

Town of Provincetown Planning Board

Public Hearing Minutes March 29, 2000

Members present: Jay Coburn, Gordon Gaskill, Chairman, John Paul Grunz,
and Richard Olson

Members absent: Jeff Carroll (alternate)

The following minutes are available on-line as a service and are not the official record due to changes in formatting for the Internet. The minutes may have attachments that are not included here in this format. The official, complete paper copy can be viewed during regular office hours, Monday - Friday: 8 a.m. to 5 p.m. in the Office of the Town Clerk, 260 Commercial St. Provincetown, MA 02657.

Agenda:

Public Hearings for Proposed Amendments for Annual Town Meeting as advertised.
Items continued from the 02/24/00 Public Hearings
Approval of Minutes of 03/15/00 meeting
Any other business which shall properly come before the Board

The Public Hearing was opened by Gordon Gaskill (Chairman) at 7:00 p.m.

Article 15. Approval of Local Comprehensive Plan (LCP).

Roger Keene, Chair of the Historical Commission, presented the background of the LCP, i.e., begun in 1994, final draft stage in 1996, and now, final conclusion in 2000. Gwen Bloomingdale, the Town's representative on the Cape Cod Commission (CCC) also spoke glowingly of the accomplishment of the LCP and the reasons for it.

Elena Hall referred to several corrections she found in the LCP. Summarized, they referred to one Town Landing which had been omitted. Chris Snow sliced through the myriad of corrections E. Hall had proposed by saying "including but not limited to" would solve the omission problem.

Motion: Jay Coburn moved to have the Planning Board support the LCP. John Paul Grunz seconded the motion and it passed unanimously.

Article 16. Establishment of an Implementation Committee for the LCP.

Roger Keene, Ann Howard, and Gwen Bloomingdale spoke in favor of the need of an Implementation Committee. David Atkinson said, "Please, no more committees!"

Motion: Jay Coburn moved to have the Planning Board support the formation of an Implementation Committee for the LCP. John Paul G. seconded the motion and it passed unanimously.

Article. 13 Place single-family ahead of affordable housing in Existing Growth Mgmt. By-Law.

Chris Snow spoke at great lengths regarding elevating the single-house status ahead of affordable housing. Judith Oset read a staff recommendation from Warren Alexander who cautioned that passing Article 13 would deter affordable housing.

Motion: Jay C. made a motion "not to recommend" Article 13, Richard Olson seconded it and it was passed by all.

Article 12. Exemptions from Growth Mgmt: Owner-Occupied Single-Family.

Chris Snow, once again, spoke at length in support of this by-law amendment. He said it would not affect affordable housing and would bring fairness to purchasers of developable land. Judith Oset read another recommendation from Warren Alexander stating that Staff did not recommend the proposal. John Paul urged the group not to allow too many exemptions to creep in. The Growth Management By-Law can be "tweaked" in October when next it's looked at.

Motion: Jay Coburn made a motion for the Planning Board to "not recommend" Article 12. John Paul Grunz seconded the motion. The vote was as follows:

3 in favor with 1 abstention by Richard Olson

Article 11. Exemptions from Growth Mgmt: Public Safety Hazards.

Chris Snow said the exemption should be "embraced and promoted." He further said he owns the house at 141-143 Commercial Street and he will be demolishing and rebuilding it. Judith Oset said the staff does not recommend Article

11. Roger Keene said he opposed the amendment. He does not want to see existing structures demolished and foresees no problem in rehabilitating structures under the current laws. Gwen Bloomingdale reinforced Roger's comments.

Motion: John Paul G. made a motion for the Board not to support Article 11. Jay C. seconded the motion and it passed unanimously.

Article 14. Zoning By-Law Amendment Outdoor Display (*Affectionately called Rubber Ckn Law*)

David Atkinson made a passionate plea for the rewording of this ruling. He cited the enormous amount of paper work it caused the Zoning Board of Appeals. The Board shared their thoughts and the following motion was spawned:

Motion: Jay Coburn made a motion suggesting the Planning Board reserve recommendation of Article 14, John Paul Grunz seconded the motion and it received unanimous passage.

Next it was decided that the Board would hold a work session on Monday, April 3rd at 6:00p.m. in an effort to prepare for Town Meeting later that night. Jay Coburn said the talking points for Town Meeting might be the Growth Management By-law was developed over a six month period encompassing two public hearings and many revisions. The document represents a lot of good thinking, etc. The Articles were divided amongst the Board members with the following assignments:

NAME	ARTICLE(S)
Jay Coburn	8 and 14
Gordon Gaskill	15, 16, and 18
John Paul Grunz	9 and 10
Richard Olson	11, 12, and 13

THE NEXT MEETING WILL TAKE PLACE ON APRIL 12, 2000 AT 7:00 P.M.

Motion: A motion was made to approve the minutes of the March 15th meeting. It was seconded and approved unanimously.

Motion: A motion was made to adjourn at 9:35 p.m. It was seconded and approved unanimously.

Respectfully submitted,

Evelyn Rogers Gaudiano

Approved by _____ on _____ date
Gordon Gaskill, Chairman