

Ad Hoc Zoning Bylaw Revision Working Group  
Wednesday, December 7, 2011  
Town Manager's Conference Room, Town Hall  
260 Commercial Street, Provincetown, MA 02657

Members Present: Anne Howard, David Nicolau, Peter Page and Ted Malone.

Excused Absent: Ginny Binder

Staff Present: David Gardner and Russell Braun

Also Present: John Golden, Planning Board

Public Comment: None.

Spring Town Meeting zoning bylaw schedule presented and discussed.

Discussion of potential zoning amendments for Spring Town Meeting

David Gardner indicated that a Site Plan review criterion was the primary focus of potential discussions. He indicated that he felt ultimately the discussion would include a discussion of density (Section 4120) and changes to both the use chart (Section 2440) and the Dimensional Schedule (Section 2560).

David Gardner discussed in detail applicability of our existing site plan requirements.

David Gardner presented examples of how other towns on the Cape handle applicability and the threshold for site plan/special permit site plan review.

Examples presented were: Eastham, Dennis, Mashpee, Harwich, Orleans, and Brewster based on recommendations from other town planners and Cape Cod Commission staff.

Members suggested to also looking at Newburyport and Hull and possibly Newport, RI.

Consensus of the members present:

- Consider language that would exempt single family residences from Special Permit review but make they comply with standards of site plan criteria through staff level review.
- Duplexes and Accessory apartments to single family – further discussion required, perhaps only if at a certain lot coverage.
- Three or more residential units require site plan review by special permit.
- New commercial development will require site plan review by special permit, consider a lot coverage threshold to exempt minor commercial additions or conversions.
- Incorporate current high elevation district review to special permit.
- Remove existing special permit requirement with ZBA for over 6 units as duplicative to what we are seeking to do with Site Plan Review/Special Permit.

Next meeting next Wednesday, December 14.

Respectfully submitted,  
David Gardner, Assistant Town Manager