

PLANNING BOARD
Meeting Minutes
Thursday, October 27, 2016
Judge Welsh Room
6:30 P.M.

Members Present: Ryan Campbell, Steven Baker and Dave Abramson.

Members Absent: John Golden (excused), Grace Ryder-O'Malley (excused) and Brandon Quesnell (excused).

Staff: Gloria McPherson, Town Planner and Ellen C. Battaglini, Permit Coordinator.

Acting Chair Ryan Campbell called the meeting to order at 6:37 P.M.

Meeting Agenda:

1. Work Session:

a) Pending Decision

Case #FY17-09 & #FY17-10

Application by **Deborah Paine, Inc.**, on behalf of **Russ G. LaJueunesse**, requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), and a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws, for the replacement of retaining walls, landscaping alterations and associated site work, including earth moving of more than 750 cu. yds. at the property located at **7 Creek Round Hill Road**. Dave Abramson passed out his draft decision to the Board for discussion. He will revise the decision and it will be voted on at the next meeting.

b) **Discussion regarding the draft Inclusionary By-Law:** Ms. McPherson said that there were several changes, the biggest of which is related to the percentage of affordability. The previous draft had a 15% affordability component for 6 or more units. She changed the component to one-sixth, which is half the requirement for the current Growth Management By-Law. She explained that it simplifies things, such as for developments of 6 units the number of affordable units required would be one. It cuts the requirement in half and it eliminates the explanation of how to calculate the number of units that come out as fractions. She explained how to figure out the affordability gap on an annual basis. She said that she applied the affordability gap to the inclusionary affordability requirement in a tiered way. For developments of 1-5 units, only 33% of the affordability gap would be charged, for developments of 6-9 units, only 67% of the affordability gap would be charged, for developments of 10 units or above, 100% of the affordability gap would be required. She reviewed actual numbers for 2016 that she had gotten from the Assessor. She passed out a sheet showing her calculations for payments in lieu for 1 through 10 additional units. The affordability gap for 2016 is \$215,304, which is the cost it would take to subsidize a market rate unit and turn it into an 80% AMI affordable unit. As that number is fairly high for someone creating 6 units to pay, she decided to propose a tiered system. She said that her next step would be to ask some developers to plug these numbers into their pro formas and get their feedback. The payment in lieu of one additional affordable dwelling unit is \$11,844 per dwelling unit for up to 5 units. After that it is \$24,047 per dwelling

unit for 6-9 additional units. For 10 or more units, the payment in lieu would be \$35,891 per additional unit. If a developer wanted to build 10 units and not include an affordable dwelling unit, the payment in lieu would be \$358,911. She explained the incentive for these categories. She said that the formulas can be tweaked depending upon where the focus is, whether for affordable and or community units and how it shifts. She agreed with the Board that the definition of affordability gap should be moved to the definitions section of the by-law. She reviewed her other revisions and the Board discussed them and made suggestions. She reviewed the assessments of one and two-bedroom units in Provincetown for the last several years. In four years, it has gotten larger. The Board discussed the incentives in the by-law. The Board discussed who would manage the funds from the by-law. Ms. McPherson will consult with Town Counsel about this issue.

Ms. McPherson reviewed the changes made in the section about the development of 6 or more units. The Board discussed the requirement that housing is to be “constructed or rehabilitated on the site”. She reviewed the payment in lieu requirement and the changes to each of the proposed incentives. The Board discussed the density bonus in the Residential 1 zoning district and the requirement that it not exceed 200% of the base number of housing unit allowed under the by-law and the height/third story bonus. She reviewed the growth management bonus and the fee reduction bonus. The Board discussed the ideas, including the possibility of holding joint Board meetings to streamline the permitting process. She suggested getting a sense of the Town at the Town Meeting Forum as to whether community housing or home ownership for middle-income residents was a priority. She will revise the draft to reflect the changes discussed.

c) **Discussion regarding draft Food Truck Survey:** Ms. McPherson reviewed the survey. The Board discussed the ten questions and suggested revisions. She will revise the survey.

d) **Discussion regarding potential Charter revisions to section on Planning Board:** The Board reviewed the proposed revisions. Ms. McPherson explained her additions. The Board made suggestions.

e) **Update on 137 Bradford Street:** Ms. McPherson updated the Board on progress at the site. The survey of the site has been completed and she and Rich Waldo, Director of the Department of Public Works, have scheduled a meeting with the engineers to review a couple of conceptual plans.

f) **Minutes of April 23rd, August 27th and October 22, 2015, January 14th, March 24th, April 28th, June 9th and October 13, 2016 meetings.** No minutes were approved.

g) **Any other business that may properly come before the Board:**

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

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2016