



## Harbor Committee

# Public Meeting

Thursday, April 19, 2018  
Provincetown Harbormaster's Office  
MacMillan Pier  
Time: 5:00 pm

## Draft Minutes

### I. Call to Order

Members present: David Flattery (Chair), John Santos, Bryan Legare, Susan Avellar, Laura Ludwig (Scribe). Absent/excused: Elise Cozzi. Staff: Rex McKinsey. On the phone: Kristin Uiterwyk, UHI. Staff: David Gardner, Assistant Town Manager; Jeff Ribeiro, Town Planner.

### II. Review/amend/approve minutes *(Votes may be taken)*

Susan moved to approve the minutes of March 28, 2018. Bryan seconded and all were in favor.

### III. Public Statements

### IV. Harbormaster Report *(Discussion may ensue)*

### V. Old Business: *(Discussion may ensue)*

Kristin provided the final draft Harbor Plan.

David Gardner attended the meeting to request that the Harbor Plan be slightly edited to come into congruence w/ Ch. 91 related to the Harborfront Overlay District via a Facilities of Public Accommodations (FPA). Within the Zoning Bylaw is the Harborfront Overlay District which is a somewhat undefined zone applying to properties seaward of mean high water or 195 feet from the northern edge of Commercial St. It is an ill-defined and not oft-utilized zoning section as there hasn't been a lot of new development there. Zoning bylaw has a list of allowed uses in the overlay, which is much more restrictive than the rest of the town commercial district. The town is proposing to amend the Harborfront Overlay District regulations to make it more consistent w/ Ch. 91 language, and to support the amended language somewhere in the Appendix 1B of the 2018 Harbor Plan.

Ultimately the Zoning Bylaw would also need to be amended though Town Meeting; but at this time the Town would like to expand the downtown Harborfront Overlay District zone

so that it's rated as an economic development zone for public accommodation uses as outlined in Ch. 91.

Rex suggested adding a third recommendation in Section V. of the Harbor Plan to accommodate this, referencing the need to make the language and spirit of the Harborfront Overlay District consistent with the Ch. 91 provisions.

David went on to say that one other consideration is whether the Town would be willing to entertain residential accommodations (up to 25% of the property's use area, on 2<sup>nd</sup> floor) in the Harborfront Overlay District also known as Facilities of Private Tenancy (FPT).

Rex & David suggested amending the Harbor Plan to include language that residential use would be limited to secondary use of any property in this zone. Discussion followed as to whether the (up to) 25% or 20% of a property would be based on the footprint including the property's wharf dimensions. Kristin suggested that certain language in the plan already relates to this allowance, and that it could be amended slightly to accommodate more specific limitations.

There were divergent opinions on this latter request. After much discussion we decided to amend Recommendation 1 on Page 86 of the draft Harbor Plan so that it limits but not prohibits conversion.

Jack Wiggins (UHI) will be attending the upcoming Board meeting regarding the Harbor Plan (May 14<sup>th</sup>). Rex has alerted all stakeholders about the meeting. Once the above revisions have been made, it will be re-issued to all planning participants, posted on-line at UHI and Provincetown. Bound copies will be made for Town staff and Select Board, and harbormaster office.

#### **VI. New Business:**

Any other business that may legally come before the Committee not known at the time of posting.

#### **VII. Adjourn**

John moved to adjourn; Bryan seconded and all were in favor. Meeting adjourned at 6:20pm.

#### **Next HC meetings:**

Next meeting will be Wednesday, May 2<sup>nd</sup> at 5pm in Town Hall. Public hearing meeting is a joint meeting with BOS on Monday, May 14<sup>th</sup> at 6:00pm in Judge Welsh Room in Town Hall.