

Town of Provincetown Planning Board

(Amended) Meeting Minutes July 19, 2000

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Members present: Gordon Gaskill (Chairman), John Paul Grunz, Anne Howard,
and Richard Olson

Member absent: Jeff Carroll (alternate)

Agenda:

**Robin Reid on behalf of Nay Block Realty Trust
30 & 43 Atkins-Mayo Road**

Approval of Minutes

Any other business that shall properly come before the Board.

Gordon Gaskill called the meeting to order at 7:05 p.m.

At 7:08p.m. the following motion was made:

Motion: Anne Howard made a motion to table Robin Reid's presentation until she arrived. The motion was seconded by John Paul Grunz and approved unanimously.

Anne Howard told other members of the Board that an abutter to Sanjo Realty Trust's project on 24 Captain Bertie's Way stopped her to personally convey thanks to her and all members of the Board for their efforts to save the oak tree at the construction site.

Motion: Anne Howard made a motion to accept the minutes of the July 5th meeting. It was seconded by Richard Olson and approved unanimously.

Motion: Richard Olson made a motion stating the Board, after hearing from Kopelman & Paige, should contact them again and ask for copies of a model set of regulations on ways to implement Chapter 44, Section 53G. Anne Howard seconded it and the motion was unanimously approved. (See explanation below.)

The subject came up when the Board began discussing a Policies and Procedures Manual and wondered about the appeals process, fines for non-compliance, and providing a model for consultants, etc. **Anne Howard** said the Town has experience in setting up escrow accounts for any fines levied since they have done this for failed septic systems so it would merely be a shift in reasons but not a new bookkeeping function.

Anne Howard told the Board she would like to continue the discussion with Judith Oset regarding the Policies & Procedures Manual for the Planning Board. She wondered aloud if it is to be a joint effort – the Board and Judith – or how should it be done? It was decided that Gordon Gaskill would have another discussion with Judith to define how to go about preparing the Manual.

Richard Olson (referring to the attorney's letter defining how the Copper Fox met the criteria for transferring its license from "camps & cottages" to "lodging house") found Edward Veara's list very helpful.

Anne Howard urged the Board to think about possible changes to the by-laws in order to gain more control over any large tracts of buildable land left. She cited the two cottages of the 139 Commercial St. property as an example of the need to gain control of over-building. (Two starter cottages 20' X 20' are in the process of being increased to 20' X 48') Any changes have to be completed well before the Annual Town Meeting since they have to be approved by that body. **Gordon Gaskill** said the only way to control the problem is to change the lot area requirements.

Richard Olson said he referred to Dr. Cheryl Andrews' appeal to the Board urging them to be more creative with any solutions to perceived problems. He thought of a floating dormitory boat to supply affordable housing for the Town's many summer help needs. He said Barcelona did that very thing when they hosted the Olympics. The floating housing in Barcelona was able to accommodate thousands of tourists during the Olympic period. It was a favorably met suggestion which will require further study.

Robin Reid did not show up during the meeting.

The meeting adjourned at 7:40 p.m.

THE NEXT MEETING WILL TAKE PLACE ON AUGUST 2ND, 2000 AT 7:00 P.M.

Respectfully submitted,

Evelyn Rogers Gaudiano

Approved by _____ on _____ date
Gordon Gaskill, Chairman