(The Affordable Housing definition currently doesn't have anything about Middle Income Community Housing, which will have to be added to be consistent with revisions to Section 7. However, Middle Income units will not count toward the SHI).*

## **9. Preservation of Affordability; Use Restrictions**

(a) Affordable housing units created in accordance with this by-law shall use affordable housing restrictions that are recorded at the Barnstable County Registry of Deeds and that require the units to remain affordable in perpetuity. Such affordable housing restriction shall grant, among other things, the Town's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.

(b) The Planning Board shall require, as a condition for special permit under this bylaw, that the applicant comply with the mandatory set-asides and accompanying restrictions on affordability, including the execution of the affordable housing restriction noted in Section 9(a) above.

## **10. Segmentation**

Developments may not be phased or segmented to avoid compliance with conditions or provisions of this by-law.

## **11. Conflict with Other Bylaws**

The provisions of this bylaw shall be considered supplemental of existing zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provisions therein, shall apply.

## **12. Severability**

If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of Provincetown's zoning bylaw.  
or to take any other action relative thereto.

*[Requested by the Planning Board]*



Provincetown Board of Selectmen  
**AGENDA ACTION REQUEST**  
Monday, September 21, 2015

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# INSERT BALLOT QUESTION

Special Town Election October 27, 2015

Requested by: Town Manager David Panagore

Action Sought: Discussion / Direction

## Proposed Motion(s)

**Move that the Board of Selectmen vote, pursuant to MGL C. 59, § 21C(g), to insert the ballot question onto the October 27, 2015, Special Town Election, as presented by the Town Manager.**

## Additional Information

See attached Ballot Question.

## Board Action

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>

# **BALLOT**

## **Special Town Election – Tuesday, October 27, 2015**

Shall the Town of Provincetown be allowed to exempt from the provisions of Proposition 2 1/2, so called, the amounts required to pay for the bonds issued in order to replace the Heat, Ventilation and Air Conditioning System and the roof of the Provincetown School Building (formerly known as the High School Building).



Provincetown Board of Selectmen  
**AGENDA ACTION REQUEST**  
Monday, September 21, 2015

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## MONTHLY POLICE REPORT FOR AUGUST 2015

Requested by: Police Chief Jim Golden

Action sought: Discussion/Approval

### Proposed Motion(s)

**Discussion Dependent – votes may be taken.**

### Additional Information

See attached Police Report.

### Board Action

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>

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# Town of Provincetown

James F. Golden  
Chief of Police  
jgolden@provincetown-ma.gov



# Police Department

26 Shank Painter Road  
Provincetown, MA 02657  
Phone: (508) 487-1213  
Fax: (508) 487-4077  
www.provincetown-ma.gov

To Provincetown Board of Selectmen

From Police Chief James Golden

Subject: Police Operational Report

Date: September 8, 2015 (August 2015)

## Activity Synopsis

Police activity (daily call volume, arrest and dispatch logs) are maintained and published weekly and archived on our website.

The following outlines recent police activity in brief:

During the period of Sunday, August 1<sup>st</sup> through Tuesday, August 31<sup>st</sup>, 2015, the officers of the Provincetown Police Department handled 2,291 total calls for service.

Police responded to 19 domestic violence calls, 30 disturbances reported to police, 69 general complaints, 21 complaints about street performers, 30 citizen assists, 5 reports of threats, 22 reports of suspicious activity, 9 reports of harassment, 2 breaking and entering complaints, 3 calls reporting vandalism, 51 noise complaints, 3 reports of property being damaged and there were 34 larcenies reported. There were 5 landlord-tenant disputes investigated, 15 general hazard calls and 52 illegally parked cars reported to police.

There were 210 medical emergencies recorded this month. This month there were 2 dogs-to-human bites and 2 animal-to-animal bites reported with the requisite follow-up response and investigation made by our animal control officer.

Police officers also responded to 26 alarm calls and 16 reported fire alarms, and they found 2 open doors (1MS/1SPC) during 437 building/property checks. Police officers conducted 43 checks of licensed liquor establishments and 81 park, walk and talks. Our officers were also called to provide assistance to the Truro Police on 7 occasions: and 1 time to assist NPS law enforcement rangers from the Cape Cod National Seashore.

204 items were reported lost or found to police this month which included personal items found such as keys, wallets, phones, phone chargers, bags, IDs and ATM and credit cards.

150 motorists were pulled over and 10 citations (2C/8W/4S) were issued (6.66%). There were 4 arrests this month as a result of motor vehicle stops. There were 59 miscellaneous motor vehicle related calls for the month. Police assisted with 16 disabled vehicles and 14 vehicles were reportedly damaged while parked.

On August 2<sup>nd</sup>, police officers started the month off by escorting the 36th annual PAN MASS CHALLENGE charity bicycling event as it is Provincetown's largest charity event each year with an estimated 5,700 cyclists, support vehicles, 3,000 volunteers, family and well-wishers.

The Pan-Mass Challenge is a pioneer in fundraising and today raises more money for charity than any other single event in the country. The organization was founded in 1980 and has since raised \$455 million for cancer research and treatment at Dana-Farber Cancer Institute through its Jimmy Fund. As an example of the scope of this event, the money raised from this event will represent over 50% of all money raised on behalf of the Jimmy Fund this year.

The Pan-Massachusetts Challenge is a fully supported bike-a-thon — with food and water stops, mechanical and medical assistance, luggage transportation, and lodging — it runs through 46 towns across Massachusetts. The course provides for a family finish on Winslow Street and an official finish at the Provincetown Inn Rotary.

All hands were on-duty for the 37<sup>th</sup> annual Provincetown Carnival Parade and celebration on Thursday, August 20, 2015. No major incidents were reported this year

A journey that began in March came to a successful conclusion on Friday, August 22, 2015 when the Provincetown Police Department welcomed their newest Police Officer's Tyler Dow and Sarah Harding upon their graduation ceremony from the Plymouth Police Academy. The training program is a rigorous 22-week 890 hour program that consists of practical exercises, physical training, defensive tactics, driver training and firearms training. Recruits also complete classroom training in areas such as criminal law, constitutional law, motor vehicle law and other classes pertinent to the field of law enforcement. They are currently in week 3 of their field training program.

On Saturday, August 22, 2015, Animal Control Officer Ruthanne Cowing hosted a Stuff-a-Cruiser event at the Stop & Shop to benefit the Provincetown Pet Food Pantry. We use this event as a popular and successful way to collect food donations for food pantries. According to the Humane Society of the United States, more and more pets are being surrendered to shelters because their owners simply cannot afford to feed them.

The Community-Oriented Citizens Police Academy gives members of our community the opportunity to meet the men and women of the Provincetown Police Department who serve their community. This free program will allow you the opportunity to see and learn about the duties and responsibilities of the police department. The key to the success of this program is the enthusiasm and participation that its participants bring to our Citizens Police Academy.

The Provincetown Police Department will be accepting applications from now until September 28, 2015. Classes will meet every Thursday at the police department starting October 1, 2015 until graduation on November 19, 2015. Classes will be approximately 2½ hours and will run from 6:00pm-8:30pm.

If you are interested in taking this class, please contact police officer Kevan Spoor at 508-487-7000 Extension 335 or via email at [kspoor@provincetown-ma.gov](mailto:kspoor@provincetown-ma.gov)

There were more than 76 animal-related calls including 38 calls pertaining to dogs, 3 calls involving domestic cats, 12 calls about foxes, 5 calls reporting injured birds, 3 calls about raccoons. We also had 1 call to check on an injured seal on the harbor courtesy float. The department investigated 10 reports of dogs locked in parked vehicles. Two of these animals were removed and the owners were identified for follow-up by our Animal Control Officer. She also maintained contact with our partner agencies for animal welfare concerns and coordinated food donations for our on-going pet food pantry.

There were 21 arrests: NOTE

While 21 arrests were made this month, only 10 can be reported. The remaining information has been redacted from this report to comply with applicable state laws.

- Sunday, August 02<sup>nd</sup>, at 1:10 a.m., Carlo Caramanna, 46, of Provincetown, MA was arrested and charged with Operating a Motor Vehicle Under the Influence of Liquor, Operating a Motor Vehicle Negligently so as to Endanger, and Marked Lanes Violation.
- Tuesday, August 04<sup>th</sup>, at 8:58 p.m., Emily McDonough, 18, of Canton, MA, was arrested and charged with Assault and Battery, Witness Intimidation and Malicious Destruction of Property.
- Sunday, August 10<sup>th</sup>, at 1:12 a.m., Noe Reyes, Jr., 20, of Provincetown, MA was arrested and charged with Disorderly Conduct.
- Monday, August 10<sup>th</sup>, at 12:13 a.m., Vladislav Gofman, 35, of West Hartford, CT was arrested and charged with Operating a Motor Vehicle Under the Influence of Liquor (2<sup>nd</sup> offense), Operating a Motor Vehicle Negligently so as to Endanger, Marked Lanes Violation and Failure to Stop/Yield.
- Monday, August 17<sup>th</sup>, at 11:52 p.m., Barbara Wisdom, 36, of St. Louis, MO was arrested and charged with Assault & Battery with Dangerous Weapon and Disorderly Conduct.
- Friday, August 21<sup>st</sup>, at 2:37 a.m., Thomas Walsh, 21, of Harwich, MA was arrested and charged with Operating a Motor Vehicle Under the Influence of Liquor, Operating a Motor Vehicle Negligently so as to Endanger, Speeding, Failure to Stop/Yield and Marked Lanes Violation.

- Saturday, August 22<sup>nd</sup>, at 2:37 a.m., John Laudano, 37, of West Haven, CT was arrested and charged with Operating a Motor Vehicle Under the Influence of Liquor, Operating a Motor Vehicle Negligently so as to Endanger and Speeding.
- Wednesday, August 26<sup>th</sup>, at 7:25 p.m., William Maher, 68, of Provincetown, MA was arrested on a straight warrant issued by the Mass Trial Court.
- Saturday, August 29<sup>th</sup>, at 3:41 p.m., Rasa Schiffenhaus, 36, of Provincetown, MA, was arrested and charged with Shoplifting by Concealment.
- Monday, August 31<sup>st</sup>, at 8:34 p.m., Rasa Schiffenhaus, 36, of Provincetown, MA, was arrested on a straight warrant issued by the Mass Trial Court.

Please know that we received 39 reports of intoxicated persons and 14 people were detained for being incapacitated from alcohol.

13 Male

01 Female

There were 31 motor vehicle accidents reported during the month.



Provincetown Board of Selectmen  
**AGENDA ACTION REQUEST**  
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## OTHER

Requested by: Town Manager David Panagore

Action Sought: Discussion

Proposed Motion(s)

**Discussion Dependent – votes may be taken.**

Additional Information

Board Action

<i>Motion</i>	<i>Second</i>	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Disposition</i>