

Public Hearing

August 31, 2017

The **Provincetown Planning Board** will hold a Public Hearing on **Thursday, August 31, 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 September 13, 2017 Special 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 ##. Zoning Bylaw Amendment – Article 1 Definitions

To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 1, Definitions, by amending the current definition of “Natural Grade” as follows:

Natural Grade ~~The lower of:~~ (1) the existing grade or elevation of the ground surface prior to human-made alteration at the time of application for a building permit, special permit, variance or site plan approval; or (2) the grade or elevation of the ground at any time within 20 years prior to the date of such application, as shown on any plan or by any other evidence deemed to be reliable by the Zoning Enforcement Officer in his/her discretion. To determine the applicable natural grade, which may not be artificially heightened to raise the elevation of a structure, the critical topographical data shall be provided as required by the Zoning Enforcement Officer. On any lot exhibiting evidence of fill not authorized, the Zoning Enforcement Officer may require the applicant to provide a professional soil analysis to determine the natural grade.

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.

Design Standards Article:

Article ##. Zoning Bylaw Amendment – Article 2 Section 2650 Surveys

To see if the Town will vote to amend the Provincetown Zoning Bylaws, by inserting a new Section 2650 as follows:

Section 2650 Surveys

- (a) Height Surveys

1. All applications for site plan approval and building permits for new structures or additions that alter the height of existing structures must include complete height calculations.
 2. If the height of the structure is within 2 feet of the maximum building height, or if the structure is being constructed on a site with a change in topography of 8 feet or greater, a survey is required from a professional land surveyor.
 3. The survey shall be conducted and submitted to the Zoning Enforcement Officer at a point of construction when enough roof structure is in place to accurately measure the structure yet early enough in the process to still make changes if the structure is too tall.
- (b) Foundation Surveys
1. All building permits for new buildings or additions require a foundation survey.
 2. After the foundation has been constructed, a foundation survey shall be prepared, stamped and signed by a professional land surveyor and submitted to the Zoning Enforcement Officer for review.
 3. All work must stop until the foundation survey is submitted, reviewed and approved by the Zoning Enforcement Officer. The full building permit shall not be issued until the foundation survey is approved by the Zoning Enforcement Officer.
 4. Any setback or easement violations must be corrected before the full building permit is issued.

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 by the Acting Town Clerk: www.provincetown-ma.gov, 8/10/17 4:40 pm dv

The Banner: August 17, 2017 & August 24, 2017