

PLANNING BOARD
Meeting Minutes
Thursday, July 23, 2015
Judge Welsh Room
6:30 P.M.

Members Present: John Golden, Brandon Quesnell and Ryan Campbell.
Members Absent: Mark Weinress, Grace Ryder-O'Malley and Jim Woods.
Staff: Gloria McPherson, Town Planner.

Chair Golden called the meeting to order at 6:35 pm.

Public Comments

There were no public comments

Public Hearings

There were no public hearings

Work Session

Decision for Case #FY15-16

Application by William N. Rogers II, PE & PLS on behalf of Demetrios Daphnis requesting Site Plan Approval pursuant to Article 4, Section 4015(a)(1)(5), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct 4 structures containing 5 dwelling units and perform associated site work resulting in the moving of more than 750 cubic yards of earth at the property located at 67 Harry Kemp Way.

Mr. Golden signed the decision that had been approved at the previous meeting, as well as the signature sheet and plans. Ms. McPherson will file the decision with the Town Clerk.

Decision for Case #FY15-20

Application by Elizabeth Athineos dba Bike Shack requesting Site Plan Approval pursuant to Article 4, Section 4015(a)(4), Site Plan Review by Special Permit, to modify an approved site

plan(FY14-09) for a property with a curb cut greater than 25% of the street frontage, at the property located at 63 Shank Painter Road.

Ms. McPherson reported that she had not yet finished the decision, but that it would be ready for the next meeting.

Mr. Golden asked that the decision mention letters and reports from staff, including the Town Planner, DPW Director and Fire Chief.

Discussion regarding potential Zoning Bylaw amendment: Inclusionary Bylaw and Incentive Zoning

Mr. Golden stated that he did not want to go too far with this agenda item since half the Board was not present. The other members agreed.

The Board began review of the draft bylaw. Ms. McPherson explained that there are several sections that are repetitive because she wrote different possible ways of, for instance, determining the value of an affordable unit if it's to be a partial payment in lieu.

Ms. McPherson updated the Board on a session at the Regional APA Conference that she attended on Incentive Zoning. She described some of the incentives that were being used in other cities and towns. She asked the Board to think about the list and see if they had any ideas at the next meeting. She also mentioned that incentives could be used for other things that the Town might want in developments, such as public space on private property, which might be appropriate for a larger development like 350 Bradford. She explained that it would be easy to expand incentive zoning to other municipal needs in the future, once it was in the Zoning Bylaw for affordable housing.

Mr. Quesnell suggested that when the Board reviews incentives, it invites local developers and land use attorneys to a meeting for feedback. The Board generally agreed this was a good idea.

Minutes

The Board postponed review of the Minutes to the next meeting.

There was a motion by Mr. Quesnell to adjourn the Planning Board meeting at 6:55 pm. Mr. Campbell seconded. The motion passed unanimously.

Respectfully submitted,
Gloria McPherson

Approved by _____ on _____, 2015
John Golden, Chair