

## **Public Meeting May 11, 2021**

The Provincetown Historic District Commission Work Session of 3:00pm on Wednesday, May 11, 2021 at the Pavilion on MacMillan Wharf.

**In-person attendance of members of the public will be permitted as long as there is a distance of 6' maintained between participants.**

Members in attendance: Laurie Delmolino (LD), Chair, Historical Commission Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; John Dowd (JD), PGB Rep.; Michela Murphy (MM), Alternate; Anthony Iannacci (AI), Alternate.

Excused absence: Christopher Mathieson, PAAM Rep.

Staff present: Anne Howard (AH), Building Commissioner.

LD opened the meeting at 3:08pm.

### **Work Session: VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS**

#### **1. Discussion of HDC Policies and Guidelines**

##### HDC Online Guide

MM spoke of the advantage in strengthening the HDC bylaws, citing the pushback owners often receive due to the great degree of leeway regarding interpretation of the bylaws; referenced her proposal from last March of a book with examples of windows, doors, etc. to educate the public in what the HDC expects; said the application can be daunting and the more succinct, the better; mentioned interactions she has had in public where she is greeted by someone with questions who is unaware of the online resources at their disposal; suggested a more pronounced reference guide can save money for owners renovating their properties as well as the HDC and the community during public meetings.

##### Public Meeting

HS spoke of putting a time limit on Any Other Business, to which others agreed; suggested featuring a different bylaw or HDC policy to be discussed at each meeting.

LD followed up with MM in stating her own difficulty navigating the Town website; gave an example of searching for the Town Warrant whereby it took 20 minutes; suggested a work session once a month with the Town staff to provide information on applications.

JD said the HDC has helped keep the Town from looking like Hyannis by increasing its historic qualities. AI said he is surprised at the level of dishonesty directed at the Board in terms of issues like visibility from a public way and the approval of cable railing based on false information; said he follows the real estate market as a hobby and noted the house on Kendall per the approved fence but which

was arrived at from an inaccurate use of the outside space.

MM proposed a five minute presentation under Any Other Business. AH said the HDC must really start limiting the conversation, citing 592 Commercial St. as an example of a case that had gone on too long. AI suggested imposing a sliding time-scale based on the degree of the project seeking approval.

#### Accuracy in Application

JD said the fence policy is cut and dry, to which MM offered that fences shouldn't necessarily be on the agenda. JD concurred and said it should be an issue that can come down to 'yes' or 'no'. MM offered to send Crosby Fence a letter so that they can relate more accurately to their clients what is and is not acceptable. AH also agreed that the contractors can do a better job of serving their customers with what they need to know for conditions pertaining to applications.

AI asked if writing to a contractor is correct as, at the end of the day, it is not their job to keep the homeowners compliant and could add to the run-around of the application or wrongly insert itself to the relationship between the applicant and the contractor. MM suggested a three-strikes policy for construction that violates the rules; said the HDC at times offers too much input and that she likes the Selectboard's consent agenda. HS said the applications have been better turned out than previously and that with clear pictures, things can move along more expediently.

#### Homeowner's Brochure

LD noted JD's idea for a tourist-like pamphlet which, she said, perhaps the Business Guild could help provide. JD remarked that the examples in such a guide could be beneficial for homeowners seeking renovation and re-build options.

JD posed the question to the Board: What do we want the Town to look like?; said his preference is to be strict about enforcing policies to which MM agreed but also said the HDC needs to be cognizant of the cosmetic make-up of the Town and ways that homeowners can be helped financially, suggested former Commissioner Martin Risteen as a good resource, to which LD added CPA funds.

JD said his idea is to fully flush out the richness of the Town through links to its historical components and highlights. AH referenced a past audio/visual presentation as an example of a promotional tool and which may have, in part, involved historian David Dunlap.

#### Walking Tours

MM raised the notion of conducting walking tours of historical places sponsored by the HDC and hosted by a local personality. AI said that one of the things that engage people is the notion of what once was with the caveat that these are things that will be lost if not for preservation measures.

#### Homeowner Historic Awards

Another idea by MM concerned bestowing awards or accolades on historically preserved or altered properties per category, with five or so offered. JD commented that this has been done before where certificates were given out. HS liked the idea of a white star on a home to indicate the most historically presented. MM said the HDC should have a prospectus like Nantucket to indicate the Town's style.

JD left the meeting at 4:00pm.

## Agenda Changes

Jody O'Neil mentioned the three-minute time limit for public feedback on cases at HDC meetings that had been voted on earlier in the year, to which LD suggested stating on the agenda. AI asked if time-limits could be stated up front. LD thought this a good idea.

AI asked when in-person meetings would resume. AH said it involves getting Town Hall staffed and that new Town Manager, Alex Morse, will have announcements on the steps planned to this end going forward; HDC spoke of the ability to attend more meetings during Covid-19 when working remotely. AH said there has been talk of the remote option being sustained but that this measure involves legislation.

### **2. Deliberations on Pending Decisions.**

LD made a motion to approve the May 5, 2021 decision of **HDC 21-81, 405-407 Commercial Street, U2**, written and read into the record by HS. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

LD made a motion to approve the May 5, 2021 decision of **HDC 21-90, 147 Commercial Street, UL12**, written and read into the record by HS. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

LD made a motion to approve the May 5, 2021 decision of **HDC 21-91, 198 Commercial Street**, written and read into the record by HS. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

LD made a motion to approve the May 5, 2021 decision of **HDC 21-93, 3 Kendall Lane, UB-3**, written and read into the record by HS. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

LD made a motion to approve the May 5, 2021 decision of **HDC 21-94, 415-417 Commercial Street, U1**, written and read into the record by HS. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

LD made a motion to approve the May 5, 2021 decision of **HDC 21-96, 12 Atlantic Avenue, U1**, written and read into the record by HS. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

### **3. Review and approval of Minutes**

HS made a motion to approve the HDC meeting minutes of March 3, 2021 and March 17, 2021. MM seconded the motion and it passed, 4-0-0; HS, MM, AI, LD.

## Closing Thoughts

AH said she still hasn't gotten the samples from Renewal by Anderson and Cape Associates and expressed trouble with the fence conditions at 56 Commercial and 9 Bradford, which were discussed in terms of what is approved by fence policy and what is practical or not, based on the property outlay, as well as the rights of the homeowners to build within the guidelines.

LD made a motion to adjourn the meeting at 4:36pm. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

Respectfully Submitted,  
Jody O'Neil