

Public Hearing

March 23, 2017

The **Provincetown Planning Board** will hold a Public Hearing on **Thursday, March 23, 2017 at 6:30 p.m.** in the **Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA**, to hear comments from the public and vote on the following proposed amendments to the Provincetown Zoning Bylaws for the April 3, 2017 Annual Town Meeting Warrant, as well as any proposed petitioned articles concerning land use or development. The proposed amendments are indicated below, with proposed deleted text stricken through and proposed added text underlined, a copy of which is available for public inspection at the Office of the Town Clerk, Provincetown Town Hall, 260 Commercial Street, Provincetown, MA during regular business hours.

Definitions Articles:

Article 33. Zoning Bylaw Amendment – Article 1 Definitions

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 1, Definitions, by deleting the current definitions of “Seats” and “Fixed Standing” in their entirety and replacing them with a single definition as follows:

Seats: Spaces for sitting or standing, associated with an eating or drinking establishment, with a table, shelf, bar or counter greater than 8 ½ inches in depth on which to set food or drink, without regard to service, shall be considered seats for the purposes of Growth Management. Outdoor benches and chairs adjacent to and facing, but not fenced, roped or otherwise separated from, a public or private way, without an associated 8 ½ inch surface on which to set food and drink, and which are available as a public amenity, shall not be considered seats.

~~**Fixed Standing** Spaces for standing within an eating and/or drinking establishment or outside such an establishment on the property of that establishment, where fixed counters and/or shelves are provided for the resting of food and/or beverages and where public restrooms are required shall constitute seats for the purposes of the Growth Management By law at a measurement of one seat for each 18” of linear distance, or at the distance specified in the state building code, whichever is the lesser.~~

~~**Seats** All seating, of any kind and nature, provided within an eating and/or drinking establishment, or outside such an establishment on the property of that establishment, shall constitute Seats for the purposes of the Growth Management Zoning By law, without regard to the provision of waitron service.~~

Or to take any other action relative thereto.

Two-Thirds Vote (G.L.c.40A, §5); Planning Board public hearing and report under G.L. c.40A, §5.

Article 34. Zoning Bylaw Amendment – Article 1 Definitions

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 1, Definitions, by adding a definition of “Restaurant Use” as follows:

Restaurant Use: A use shall be considered a Restaurant Use if it involves the preparing, heating and/or cooling of food or beverage, with or without seats, whether eat-in or take-out, except that the heating and cooling of water, the

cooling of prepackaged food and beverages, and the heating of prepackaged food and beverages by a customer using a microwave shall not constitute a restaurant use.

Or to take any other action relative thereto.

Two-Thirds Vote (G.L.c.40A, §5); Planning Board public hearing and report under G.L. c.40A, §5.

Use Regulations Article:

Article 35. Zoning Bylaw Amendment – Article 2 Section 2440

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 all Zoning Districts (currently allowed only in Res1 and Res2), as follows:

	Res1	Res2	Res3/B	TCC	GC	S	M	
A1a Single Family Dwelling								
1. one per lot	YES	YES	YES	YES	YES	NO	NO	
2. two per lot (each separate structure)	PB ²⁰	BA ²⁰	YES ²¹	YES ²¹		YES ²¹	NO	NO
3. three per lot	NO	PB ²⁰	YES ²¹	YES ²¹	YES ²¹	NO	NO	
4. four or more per lot	NO	NO	PB	PB	PB	NO	NO	
A1b Two Family Dwelling								
1. one per lot	PB²⁰ NO	YES ²⁰	YES ²¹	YES ²¹	YES ²¹		NO	NO
2. two per lot	NO	NO	YES	YES	YES	NO	NO	
3. three per lot	NO	NO	YES	YES	YES	NO	NO	
4. four or more per lot	NO	NO	PB	PB	PB	NO	NO	

20. By Special Permit from the Planning Board, one accessory dwelling unit may be allowed in the Res1 Zoning District, for a total of two dwelling units per lot, and in Res2 Zoning District for a total of three dwelling units only if the following criteria are met: 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.

21. By Special Permit from the Planning Board, one accessory dwelling unit may be allowed in the Res3, ResB, TCC and GC Zoning Districts when the lot area limits the number of dwelling units to one or two, and there are no more dwelling units on the lot than the number allowed under this ZBL, for a total of no more than three dwelling units per lot, and only if the following criteria are met: 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.

Two-Thirds Vote (G.L.c.40A, §5); Planning Board public hearing and report under G.L. c.40A, §5.

Density Schedule Article:

Article 36. Zoning Bylaw Amendment – Article 4 Section 4120

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 4, Special Regulations, Section 4120, Density Schedule, to decrease the lot area requirements for commercial accommodations by returning to the density prior to the amendment at Annual Town Meeting 1986 as follows:

Commercial Accommodations	Number of Units Proposed	Number of Square Feet/Unit Required
First	1-10	1,000 <u>500</u>
For the next	11-20	1,500 <u>750</u>
For the next	21-30	2,000 <u>1,000</u>
For the next	31-40	2,500 <u>1,500</u>
For the next	41 units and beyond	3,000 <u>2,000</u>

Or to take any other action relative thereto.

Two-Thirds Vote (G.L.c.40A, §5); Planning Board public hearing and report under G.L. c.40A, §5.

Non-conforming Structures Article:

Article 37. Zoning Bylaw Amendment – Article 3 Section 3110

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 3, General Requirements, Section 3110, Change, Extensions or Alterations, by deleting Section 3110 in its entirety and replacing it as follows:

3110 Change, Extensions or Alterations As provided in Sec. 6, Ch. 40A, G.L.

Lawfully pre-existing, non-conforming structures and use may be altered, reconstructed, extended or changed as set forth below.

1. Single and two family structures may be altered as provided for under G.L. c.40A, §6, ¶1, with any required finding by the Board of Appeals that needs to be made to be made by special permit and any new nonconformity to obtain any necessary dimensional relief.

2. All other pre-existing nonconforming structures may be extended, altered or changed only upon issuance of a special permit by the Board of Appeals and only if all of the criteria under G.L. c.40A, §6, ¶1 and the criteria set forth under Zoning By-law §5300 are satisfied.

3. Nonconforming structures may be extended, altered or changed so as to make a conforming dimension nonconforming or create a new nonconformity but shall require relief under this section and a dimensional variance by the Board of Appeals, except that, for those buildings which existed prior to April 6, 2015 and are required by the Building Commissioner to be elevated in accordance with FEMA Regulations, new setback non-conformities and intrusions further into an existing non-conforming setback area created by exterior access/egress structures which are increased in size due to the building being elevated may be approved by Special Permit from the Board of Appeals, provided that the criteria is simply that the extension, alteration or change is not substantially more detrimental than the existing nonconforming situation.

4. Pre-existing nonconforming uses may be extended, altered or changed only upon the issuance of a special permit by the Board of Appeals and only if all of the criteria under G.L. c.40A, §6,¶1 and only if all of the criteria set forth under Zoning By-law §5222 and §5300 are satisfied.

5. Once changed to conformance, no structure or use shall be permitted to revert to nonconformancy. Any extension of a nonconforming structure shall have a continuous foundation and floor plan with said structure.

Or to take any other action relative thereto.

Two-Thirds Vote (G.L.c.40A, §5); Planning Board public hearing and report under G.L. c.40A, §5.

Inclusionary and Incentive Zoning Article:

Article 32. Zoning Bylaw Amendment – Article 4 Section 4810 Inclusionary and Incentive Zoning Bylaw

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

Section 4180 Inclusionary and Incentive Zoning Bylaw

1. Purpose and Intent

The primary purpose of this bylaw is to:

- (a) 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;
- (b) Mitigate the negative impact of residential development on the availability and cost of housing;
- (c) Protect the long-term affordability of such housing through appropriate, enforceable restrictions that run with the land;
- (d) Provide a mechanism by which residential development can contribute in a direct way to increasing the supply of Affordable and Community Housing in exchange for a greater density or intensity of development than is otherwise allowed as a matter of right and to the exclusion of the protections that are varied or waived that would normally be afforded under the Zoning Bylaw;
- (e) Support the goals of Provincetown’s December 2006 Affordable and Community Housing Action Plan and its January 2014 Update.

A secondary purpose is to create dwelling units eligible for inclusion in the Town’s Chapter 40B Subsidized Housing Inventory as maintained by the Department of Housing and Community Development (DHCD).

2. Definitions

- (a) The term “Housing Fund” as used in this section of the Zoning Bylaw shall refer to any affordable or community housing trusts or funds that has been duly established by the Town to promote Affordable or Community Housing at the time that a Payment in Lieu of providing Affordable or Community Housing units or fractional units as described hereunder is made. The Board of Selectmen shall determine which fund shall receive the Payment in Lieu.
- (b) The term “Affordability Gap” shall be defined as the difference between the average assessment of all

one- and two-bedroom condominiums in Provincetown and the sale price of a one- or two-bedroom housing unit affordable to a 2-person household at 80% of HUD AMI for Barnstable County, and shall be calculated and posted annually in July by the Town Planner, using the most recent HUD and Provincetown Assessor data available.

3. Applicability

This inclusionary bylaw shall apply in all zoning districts to the following uses:

- (a) Any development that results in a net increase of two or more dwelling units, whether by new construction or alteration, expansion, reconstruction, or change of existing residential or non-residential space or use, except as identified under Section 3(b) below;
- (b) Any health care-related development that results in a net increase of six or more independent living units.

4. Mandatory Provision of Affordable or Community Housing for Development of New Residential Units

In order to contribute to the local stock of Affordable and Community Housing, any residential development identified in Sections 3(a)-(b) above shall provide a percentage of the dwelling units as deed restricted Affordable and/or Community Housing units. This Affordable/Community Housing requirement shall be one-sixth (16.67%) of the new dwelling units developed and shall be made a condition of a Special Permit. The applicant shall meet the requirement in accordance with the following:

- (a) **Development of 2 to 5 new dwelling units** shall require the granting of a Special Permit by the Planning Board and a Payment in Lieu of providing a fractional unit to be made to the Housing Fund to fulfill the Affordable/Community Housing requirement.

- (1) Payment shall be made in accordance with the following formula, so that the Affordable/Community Housing requirement is equal to the total number of new dwelling units multiplied by 16.67%, and based on 1/3 or 1/2 the affordability gap, as follows:

For 2-3 new dwelling units, the Payment in Lieu=
 $(total \# \text{ of new dwelling units}) \times (16.67\%) \times (affordability \text{ gap}) \times (33\%)$

For 4-5 new dwelling units, the Payment in Lieu=
 $(total \# \text{ of new dwelling units}) \times (16.67\%) \times (affordability \text{ gap}) \times (50\%)$

- (2) The Payment in Lieu shall be made at and upon the sale or certificate of occupancy of the final unit, whichever occurs sooner.
 - a. Year-round rental unit development: When the development consists of year-round rental units, a lien shall be filed against the property which states that the Payment in Lieu shall be deferred until such time as the year-round rental use ceases, with the full balance due upon change of use.
 - b. The developer shall enter into a binding written agreement with the Town of Provincetown, before the issuance of the first Building Permit and with appropriate payment surety arrangements, to provide the required payment(s) to the Housing Fund, and with a notice of the required payments to be recorded against the property before any Certificate of Occupancy is issued if full payment has not been made at the time an application is filed for a Certificate of Occupancy.
- (3) Developments of 2-5 units may opt to exceed the 16.67% Affordable/Community Housing requirement

and construct or rehabilitate an Affordable or Community Housing unit or units, either on- or off-site, instead of making a Payment in Lieu, and would then be eligible to take advantage of the incentives in accordance with Section 5 below.

(b)Development of 6 or more new dwelling units shall require the granting of a Special Permit by the Planning Board and at least one-sixth (16.67%) of the new units created shall be established as Affordable or Community Housing units in any one or combination of methods provided for below:

- (1) The Affordable or Community Housing units shall be constructed or rehabilitated on the site subject to the Special Permit, in accordance with Section 7; or
- (2) The Affordable or Community Housing units shall be constructed or rehabilitated on a site other than the one subject to the Special Permit, in accordance with Section 7, provided justification is provided that on-site development of units is not feasible and off-site development of units is beneficial to the Town, and Special Permits are granted contemporaneously for both developments; or
- (3) A Payment in Lieu of providing Affordable or Community Housing units shall be made to the Housing Fund. Payment shall be made accordance with the following formulas, so that the Affordable/Community Housing requirement is equal to the total number of new dwelling units multiplied by 16.67%, and based on either 67% or 100% of the affordability gap, as follows:
 - a. For 6-9 new dwelling units, the Payment in Lieu =
 $(total \# \text{ of new dwelling units}) \times (16.67\%) \times (affordability \text{ gap}) \times (67\%)$
 - b. For 10 or more new dwelling units, the Payment in Lieu =
 $(total \# \text{ of new dwelling units}) \times (16.67\%) \times (affordability \text{ gap})$
 - c. A Payment in Lieu of providing affordable or community housing units shall not allow an applicant to take advantage of any of the incentives in Section 5 below; or
- (4) A Land Donation in Lieu of providing Affordable or Community Housing units shall be provided to the Provincetown Affordable Housing Trust or a non-profit housing development organization approved by the Planning Board, provided that:
 - a. The receiving organization agrees in writing to accept the land; and
 - b. The applicant demonstrates to the Planning Board's satisfaction that the land serves the future development of Affordable and/or Community Housing; and
 - c. The value of donated land shall be equivalent to or greater than the value of a Payment in Lieu. The Planning Board may require, prior to accepting land as satisfaction of the requirements of this bylaw, that the applicant submit an appraisal of the land in question that was prepared by a licensed appraiser using professionally accepted methods, as well as other data relevant to the determination of equivalent value, and the Planning Board may obtain expert peer review of the appraisal at the applicant's expense; and
 - d. Closing on the land donation shall occur before the issuance of the first building permit.
 - e. Land Donation in Lieu of providing Affordable or Community Housing units shall not allow

an applicant to take advantage of any of the incentives in Section 5 below.

5. Incentives for the Construction or Rehabilitation of Affordable or Community Housing Units

Any residential development project that meets or exceeds the minimum one-sixth (16.67%) Affordable/Community Housing requirement through the on-site or off-site construction or rehabilitation of the required number of Affordable or Community Housing units may, at the discretion of the Planning Board and in accordance with Special Permit criteria, take advantage of any or all of the incentives as set forth below. Incentives shall not be applied to projects that meet the Affordable/Community Housing requirement through a Payment in Lieu or Land Donation in Lieu of constructing Affordable or Community Housing units.

(a) Density Bonus

(1) The allowable density for an eligible project:

- Located in the Res2, Res3, ResB, TCC and GC Zoning Districts; or
- Located in the Res1 Zoning District where the lot size is 60,000 square feet or greater; and
- Of which a minimum of 10% of the total dwelling units (after the density bonus is applied) are Affordable or Community Housing units

may be increased above the number of dwelling units allowed on the parcel beyond the maximum number allowed under this Zoning Bylaw, as follows:

- a. For every deed restricted unit of Affordable Housing constructed or rehabilitated either on- or off-site, two market rate dwelling units may be added as a density bonus.
- b. For every deed restricted unit of Community Housing constructed or rehabilitated either on- or off-site, one market rate dwelling unit may be added as a density bonus.

(2) The allowable density for an eligible project:

- Located in the Res2, Res3, ResB, TCC and GC Zoning Districts; or
- Located in the Res1 Zoning District where the lot size is 60,000 square feet or greater; and
- Of which 20% or more of the dwelling units are Affordable or Community Housing units (after the density bonus is applied)

may be based on the number of bedrooms able to be served by a non-varianced septic system contained on the same parcel, so that the project may have up to as many dwelling units as bedrooms that can be supported.

(3) To facilitate the objectives of a density bonus, the Planning Board shall have the authority to modify or waive any lot or dimensional regulations, multiple buildings per lot regulations, and parking regulations as appropriate and necessary to accommodate the additional unit(s) on the site as part of the Special Permit relief; except that no lot shall have less than 25% of the minimum lot area required for its zoning district.

(b) Building Height/Third Story Bonus

(1) The maximum building height for an eligible project:

- Located in any Zoning District, but not in the High Elevation Protection Overlay District; and
- Of which 20% or more of the dwelling units are Affordable or Community Housing units may be up to an additional five (5) feet above the maximum building height than would otherwise be allowed under this ZBL, and kneewalls may be five (5) feet, rather than the three (3) feet otherwise allowed under this ZBL, to allow for the creation of a full third story while maintaining the character of a 2½ story structure.

(2) The Planning Board may require that the third story be stepped back to minimize the appearance of mass from the street

(c) **Fee Reduction Bonus**

(1) Building permit fees reduced for Affordable and Community housing units

- a. Building permit fees shall be reduced by 50% for the Affordable and Community Housing units within a project, where up to one-sixth of the units are Affordable or Community Housing units.
- b. Building permit fees shall be reduced by 75% for the Affordable and Community Housing units within a project, where up to between one-sixth and one half of the units are Affordable or Community Housing units.
- c. Building permit fees shall be waived for the Affordable and Community Housing units within a project, where at least half of the units are Affordable or Community Housing units.

(d) **Streamlined Permitting Process Bonus**

(1) When an applicant needs permits from both the Planning Board and the Conservation Commission, the two hearings shall be held jointly

6. Submission Requirements and Procedures

(a) Special Permit application, review and decision procedures shall be in accordance with the Provincetown Zoning Bylaw and the Planning Board's rules and regulations.

(b) Affordable and Community Housing units created in accordance with this bylaw shall use deed restrictions that require the units to remain income restricted in perpetuity or the longest period allowed by law and for so long as the unit or project does not conform to the otherwise applicable underlying zoning requirements and any such restriction shall be held by the Town and be released only by a vote of Town Meeting as provided for by state law. Such restriction shall also grant the Town a right of first refusal to purchase a unit in the event that a subsequent qualified purchaser cannot be located, which the Town shall have the right but not the obligation to exercise and shall not release the deed restriction if a qualified purchaser cannot be located.

(c) No Building Permit shall be issued for any units in the development until the Planning Department receives evidence that the Affordable Housing restriction has been approved by DHCD, or the Community Housing restriction has been approved by Town Counsel.

(d) No Certificate of Occupancy shall be issued for any units in the development until the Planning Department receives evidence that the housing restriction has been executed and recorded at the Barnstable County Registry of Deeds.

7. Provisions Applicable to Affordable and Community Housing Units Located On-Site and/or Off-Site

(b) Affordable and Community Housing units shall be integrated with the rest of the development or with the off-site location, and shall be comparable to and indistinguishable from market rate units in exterior design, including appearance, construction and quality of materials, and in energy efficiency.

(c) The number of bedrooms in each Affordable or Community Housing unit shall be made a part of the Special Permit and shall be based on local need as determined by the Planning Board in consultation with the Community Housing Counsel.

(d) Owners and tenants of Affordable and Community Housing units and market rate units shall have the same rights and privileges to access and use any of the development's amenities and facilities.

(e) The development of Affordable and Community 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 five (5) market rate units to one (1) Affordable/Community Housing unit. Building Permits for subsequent phases shall not be issued unless all the required Affordable and/or Community Housing units in the preceding phase are constructed and the deed 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 five (5) market rate units to one (1) Affordable/Community Housing unit. The last certificate of occupancy to be issued shall be for a market rate unit and shall not be issued unless and until all Affordable and/or Community Housing units are occupied.

8. Distribution of Affordability

Distribution of affordability for rental or ownership units as Affordable Housing or Community Housing shall be determined by the Planning Board in consultation with the Community Housing Council and set as follows, being made a condition of the Special Permit under this Bylaw:

- (a) When the number of the Town's SHI eligible affordable housing units is below 10%, the units created shall be Affordable Housing units, unless otherwise approved by the Planning Board if adequate justification is provided that the development of Affordable Housing units is not feasible and it is beneficial to the Town that Community Housing units are provided instead, and the exception is made a part of the Special Permit.
- (b) When the number of the Town's SHI eligible affordable housing units is at or above 10%, it is encouraged that units created be Community Housing units.

9. Maximum Incomes and Selling Price; Affordable and Community Housing Inventory

Maximum incomes and sales prices and rents shall be as set forth in Article 1, Definitions, of this Zoning Bylaw.

10. Segmentation

Developments shall not be phased or segmented to avoid compliance with conditions or provisions of this bylaw. "Segmentation" shall be defined as subdividing one parcel of land into two or more parcels of land in such a manner that each parcel can support only a single dwelling unit or phased development that cumulatively results in a net increase of two or more dwelling units above the number existing thirty-six (36) months earlier on any parcel or set of contiguous parcels held in common ownership or under common control on or after the effective date of this Section 4180.

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.

And by amending Article 6, Growth Management, Section 6500, Table of Use Categories and Priorities, as follows:

GENERAL USE CATEGORY 2

2. The non-affordable/community housing components of project consisting of:

2a1 Multi-family dwellings projects that consist of 50%-99% affordable housing and/or community housing

2a2 Two-family dwellings projects that consist of 50%-99% affordable housing and/or community housing

2a3 Single-family dwelling projects that consist of 50%-99% affordable housing and/or community housing

2b1 Multi-family dwelling projects that consist of 33%-49.9% affordable housing and/or community housing

2b2 Two-family dwelling projects that consist of 33%-49.9% affordable housing and/or community housing

2b3 Single-family dwelling projects that consist of 33%-49.9% affordable housing and/or community housing

2c The creation of any deed-restricted, year-round rental unit or units, including accessory units

2d1 Any project that consists of 20%-32.9% affordable and/or community housing units; gallons shall be allocated in phases so that 1/2 of the total gallons are allocated the first year after a Special Permit is granted under the Inclusionary and Incentive Zoning Bylaw, and the remainder are allocated the second year

2d2 Any project that consists of 10%-19.9% affordable and/or community housing units; gallons shall be allocated in phases so that 1/3 of the total gallons are allocated the first year after a Special Permit is granted under the Inclusionary and Incentive Zoning Bylaw, the second 1/3 are allocated the second year and the remainder are allocated the third year

And by deleting Article 4, Special Regulations, Section 4170, Change of Use/Non-Residential to Residential Use Conversions in its entirety.

And by amending Article 4, Special Regulations, Section 4015 as follows:

4015. Site plan Review by Special Permit

a. The following developments shall require Site Plan Review by Special Permit by the Planning Board:

(1) developments consisting of the aggregate of residential units that will result in ~~two~~four or more residential units on any parcel;

And by amending Article 2 Section 2440 as follows:

	Res1	Res2	Res3/B	TCC	GC	S	M
A1a Single Family Dwelling							
1. one per lot	YES	YES	YES	YES	YES	NO	NO
2. two per lot (each separate structure)	PB ²⁰	PBBA	PBYES	PBYES	PBYES	NO	NO
3. three per lot	NO	PB²⁰	PBYES	PBYES	PBYES	NO	NO
4. four or more per lot	NO	NO	PB	PB	PB	NO	NO
A1b Two Family Dwelling							
1. one per lot	NO	PBYES	PBYES	PBYES	PBYES	NO	NO
2. two per lot	NO	NO	PBYES	PBYES	PBYES	NO	NO
3. three per lot	NO	NO	PBYES	PBYES	PBYES	NO	NO
4. four or more per lot	NO	NO	PB	PB	PB	NO	NO

Or to take any other action relative thereto.

Two-Thirds Vote (G.L.c.40A, §5); Planning Board public hearing and report under G.L. c.40A, §5.

John Golden, Chair

Posted: www.provincetown-ma.gov 3/2/17 2:20 pm dj

The Banner: March 9, 2015 & March 16, 2015