

Planning Board September 5, 2001

7:00 p.m.

Members present: Anne Howard, Mindy Baransky, Ellen Battaglini, John Paul Grunz, and
Richard Olson

Member absent: none

The meeting was called to order promptly at 7:00 p.m.

Agenda Item - Work Session

A motion was made to take the August 22nd minutes out of order so that they could be dispensed with at the beginning of the meeting instead of the end. It was approved.

Motion: Richard Olson made a motion to approve the minutes of the August 22nd meeting as revised. (The revision removed the term “walk-out” on page 2 as it incorrectly referred to a basement.) John Paul Grunz seconded the motion and it was approved 4-0-1 abstention (MB).

Work Session:

Everyone had a copy of the matrix authored by the Local Comprehensive Planning Implementation Committee (LCPIC). John Paul Grunz said he frankly felt that the Board is 20 or 40 years too late. Most players have known the system so well, so that everything that could be done – has been done. “Players are always a year ahead of you.” JPG continuing, felt as though everyone is one step ahead of what the Board is doing. If anyone is going to rein in anything, it should be Planning.

Richard Olson noted that the Board had the LCP on their agenda about 10 months ago. Ellen Battaglini said it was almost the “nature of the system.” Mindy Baransky, in discussing the establishment of a District of Critical Planning Concerns (DCPC), said the way to implement the freeze is to establish the DCPC and then the Board would have 45 days to determine area and timeframe. (It would give Committees’ breathing room for firm decisions.)

John Paul Grunz thinks the Cape Cod Commission (CCC) has knowledgeable people and we should be able to use them for guidance. Mindy said that without nominating a DCPC we are “shot in the foot” because of grandfathering. She continued, “Laws are good but enforcement is better!”

JPG asked why the A & P site has not been started. AH said Ted Malone said that funding is harder to get for 100% affordable rentals. Ted is reported to have said the money is there but it just takes longer to get it??? AH said Ted would be happy to address Planning on the issue if they so desired.

Richard Olson, referring to the Ken Weiss project on Harry Kemp Way, said “If someone has said 25% of my project will be affordable, then enforcement is the key word.” RO further felt that 25% of the completed project SHOULD be affordable.

The Board concluded that they should examine declaring a DCPC. It was decided that Anne Howard would call John Lipman and arrange for a meeting with the CCC and Planning at their earliest convenience. Mindy was sure that her group, the LCPIC would go along with the request; they would also be invited to the meeting with the CCC.

Richard Olson next wanted to get back to the Provincetown Local Comprehensive Plan Actions and Implementation Program Table. “The Matrix” – as condensed – to those matters of concern to the Planning Board. Richard’s stab at getting the matrix addressed, as well as all the Board’s input follows:

“The Matrix” – as condensed to those matters of	Can this be	Priority:	
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concern to the Planning Board. (*) and/or is it within the purview of the Planning Board? Action Items	addressed through Zoning?(*)	High Medium Low	Comments/Notes
<i>I. LAND USE</i>			
1. Review and modify Growth Management By-law to ensure that growth and demand on resources is accurately measured.	Yes	H	Move out of Zoning By-law?
2. Develop zoning by-law to control condominium conversion. (in consultation with LHP)	Yes-Maybe	H	Address via tax policy; Other disincentives?
3. Streamline regulations and develop creative solutions to problems such as growth management, housing and land use.	Yes	H	Consult LHP, Open Space, ConCom.
5. Review standards in the Zoning By-laws for commercial site plan review to better reflect concern for community character and scale; consider lower square footage threshold for review.	Yes	M	Consult Hist. & Hist. District Study Committees
6. Develop comprehensive measures to encourage conservation and regulate growth's demands on resources and services.	Yes	M	Consult Open Space, ConCom
7. Develop complete and comprehensive definition of neighborhood sales and services to ensure that uses within zones are compatible and contribute to overall quality of life.	Yes	M	Consult ZBA, others?
<i>II. NATURAL RESOURCES</i>			
13. Designate a "working waterfront" overlay zone for the preservation and expansion of traditional maritime uses.	Yes	M	Harbor Committee & Hist. Committee should lead.
16. In accordance with the RPP, strengthen local regulations to reduce the potential impacts of coastal storms.	Yes	M	Others to take lead.
24. Develop a clear definition of the boundaries of wetlands and set a consistent standard for siting subsurface disposal systems in these areas. Improve and retro-fit failing systems.	Yes	M	ConCom to lead
29. Revise DIS section of Zoning By-laws to ensure more explicit protection of endangered habitat and species.	Yes	M	ConCom to lead
31. Establish guidelines within the Zoning By-laws and other Town regulations to expand wetland buffers and prohibit wetland replication.	Yes	M	ConCom to lead
32. Develop a clear cutting and site disturbance by-law to protect wildlife corridors and critical plant and animal habitat.	Yes	M	ConCom to lead
<i>III. OPEN SPACE</i>			
2. Protect Significant Natural Resource Areas by encouraging cluster development, larger lots and overlay districts.	Yes	M	Consult ConCom
8. Establish procedures for approval and assessment of conservation restrictions. (Planning Board should be consulted)	No		
<i>IV. HISTORIC PRESERVATION & COMMUNITY</i>			

CHARACTER			
1. Develop a local historic district, design guidelines and a design review process.	Yes	M	Hist. Dist. Study Committee must lead
6. Develop a land clearing and topography alteration by-law along with a landscape ordinance.	Yes	M	Others to lead, Consult Planning Bd
7. Adopt a by-law regulating placement of utility structures such as power substations, radio towers, high voltage lines.	Yes	M	Same as above
8. Underground utility lines whenever and wherever possible.	Yes	M	Same as above
9. Discourage strip development and encourage reinforcement of streetscape along Shank Painter Road and Conwell Street.	Yes	H	
V. ECONOMIC DEVELOPMENT			
6. Create affordable manufacturing and artist work space.	Maybe		We should be willing to Help develop and Implement creative solutions.
7. Investigate and support affordable housing strategies for seasonal workers.	Maybe		Same as above
VI. AFFORDABLE HOUSING			
4. Ensure long-term affordability of housing units designated as affordable through deed restrictions.	No		We should monitor
5. Develop zoning by-law to control condominium conversion. (Same as I. 2.)	Yes	H	Consult LHP at Every stage
6. Acquire multi-unit properties for rehabilitation for cooperative ownership.	Maybe		We should at least Exercise supervision.
10. Develop alternative approaches to affordable housing, such as shared housing and congregate care.	Maybe		Look to harbor front? Loosen up on "manufactured Homes?"
VII. COMMUNITY FACILITIES & SERVICES			
2. Review thresholds for traffic impact of proposed projects within zoning or site plan review by-laws.	Yes	M	DRM initiative?
4. Evaluate parking requirements to assess effectiveness and relevance to existing local development patterns and circulation and traffic issues.	Yes	M	DRM initiative?
6. Continue development of a Town-wide signage program.	Yes	M	DRM to lead
27. Continue to review regulations and develop maps to plan for appropriate locations for community facilities for housing, waste disposal, recreation, economic development and others.	Maybe		Glad to be Consulted.

A motion was made, seconded, and unanimously voted upon to adjourn the meeting ~8:51p.

Respectfully submitted,
Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ on _____

Anne Howard, Chairman

date