

**TOWN OF PROVINCETOWN - BOARD OF SELECTMEN
MEETING MINUTES - SPECIAL MEETING
TUESDAY – OCTOBER 11, 2016 – 5:00 p.m.
JUDGE WELSH ROOM - 260 COMMERCIAL STREET**

Chairman Richter convened the open meeting at 5:07 p.m. noting the following attendees:
Board of Selectmen members: Raphael Richter, Cheryl Andrews, and Robert Anthony.

Excused: Erik Yingling

Late: Tom Donegan

Other attendees: Town Manager David Panagore; Asst. Town Manager David Gardner, Town Planner Gloria McPherson, Planning Board Members: Chairman John Golden, Brandon Quesnell and Steve Baker.

Recorder: Loretta Dougherty

1. Joint Meeting with Planning Board - Update on the Inclusionary Housing Bylaw and other Potential Zoning Bylaws:

Planning Board called their meeting into session at 5:08 p.m.

Gloria gave a brief update of the Inclusionary Bylaw pointing out some changes since the last meeting with the Board. Language was added in the following sections: 4(a)(1); 4(a)(2)(ii); 4(b)(3)(ii-vi); 5(a); 5(c); 5(e); 5 Building Height Bonus; 5 Growth Management Bonus; 5 Fee Reduction Bonus, and 8 Notes. The drafted Inclusionary By-law in its entirety may be found in the Board's agenda packet.

Robert wanted to know who establishes the rate after figures have been determined.

Gloria stated HUD will do their own averaging (1 and 2 bedrooms) and the town's assessors will do ours. The only calculation required will be to take HUD's figure and our figure and come up with the gap figure. The Town Manager will set the gap number.

Raphael believes that it is very important to know how this can pass Town Meeting and determine what it best for the town. He asked if it made sense to just have a set number (flat fee) rather than percentages to bring upstairs.

Tom came into the meeting at 5:16 p.m.

Gloria believes a flat fee would appear to be a tax.

John pointed out that there is a difference on what a house on the water and one inland would cost and to have a flat fee would not be appropriate.

Raphael wants to see the formula boiled down for the residents so they can understand it.

Gloria recommended using the lowest HUD number for calculations. The gap is huge; affordable versus Community units. As a town, we have done well on affordable units by using the federal tax credits and 40B. We have almost hit our 10%. We have very little community housing. We have nothing that will subsidize community housing.

David G. stated that we have very limited potential property for building. The Bylaw needs to incentivize the development of rental housing because the market is not already doing that. Once a condominium is developed, it is hard to turn that into a rental unless it is an individual rental. We are losing development for renters.

Tom stated that the private market has not done any affordable housing. What we have in town has been done by donors.

Steve pointed out that even with the fees it will still be more profitable to build for sale instead of rental.

David G. stated that getting developers to stick around to manage it once they have built the units is a challenge.

Raphael wants to decide what the gap will be for the Town Forums that will be coming up in November. This will help in looking at what we are going to bring to Town Meeting in the spring.

Gloria stated that is the plan.

Tom asked if there is any opportunity to use growth management in this process.

David G. believes that in order for any of this to work for creation of units the real leverage has to be in growth management which is the most restrictive. Our By-law has to be in line with our Growth Management.

Cheryl asked if the Planning Board had talked about the banners being placed all over Town. She is getting complaints again about this issue.

David G. stated that temporary banners are allowed for up to 90 days. The Board did not support changing this to 30 days so it has not moved forward.

Raphael asked to revisit this issue at a later date.

Both Boards reviewed the outlined topics located on page 9 and determined the following be brought to the Town Forums: the Inclusionary By-law Section 4120 Density Schedule, for changes to the Commercial Accommodations section, and Zoning By-laws Section 3200 Sign Regulations, and Section 3420 Outside Display (changes are related); Section 2630 regarding roof configuration (dormers, kneewalls, percentage of floor area, etc...) and corollary changes to 2560 Dimensional Schedule, and definitions of story, floor area and dormer; Seasonal Housing Density Overlay Zone, and Food Trucks

Raphael is eager to see us bring forth a good By-law.

Gloria will send out a survey to business owners and put it on the web site. Just to get a sense of what the community would tolerate.

No action was taken.

2. Others: None.

Without objection the meeting was adjourned at 6:13 p.m.

Minutes transcribed by: Loretta Dougherty