



Public Meeting
Monday
April 30, 2012
Auditorium
6:30 p.m.

Members Present: Marianne Clements, Eric Gelinias, Dorothy Palanza, and Mark Weinress.

Members Absent: John Golden and Peter Page.

Staff: Maxine Notaro

Meeting Agenda

Public Comments

There were none.

59-61 Harry Kemp Way

William Rogers, II was in attendance merely for signatures. The plan for 59-61 Harry Kemp Way had been approved but – to file it in the Land Court – it had to be on a certain kind of paper. Because the mylar that everyone had signed originally wasn't accepted by the Land Court, he presented the exact same plan on the appropriate Land Court format for the Planning Board's signatures. It was signed and Mr. Rogers thanked the group and went on his way.

Request for Approval Not Required

Application by Chester N. Lay of Slade Associates, Inc. on behalf of Bronwyn Malicoat, Galen Malicoat, Robena Malicoat and Mark Protosevich to divide one parcel of land into two parcels of land (Map and lot 16-2, Parcel 1 and Parcel 2) at the property located at **310 & 320 Bradford Street, Provincetown.**

This case had been presented before and Mr. Lay presented the plan to the Planning Board members. He also said that if there were any questions, he'd be happy to answer them.

Marianne Clements, Eric Gelinias, Dorothy Palanza, and Mark Weinress sat on the case.

Motion: Move to endorse the ANR for 310 & 320 Bradford Street.

Motion: Marianne Clements Seconded: Dorothy Palanza Vote: 4-0-0.

Minutes of previous meeting

Motion: Move to approve the minutes of the March 26th meeting as written.

Motion: Marianne Clements Seconded: Mark Weinress

Vote: 3-0-1 ab (DP)

Discussion on proposed amendments to zoning bylaw: Section 3430 Outdoor Lighting Code

A discussion ensued which could be summed up in one word – Strategizing.

- Communication with Interest Groups
 - Council on Aging
 - Selectmen
 - Police
 - DPW
 - PBA and Business Guild
 - Conwell Lumber has been focusing on Green products
- The Future
 - Edison A-type light bulbs are exiting the marketplace
 - Spot light, candle type, halogen, and other non-Edison A-type bulbs to remain on market
 - Traditional incandescent lighting sources will remain available except A-bulbs
 - Improved energy efficiency, light quality, lifespan will make new bulb (lamp) sources more readily acceptable
 - New and improved energy efficient bulbs (lamping) will become available
 - New fixtures with improved light focus (less polluting) will continue to develop
- Ordinance Key Thoughts
 - Darken the night sky
 - Improve energy efficiency
 - Ultimately lower cost for town and resident consumers
 - Overall part of Green strategy for town
 - Not all problems will be solved with initial Ordinance
 - Critical to get Ordinance passed and begin implementation at some level
 - Better to do less with initial plan than pass nothing at all
 - Must get community/businesses buy-in before Town Meeting

- Initially, new construction and fixture replacement at end of life-span will be major focus
 - Over period of time new ideas and product availability will improve implementation
 - Phased implementation of Ordinance
 - Grandfathering will be an important part of Ordinance
 - New fixtures/construction/replaced fixtures will adhere to Ordinance guidelines
 - Gradual phase-in to meet overall goals
 - Meeting all goals may take years, even decades
 - Keep cost and individual property rights issues in mind
 - Prevent over-lighting into neighboring homes and property
 - Prevent uplighting above horizon line
 - Ordinance tailored for Provincetown
 - We differ from rest of Cape
 - We are not Nantucket
 - The visual effect of public street lighting will not be reduced by Ordinance
 - May actually increase perceived light while darkening the sky
 - Safety issues will be addressed
 - Pilgrim Monument
 - Special exceptions
 - Future replacement of lighting
 - Energy efficient
 - Non-polluting
 - Down-lighting of monument features as opposed to uplighting
 - Special holiday lighting displays built into new lighting scheme
 - Simplify and expand holiday lighting allowance
- Ideas for Public Presentation
 - Provide numerous opportunities for public input
 - Planning Board meetings
 - Forums
 - Surveys
 - Attend meetings of business groups
 - Attend meetings and present to/discuss with community based groups
 - Council on Aging

- Outer Cape Health
 - Involve Presenters from Lighting Sources
 - Retailers
 - Conwell Lumber
 - Lighting Suppliers
 - Manufacturers
 - Makers of bulbs (lamps)
 - Makers of non-polluting lighting fixtures
 - Organizations
 - Cape Light Compact
 - NSTAR
 - Do visual demonstrations of lighting
 - Compare incandescent, fluorescent, and LED lighting at equal lumens
 - Demonstrate light output based on limitations of proposed ordinance
 - Explain light pollution
 - Think Green
 - Major focus today on Green products and communities
 - Green efforts by Provincetown
 - Use of Green as a buzzword
- Action Items
 - Gather Information at State Level
 - Determine the suppliers with MA state contracts for lighting fixtures
 - Find information on efforts at light pollution reduction at state level
 - Information on state guidelines for lumen levels at various public areas
 - Parks
 - Streets
 - Parking lots
 - Public buildings
 - Review Provincetown Current Lighting Ordinance
 - Section 34.30 Illumination
 - Section 34.31 Overspill
 - Contact Retailers and Manufacturers of Lighting Products for Info & Presentation Purposes
 - Conwell Lumbers efforts with Green products (Jeff)
 - Lightolier
 - GE
 - Phillips
 - Online research

As with any change in the by-laws, one always looks for community support. The Planning Board will be involved in community outreach before the fall Town meeting in order to elicit support for the outdoor lighting code. There was a thought to involve community organizations in this endeavor. Public safety was one concern and members of the COA and police would be two organizations who may give support to the by-law.

It was thought that different members of the community who consider energy conservation as their bailiwick might be invited to put forth their ideas and suggestions. One person, in particular, who would be sought for ideas, is Jeff Rogers of Conwell Lumber. He is “greener” than most and would probably welcome addressing the Planning Board on this matter. (Maxine will call him to see about his availability for the May 21st meeting.)

Eric Gelinas noted that telling people what they could or could not do on their own property would have to be carefully handled. If it were presented correctly, people would gladly get on board; but it would have to be introduced properly to garner support from most.

One of the group had an energy audit and promised to get the name of the company. The company was Cape Light Compact and they sent: Steve Burke, a Residential Energy Specialist to the home to do the energy audit. His address is as follows: 25 Mid-Tech Drive, Suite H, West Yarmouth, MA 02673, www.riseengineering.com, Cell: (508) 505-6675, email: sburke@thielsch.com

Street lights will also be part of this by-law. Dorothy Palanza said that new fixtures will pay for themselves in two years. Eric added that a lot of people don’t understand light pollution so the entire exercise will be one of – first educating the public and then getting them on the same “page” with the same understanding.

In conclusion, the Planning Department felt that the 3430 and 3431 by-laws were too vague.

Any other business that shall properly come before the board

Maxine said that you have to think about the bylaws now and to prepare for the fall town meeting.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ on _____, 2012.

Mark Weinress, Vice Chair