

PROVINCETOWN CONSERVATION COMMISSION

**December 13, 2001
3:00 P.M.**

Members Present: John Bennett, Robert Guerreiro, Susan Avellar, Sheila Benzer

The meeting was called to order at 3:00 P.M.

Public Meeting:

A public meeting was held by the Provincetown Conservation Commission on December 13, 2001 at 3:00 p.m. at the proposed new Manor site at the access road by Howland Street, sometimes referred to as Site Y. The meeting was held at the request of the Town of Provincetown and their professional wetland specialists, Horsley & Witten. The purpose of the site visit was for the Commission to have a field visit of the site to gain some guidance by the Town from the Commission regarding wetlands issues and the Town's interests in proposing the site for a health care campus. The engineers had previously flagged what they believed to be the wetland delineations including 100-foot buffer zones. Presentation was made by DPW Director David Guertin with respect to various proposals made to the Town by design/builder contractors, and a discussion of the wetlands issues was presented by a representative of Horsley & Witten, the Town's professional wetlands specialists. Towards the conclusion of the meeting, the Town requested a vote of the Commission as to whether the sense of the Conservation Commission was opposed to any use of the site for the proposed purpose, or in the alternative, if the Commission would look favorably on a Notice of Intent for construction of such a facility at Site Y. Mr. Bennett explained that the Conservation Commission is not in the business of supporting or opposing developing projects, that any Notice of Intent filed would be reviewed by the Commission regarding the wetlands issues pursuant to Provincetown Wetlands Bylaw, Chapter 12 of the Provincetown General Bylaws, and the Massachusetts Wetlands Protection Act M.G.L. c. 131, § 40 and regulations promulgated thereunder. Mr. Guertin said the Town did not want to spend a lot of architectural professional fees, engineering fees, etc. if the Commission was totally opposed to the site in light of wetland issues, and prior to the filing of a Notice of Intent would appreciate some vote of the Commission that would either encourage them to proceed with this site or to abandon it. The following motion was made by Mr. Bennett and seconded by Robert Guerreiro: that the Provincetown Conservation Commission is not opposed to the use of Site Y as a site for a new health care campus, subject to the filing of a Notice of Intent together with all final plans and environmental studies, public hearing, input from opponents, and any environmental specialists representing opponents, and a final vote of the Commission approving such a project, and the issuance of an Order of Conditions, together with Special Conditions, and the recording thereof. (See public notice of posting attached hereto.) The motion was passed unanimously, 4 in favor, 0 opposed, 0 abstaining.

The meeting was adjourned at 4:00 P.M.

Approved by _____ on March 27, 2002
John Bennett, Chairman