

**Provincetown Planning Board  
and  
LCP Implementation Committee Joint Meeting**

**November 14, 2001**

**5:00 p.m.**

**Planning Board:** Mindy Baransky, Ellen Battaglini, Anne Howard, and Richard Olson

**LCPIC:** Mindy Baransky, Sally Brophy, Anne Howard, and Ted Malone

**Town Staff:** Warren Alexander and Judith Oset

**Cape Cod Comm:** Martha Hevenor

**Agenda Item**

**Continued discussion of strategy for implementation of the vote of Town meeting to approve the following article:**

*The Town vote to raise and appropriate the sum of \$20,000, to be expended under the direction of the Director of Regulatory Management for the funding of the Cape Cod Commission's assistance to the Town, the Planning Board and the Local Comprehensive Plan Implementation Committee, under a Memorandum of Understanding, in performing a comprehensive update of the Town of Provincetown Zoning By-laws, Subdivision Regulations, and Sign Code in a manner consistent with the Local Comprehensive Plan. Said update of the by-laws and regulations to be subject to public hearings conducted by the Planning Board and approval by Town Meeting Vote.*

The meeting was called to order by Anne Howard at 5:03 p.m.

**Discussion:**

**Water District**

The group was told that it had been deemed that Site Y is probably not the best location for the Water District and it is proposed changing the water district to the Spaghetti Strip. Anne Howard can't understand giving up an area of potable water.

Warren Alexander explained that the water contained in the Spaghetti Strip was once thought to be substandard to the Y area but another area was tested and now the Spaghetti Strip seems like the best option for potable water. Judith Oset suggested that for further elaboration of the water district site, David Guertin might be asked to come to the next meeting. Thus, Article 9 will be left on hold until David G. can address the next meeting.

**New District Proposals**

Mark Latour, the Assistant Town Manager, is working on proposing new districts. They will probably be H districts (as in Highway) and will refer to the land we are being given by the state. Then yet another proposal was floated; since new districts will be created why not make residential zones all the same with designations such as R1, R2, R3, and R4? It seemed to make sense to all attendees. "Why not do it all at one time?"

Ted Malone asked, "Why isn't all this new planning under the purview of the Planning Board?" Judith Oset suggested that Mark Latour might be asked to come to next meeting.

Anne Howard welcomed the suggestion and said that the Planning Board would like to be in the loop.

**Public Involvement**

Anne Howard, chair of the Planning Board, felt that at this planning stage, the public should really be involved. Ted asked if the designation of the entire route 6 area is needed for the nursing home. He was told that other potential uses of the area had already been discussed by staff. Anne Howard said, "So someone has a vision of the use of this land, and yet the Planning Board hasn't even been informed?"

## **Town Planner**

Anne then asked Martha Hevenor if perhaps Provincetown should have a Town Planner. The answer was non-committal. The combined committees then entered into the discussion with the following motions being made:

**Motion: Richard Olson made a motion that the Planning Board request the hiring of a Town Planner. Ellen Battaglini seconded the motion and it passed 4-0.**

**Motion: Anne Howard, speaking as a member of the LCPIC, made a motion to support the Planning Board motion to hire a Town Planner. Ted Malone seconded the motion and it, too, passed unanimously.**

## **Subjects for next combination meeting which will take place on December 12<sup>th</sup>.**

1. David Guertin will be asked about Water District designation
2. Mark Latour will be asked for more information on H-Districts
3. Richard Olson wants to discuss regulations on hiring consultants
4. Martha Hevenor will present a draft on strategy & what CCC will do
5. Hiring a Town Planner?
6. Removing Article 6 which should be an appendix
7. Formatting concerns i.e., overlays, preambles, etc.
8. Discuss simplifying Growth Management By-law to become “user friendly”

## **Interns**

Mindy Baransky wondered about the possibility of getting interns – as we have in the past – to help with specific projects. This idea will be pursued at a later date.

## **Fines for Zoning violations**

The present by-law regarding the above will probably be reworked. The group asked Martha H. to please find out if escalating fines for zoning violations, i.e., can each day can be a separate offense? Also, appropriate amounts i.e., \$50 for the first offense, \$150 for the second, and \$300 for the third and each subsequent day (\$300/day). The violators would then have 21 days to either pay or request a hearing. Research will be done.

The meeting adjourned at 7:05 p.m.

Respectfully submitted

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano