

Ad Hoc Zoning Bylaw Revision Working Group
Wednesday, May 25, 2011
Caucus Hall, Town Hall
260 Commercial Street, Provincetown, MA 02657

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

Excused Absent:

Staff Present: David Gardner

Public Comment: None.

David Gardner will have a tentative bylaw review process schedule for an upcoming fall town meeting at the next meeting.

Consider priorities for the next round of zoning bylaw amendments:

Pressing zoning issues:

1. Signage. The Board of Selectmen has requested that we look into some potential signage bylaw amendments. Need to consider allowances within zoning for when signage requirements don't match the property, like recent examples with hotels in Res 1 zones. Signage deviations should not be handled as variances but should be allowed through another process, perhaps a special permit process for deviations that allow "findings of social, economic or other benefits" prior to approval. Should come with established criteria.
2. Commercial Accommodations. Failed petition article from recent town meeting should be looked at. Need to address the issue of density for guest house units in the TCC zone. Perhaps allowing a Special Permit in Res 3 or other zones while increasing the allowable density in the TCC zone.
3. Parking Regulations. Section 2470 and 4054. Last update in 2004. No real parking standard associated with the parking requirement. It appears that the language in Section 2473 requiring a minimum of 5 cars regardless of use or lot size needs to be looked at.
4. Site Plan Review. The Planning Board would like to see greater criteria and standards associated with site plan review. Site plan review should be required for all new development, not just more than three units. Existing green area and lot coverage requirements need to be looked at to ensure that they are adequate. Landscape plans should be required and approved. Parking and site plan development should be looked at more closely.
5. Density/Dimensional Schedule. The Board of Selectmen voted on May 23, 2011 to ask the AHZBRC to take up the issue of allowable density in town. Density should be more relevant to the zoning districts. Density, lot coverage etc should vary with the zoning district to make it reflective of the neighborhood character of the area. Perhaps the zoning districts themselves should be looked at. Should do an analysis based on lot sizes in each zone to understand how the dimensional schedule and density allow what could be built.
6. Pools. Should remove the special permit requirement for pools. Pools should be reviewed under site plan review by Planning and not by Zoning. No logic to special permit process for pools.

Set future meeting dates: June 8, June 22 and July 20, 2011.

Respectfully submitted,
David Gardner, Assistant Town Manager