

TOWN OF PROVINCETOWN - BOARD OF SELECTMEN

WORKSHOP – JUNE 13, 2011 4:30 PM

TOWN HALL – JUDGE WELSH ROOM

Chairman Elaine Anderson convened the meeting at 4:30 PM noting the following

Board of Selectmen members: Elaine Anderson, David Bedard, Austin Knight, John Santos and David McChesney

Excused Absence: none.

Other attendees: Town Manager Sharon Lynn, Assistant Town Manager David Gardner, DPW Director David Guertin

Recorder: David Gardner

1A GROWTH MANAGEMENT – ECONOMIC DEVELOPMENT WORKSHOP

Facilitator John Goodrich's Report summarizing the following for the Board:

The current Growth Management priorities were established at a time when the town wanted to respond immediately to an affordable housing crisis, there was no solution in sight for our need to have a redundant water supply for the critical summer period, and there was very limited capacity available on the downtown sewer system, which severely limited economic growth in that area.

But the situation is very different now. We will have a redundant water supply as well as more sewer system capacity for the downtown area in the near future, we are well within our MassDEP water withdrawal permit limitation – which is the only criteria in the Growth Management By-Law that must be met each year for your Board to approve the annual growth allocation – and the on-going leak management program is expected to result in at least as much decrease in water withdrawal over the next ten years as the likely increase in water withdrawal due to growth.

Therefore, from a resource management standpoint, consideration can now be given to increasing the overall annual growth management allocation while still ensuring that the Town's important resources are properly managed for the future.

The current growth management allocations give the highest priority to affordable housing, yet this category has the lowest demand, while the category that includes economic development has the lowest allocation and yet it has the highest demand. Therefore, consideration should be given to modifying the growth management allocations so that they reflect the fact that economic development may now be as important a priority as affordable housing.

Although the maximum annual allocation for the category that includes economic development was increased from 700 to 1,250 gallons starting last year, the average demand is much higher. The Board has been able to approve an average of nearly 3,000 gallons a year for Economic Development Permits over the past 5 years, but only because of the substantial reserve that had built up from unused gallons that were turned back into the "surplus gallonage pool", which is now known as

Category 4a.

But, now there are fewer than 3,000 gallons in this economic development reserve, known as Category 4a, we are not expecting a lot of additions to this account in the future, and we currently have nearly 2,000 gallons of requests pending. Therefore, it will probably be necessary to ask the voters at Town Meeting to increase the annual allocation for economic development if we want to continue to meet the future needs.

Assistant Town Manager makes the following recommendations to the Board:

1. An increase in the maximum allocation allowed in the By-Law for Category 4, recognizing that the Board need not approve the maximum every year if they do not feel that it is either needed or justified.
2. An additional amendment to the Growth Management Zoning By-Law so as to include a maximum allocation per year for Category 4a, to build a reserve for important larger economic development projects. When added to the recommended increase in the allocation for Category 4, the total increase in the annual allocation would be between 2,500 and 3,750 gallons, and the new annual total allocation for all growth management allocations combined would then be between 8,370 and 9,620 gallons.

The current By-Law was amended by Town Meeting in April 2009 following an extensive public review that involved a number of town boards. Any new Amendment that would include any of these recommendations or other changes recommended by your Board would need to be brought first to the Planning Board and then following public hearings, by them to the next Town Meeting

One solution would be to amend the by-law to allow for an increase in the allocation to Category 4 with the flexibility to apply it to either Category 4 or Category 4a depending on current demand and the desire to build a reserve.

MOTION: *Move that the Board of Selectmen vote to authorize town staff to refer to the Planning Board a zoning bylaw amendment to increase the Growth Management General Use Category 4 allocation to a maximum of 5000 gallons per year with a provision to give the Selectmen the flexibility to distribute the 5000 gallons between Category 4a and the General Use Category 4 based on demand and a recommendation from staff within the Annual Growth Management Report.*

Motion by: David Bedard **Seconded By:** John Santos **Yea 5 Nay 0**

1B SEWER UPDATE – OUTREACH MEETING

Facilitator John Goodrich's Report summarizing the following updates for the Board:

1. History of the Provincetown Sewer System
2. Proposed Outreach and Planning to Determine Future Town Needs
 - Information learned from the Phase 2 town-wide outreach programs
 - Information learned from the Phase 3 town-wide outreach program
 - Proposed outreach to the areas served by the Phase 1, 2 and 3 sewer system

Proposed targeted outreach and planning for the use of the plant capacity

3. Phase 3 Construction Update

Spring 2011 construction and paving update

Construction schedule for completion of Phase 3

Timeline for additional plant capacity approved by Town Meeting

Schedule for connecting Phase 3 properties

Financial and operations update

AECOM Service Agreement Amendment

MOTION: *Move to approve the attached Amendment to the Service Agreement with AECOM for the operation of the Sewer System to include the provision for a 4th operator as mandated by MassDEP for Phase 3.*

Motion by: Austin Knight **Seconded By:** David Bedard **Yea 5 Nay 0**

Motion to adjourn by Austin Knight at 5:45 PM.

Minutes transcribed by: Assistant Town Manager David Gardner, June 15, 2011