

**Provincetown Community Housing Council  
Meeting Minutes  
July 14, 2008  
Town Hall Auditorium**

Members Present: Joe Carleo, A.J. Alon, Jack McMahon, Bill Dougal and Cathy Reno Brouillet  
Members absent: Molly Perdue (excused)  
Staff: David Gardner, Assistant Town Manager, Maxine Notaro, Permit Coordinator and Recorder  
Members from the public: Pru Sowers, John Goodrich, Consultant

The meeting was called to order at 4:05 p.m. with a quorum.

**Public Statements** - No statements

**Employer-Assisted Housing Program** – No action taken.

**Local Preference Policy Update** – No action taken. The item should be continued to the next meeting.

**Condo Buy Down Program** - No action taken.

**Local Housing Bank** - No action taken.

**Zoning Bylaw Changes**

GROWTH MANAGEMENT BYLAW –

No new gallonage for affordable housing work gets added to the inventory according to the existing bylaw after 2008. Gallons currently on the books in Categories 1 and 2 would allow for a total of approximately 200 bedrooms. Shank Painter project and Race Point Road projects are projected to consume the majority if not all of those gallons.

Staff is seeking input from the CHC on the impacts of Growth Management on affordable housing prior to the joint meeting with the Planning Board on Wednesday, July 16<sup>th</sup>. What advise does the CHC have for the Planning Board to allow affordable housing needs today and into the future.

The Growth Management Bylaw also provides an incentive for people to provide mixed income housing units when they develop multifamily projects. This is an important incentive because it allows them priority consideration in getting through the Growth Management que in access gallons and thus being able to move their projects forward.

Bill Dougal suggest the need to link the housing need identified by the John Ryan report to the discussions of growth management. The Council needs to access data in terms of the current waiting lists for affordable housing to determine what the true needs are for affordable housing within the community. He suggests we go back to the basics and rewrite the growth management bylaw. Growth management should be one pool, looking at feasibility of a project and community need and not multiple categories.

The Town needs to achieve its 10% goal of affordable housing so it can get a waiver from 40B projects in the future. We need to look critically at water and sewer together and can't look at water without looking at how to dispose of it. The Town should think about smart growth development and look at adding growth along Commercial Street above storefronts and shops. Growth Management should reassess the need for housing ever year.

John Goodrich reported that the numbers in the bylaw under growth management do not allow for flexibility and therefore the present system may not be able to adequately handle town needs and priorities now or into the future. There is currently an ad hoc review of economic development requests that come before us today and the team is looking for direction or criteria to help the Selectmen make these decisions. The current bylaw now puts burden on support and not the demand. Sewer capacity gets view in a separate way

within growth management. Could establish an annual report for the needs and demand side. This current discussion gives us a good opportunity to look at the need and incorporate the need for housing into the mix of growth to be accommodated.

Trends in water withdrawal are quite positive, which may allow for greater allocation of growth management. Resource limitations show the Town can have those discussions. If the pot is bigger, than that puts a greater burden on identifying priorities and the needs of the Town.

Bill Dougal commented that the core issue facing the community was the need to preserve and stimulate the year round economy and the populations that supports it.

Joe Carleo commented that Housing is a double edge sword, limits to how much you can do. Local preference policy does not allow a preference to people who want to work in town but don't currently live in town.

Bill Dougal commented that one important need for the business community is the construction of dormitory housing for season workers.

#### **INCLUSIONARY BYLAW – Zoning Section 4180**

Proposed language of Section 4180 to be discussed at the Planning Board meeting on the night of July 16, 2008.

Bill Dougal feels the Inclusionary bylaw is good but has unintended consequences. The bylaw has been crafted for a specific purpose of discouraging subdivisions.

Joe Carleo questioned how the "fee-in lieu" would actually work? That a project under this bylaw could need another parcel of land to building the affordable housing. The bylaw would require a developer to build affordable housing on their site, build affordable housing on another site at the same time as their development, or pay an in-lieu fee. We need to discuss with the Planning Board how this would actually work? where the money would go? We should support all new housing developments to include an affordable housing component within them. The Town needs housing units today and not cash to look for land to build housing somewhere else.

Bill reminded the Council that Town Meeting addressed the issues of off-site development and in-lieu fee before and they did not pass.

**MOTION: Move to support the bylaw providing sections 2, 3, 4a, 7 and 8 are omitted and section 5 is amended.**

**MOTION BY: AJ Alon; SECONDED BY: Reno Brouillet; VOTE: 5-0-0**

#### **Minutes**

**Motion to approve of minutes of June 30, 2008 as amended. Motion by AJ Alon, Seconded by Cathy Reno Brouillet. VOTE: 4-0-1 (JC)**

#### **Schedule Next Meeting**

Next meeting will be July 28, 2008 at 4:00 pm.

**Motion to adjourn the meeting at 5:58 pm.**

Respectfully submitted,  
Maxine Notaro