

**Joint Planning Board and  
Local Comprehensive Plan (LCP) Implementation Committee  
Meeting**

July 9, 2002, 5:30 PM

**Planning Board Members Present:** Anne Howard, Len Bowen, and Barnet Adler

**LCP Implementation Committee Members Present:** Anne Howard, Ginny Binder and Ted Malone

**Excused Absences, Planning Board:** Ellen Battaglini and Howard Burchman were excused absences.

**Also Attending:** Martha Hevenor, Cape Cod Commission, Warren Alexander, Building Commissioner and Mark LaTour, Assistant Town Manager

**Meeting**

The meeting was called to order by Anne Howard at 5:55 PM.

Martha Hevenor spoke, using the following notes, regarding changes in Zoning By-Laws. There was a general discussion regarding each item by members of both the Planning Board and the LPCIC.

**Phase II. Revision Work**

- Continue work on Zoning By-Law revisions.
- Subdivision regulations

**I. Zoning By-Law Revisions**

- Remaining issues/areas of concern based on discussions with LPCIC and PB in the fall
  - Condo Conversion Rate: Impacts on affordable housing supply and on natural resources.
  - Growth Management By-Law: How can it be more effective in controlling growth while increasing incentive for development of affordable housing. (Note County LCP Implementation grant.)
  - Home Occupation: Revise/refine existing home occupation regulations.
  - Definitions: Revisit artist's workspace and home occupation. (Committee had raised questions about allowing kitchen and bath in artist's workspace; some concerns about illegal extension into commercial accommodation); definition for kiosk.
  - Sign Regulations: Move from Zoning By-Law to General By-Law and add amortization schedule.
  - Harbor Front Regulations: Make consistent with Harbor Plan and Chapter 91.
  - High Elevation District: How close to top of dunes can development go? Review excavation of lots as trigger for SPR.
  - Floodplain By-Law: Funds may be available through Project Impact.
  - Dimensional Regulations: Concern about GC zone and community character.
  - Special Permit Section: Redundancy with site plan review. Planning Board to review special permit if six or more units.
  - Use Regulations revisions.

