



Public Meeting
Monday
August 6, 2012
Judge Welsh Hearing Room
6:30 p.m.

Members Present: Eric Gelinias (left @7:30p), Peter Page, Dorothy Palanza, and Mark Weinress.

Members Absent: Marianne Clements and John Golden

Staff: Maxine Notaro

Mark Weinress opened the meeting at 6:35 p.m.

Meeting Agenda

Public Comments

There were none.

Request for Approval Not Required

Application by William N. Rogers, II, P.E. & P.L.S. on behalf of Bertha M. Woodfin Trust et al to subdivide the property located at 25 Standish Street, Provincetown, MA into two lots with proper frontage and area. One lot to front on Standish Street and one lot to front on Wareham Street.

FY13-02 – Mr. Rogers presented – once again – the plan. The original was done in 1937 and made the property into 4 lots. He put back in one of the lines on the plan. The Assessor originally made the property 4 lots and now they've been combined into two lots – one on Standish Street and the other on Wareham Street.

Motion: Move to endorse FY13-02 as presented in the plan dated August 12, 2012.

Motion: Dorothy Palanza Seconded: Eric Gelinias Vote: 4-0-0.

Discussion on proposed amendments to zoning bylaws

Discussion on Lighting Bylaw

The Board had decided to use Concord, MA outdoor lighting policy and guidelines as a model for making changes to Provincetown's lighting bylaw. Approximately the first hour of the meeting was spent in going over Concord's policy and the changes that would make it fit Provincetown's criteria. After this lengthy discussion, it was decided that Mark would take both the Concord and Winchester policies home to work on them and return the edited versions to the next meeting.

Maxine Notaro pointed out that there is already a Zoning by-law #3430 entitled Illumination which should be studied and perhaps adjusted.

Minutes of previous meetings

The Board members assembled decided that they needed more time to go over the minutes and Mark asked to have them put near the beginning of the agenda for the next meeting. Maxine will see to it.

Any other business that shall properly come before the board

Dorothy Palanza wanted to discuss 50 Pleasant Street; this property was recently brought to her attention. There was never an ANR which came before the Board for this brand new 2 family house. This property is Res 3 and the easement is what was designated for a continuation of Brown Street. The property will be researched by the Planning Board.

Maxine asked – didn't the previous owners have some claim on that land? If the property is not contested within 20 years, the easement ends by adverse possession.

Mark said that the issue is the frontage and they tried to do some kind of averaging – so we need more data and the 2nd problem is the easement. Mark then wondered - so are they allowed to use the easement to gain the frontage requirement?

Peter read the bylaw which referred to this problem and said the main problem seems to be in the bylaw.

Russell Braun's opinion is that it was O.K.

Peter Page then weighed in on something that had been bothering him. He said that last year we allowed 4½ sq ft for signs. We have two very large signs in town now and they are the signs for the affordable housing complex on Shankpainter Road and the

other is advertising for the Deaconess development a.k.a. Seashore Point. Both signs are larger than allowed by two of the largest developers in town and they are flouting our laws. Both these developers should be told that their signs are excessive and must be down-sized in order to conform to our regulations.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ on _____, 2012.

Mark Weinress, Vice Chair