



**Public Meeting**  
December 19, 2011  
**Judge Welsh Hearing Room**  
6:30 p.m.

**Members Present:** Marianne Clements, Eric Gelinis, Peter Page,  
Dorothy Palanza, and Mark Weinress.

**Member Absent:** John Golden

**Staff:** David Gardner

**Meeting Agenda**  
**Public Comments**

There were none.

**Public Hearing**

**Case #FY12-09 Site Plan Review**

**Application by Deborah Paine, Inc. under the Zoning Bylaws Article 2, Section 2320 High Elevation Protection District B.** The applicant seeks approval to add a 4' x 4' toilet and sink to the Red Shack at the property located at **29 Miller Hill Road, Provincetown, MA (Res1 Zone).**

Deb Paine presented the plan to the Board. It is for one of 3 different outbuildings that are on the plan. There were extensive renovations a couple of years ago and – at that time - provisions were made to get plumbing into the shack. In order to fulfill the restrictions, Deb said that she had to provide a toilet, sink, and hot water heater. It is a seasonal request and there will be no heavy equipment involved. The lot contains over 54K sq. ft. She had done a scale calculation and there's an abutters list and everything involved in implementing the present plan will be contained in the parking area.

After a bit more discussion, the following motion was made:

**Motion: Move to approve FY 12-09 plan dated November 7, 2011 as presented.**

**Motion: Dorothy Palanza      Seconded: Peter Page      Vote: 5-0-0.**

## **Discussion on potential Zoning Bylaw Revisions**

David Gardner said he had planned to do a 5 hour workshop this past week and no-one showed up. The ad-hoc group did meet on the 7<sup>th</sup> but no one met on the 14<sup>th</sup>.

He also said that the lighting should be on the site plan review. He's being the site plan review moderator and we have to have language finalized in January so there are a few more opportunities on Wednesdays to attack some of those issues.

The other things are that we need to have bylaws about hot tubs, green spaces, and density. Also do site plans require special permits or what? So the question is: site plan via special permit vs site plan review.

On December 7<sup>th</sup> David looked at 6 or 7 other towns on the Cape who have their site reviews go through special permits. There is some consensus that we should not have site plan reviews if there is only one home on a lot.

On the commercial side – many communities have special permit, i.e., over 2K feet. David said that we have to carefully craft language regarding these issues but if we're doing actual commercial development - the threshold is the important part.

On December 14<sup>th</sup> we were going to review our own criteria and see what has to be removed and what has to be added so we need very clear criteria. We'll have a checklist and just go down and review each one.

Dorothy Palanza said - so - as far as the outdoor lighting? David said to Dorothy that she had agreed to do further research into a lot of standards, i.e., Nantucket. Dorothy will be entrusted to do the research and on Wednesdays we will be working with site plans. At some point they will be integrated.

David encouraged Dorothy to disseminate material about lighting via e-mails but no discussion.

Next Mark Weinress brought up the long lingering case FY11-16 on Bayberry. There are details contained in the minutes (already approved and posted online) of March 3<sup>rd</sup>, March 21<sup>st</sup>, and November 7<sup>th</sup>. These can be perused for background information.

More information is needed and David G. simplified it by saying – what you're looking for is clarification on why we weren't notified. Also, David added, we're still waiting for a definitive timeline on how and when the change was made.

It has been requested that this case not be discussed until the attorney involved can attend a hearing.

**Any other business that shall properly come before the board**

Adjournment happened at 7:13 p.m.

Respectfully submitted,

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano

**Approved by** \_\_\_\_\_ on \_\_\_\_\_, 2012.  
Mark Weinress, Acting Chairman