

Planning Board
Meeting Minutes
Thursday, August 27, 2015
Judge Welsh Room
6:30 P.M

Members Present: Grace Ryder-O'Malley, Mark Wienress, Jim Woods, and Ryan Campbell.

Members Absent: John Golden, Brandon Quesnell

Staff: Gloria McPherson, Town Planner

Acting Chair Grace Ryder-O'Malley called the meeting to order at 6:32 pm.

Public Comments

There were no public comments.

Public Hearings

There were no public hearings.

Work Session

Discussion regarding potential Zoning Bylaw amendment: Inclusionary Bylaw and Incentive Zoning

The Planning Board welcomed the Board of Selectmen into the session.

Mr Weinress began the discussion emphasizing that the language in the draft Bylaw would need to be concise and clear to clarify what is hoping to be achieved. When making changes, make sure your purpose of intent is clear.

Selectman #1 wanted to identify what he wanted to see in the Inclusionary Bylaw: "Do we want the market to help create affordable housing for us? If not is there a secondary benefit community that will help make a payment 'in lieu'?" Wants to make it a disincentive for 'in lieu'. He also brought up how would make the amount for the 'in lieu' - market rate vs. assessments.

Selectman #2 likes 4b - '2 bedroom' as the benchmark and having a percentage against it for payment 'in lieu'. Work in concert with the market rather than against it.

Ms. McPherson suggests a formula that lays out the percentage of the unit occupancy (>60,60-80,80-110) as opposed to leaving it completely discretionary to the Planning Board. This will create an incentive plan to abide by the deed restrict and helps the Planning Board make it simple.

Ms. Ryder-O'Malley asked for discussion: " Do you think developers would be willing to deed restrict in perpetuity that middle 80-110" Ms. McPherson believes if they are going to get a benefit for the development, it should be in perpetuity.

Mr. Weinress states we need to make it really clear who is going to own and manage these units. Needs avoid losing votes by letting people the Town of Provincetown will not. People will not have to worry that the taxpayer will not have to pay.

Ms. McPherson explains that it is hard to subsidize units based on the development of market rate units unless there are a lot (over 100) as opposed to the five that Provincetown is getting. The solution is to gather a variety of funding sources including State and Federal tax credits. She continues to state that the strengths of this Bylaw are very egalitarian because it doesn't make a distinction between owner types.

Ms. Ryder-O'Malley brought up a previous case and wanted clarification on accessibility. McPherson reiterated that ADA applies to a single building with 5 or more units.

Mr. Woods suggests using some of the potential 'in lieu' money towards creating units that are accessible.

Mr. Weismann made a point about a backfire. His previous experience where he used to live had too many ADA units. As a result, it was difficult to sell them, and hard to rent. The selling/renting was available at a discount but the individuals were not necessarily happy. Just be careful with how many we create.

Ms. McPherson asks: Do we make this Bylaw applicable to commercial or industrial spaces? Used Stop & Shop as an example, have a development like that attribute to the Affordable Housing Trust Fund, knowing that they will create opportunity to minimum wage workers.

Mr. Woods replied would rather the Bylaw be attributed to the employees rather than square footage of the space.

Mr. Campbell suggests removing 2E all together. Too difficult to interpret, all members agree it needs to be tweaked. Believes future businesses would be disincentivized.

Ms. McPherson concludes that the biggest issue is the sewer capacity. It is a biggest limiting factor, difficult to be incentivized. Cant' have meaningful economic or housing development without expanding the sewer.

Closing discussion is that the Planning Board wants to take out 2E, 4C, 4D to be tweaked. The motion was passed unanimously.

Discussion regarding potential Zoning Bylaw amendment: Curb Cuts

Ms. McPherson explains that based on feedback from town council its likely whoever does work in a public way to do a curb cut is still going to need permission from the Road Superintendent. Potentially working this out where when you receive the curb cut application it has already gone through the planning board so it wouldn't be a "Zoning Bylaw" change, but a process change. Put on the consent agenda not public hearing.

The Planning Board unanimously approves that they would like to process the applications because it is already apart of the site plan.

Meeting Minutes:

5/14/15- Ms. Ryder-O'Malley asked for more specific information about the release of bonds. Ms. McPherson confirms the bond has already been release. But she will write an explanation in the minutes.

Mr. Campbell moved to accept the minutes with the caveat that the date be confirmed. Mr.

Woods seconded the motion. The motion passed unanimously.

6/8/15-*Mr. Campbell moved to accept the minutes with the caveat that the date be confirmed. Mr.*

Woods seconded the motion. The motion passed unanimously.

7/9/15-*Mr. Campbell moved to accept the minutes with the caveat that the date be confirmed. Mr.*

Woods seconded the motion. The motion passed unanimously.

7/23/15-*Mr. Campbell moved to accept the minutes with the caveat that the date be confirmed. Mr.*

Woods seconded the motion. The motion passed unanimously.

8/13/15-*Mr. Campbell moved to accept the minutes with the caveat that the date be confirmed. Mr.*

Woods seconded the motion. The motion passed unanimously.

Other Business:

No other business was discussed.

Respectfully submitted,
Tyler Ranauro, Administrative Assistant