

Purview of the Planning Board

- Site Plan Review
- Special Permits

Site Plan Review

The SPR process regulates the use of land and structures to minimize adverse impacts by ensuring the following:

- The safety and convenience of pedestrian and vehicular movement;
- The consideration of the protection of the use and enjoyment of the property of abutters;
- The protection of scenic features and historic character of the community, natural features and environmental resources;
- The protection of the public health and safety within and adjacent to flood hazard areas;
- That the plan is in accordance with the Provincetown Zoning Bylaw and is consistent with the goals of the Local Comprehensive Plan.

Additional Site Plan Review Criteria includes:

- Residential Design Standards
- Illumination Standards
- Street Trees
- High Elevation Protection District Standards (not applicable in this case)

Residential Design Standards

- Road and common driveway widths, curb radii and grades must be safe and suitable to the site conditions
- Surfaces of parking area should be suitable for the purpose planned.
- All storm water drainage is to be contained within the site
- Utility service shall be underground

Illumination

- Exterior lighting shall not overspill onto adjacent premises or roadways or create glare from unshielded light sources.
- Internally illuminated signs collectively total not more than 200 watts.
- Externally illuminated signs use shielded lights.
- Exterior lighting fixtures other than signs are mounted not more than 15 feet high.
- Building floodlighting totals not more than 2,000 watts.

Street Trees

- To improve the visual character of the Town and to assist in improving and maintaining air quality, street/shade trees shall be planted at a ratio of not less than one 2" caliper tree for every 50 feet of street frontage for residential developments of two or more units

Special Permits

Trigger for SPR w/SP is 4 or more dwelling units

Special Permits shall be granted only upon the written determination that the ***social, economic or other benefits*** of the proposal for the neighborhood or town outweigh any adverse effects such as ***hazard, congestion or environmental degradation***.

Development Impact Statement

The Development Impact Statement shall contain appropriate supporting data, setting forth the probable impact or effect of the proposed project on the neighborhood and the Town generally.

- Impact of the density and location of the project on water supply and water quality.
- Impact of the individual and collective on-site septage system or systems on abutting property.
- Impact of drainage run-off in terms of possible damage to adjoining property.
- Impact of any proposed filling, cutting or other alteration of the topography or any devegetation on existing drainage patterns within or in the vicinity of the project.
- Impact on any access and adjacent roads, public or private, including carrying capacity, maintenance and safety both during and after construction.
- Impact of the estimated additional new service requirements on the Town sewer facilities and solid waste disposal both during and after construction.
- Impact of any additional burdens on the public safety services both during and after construction.
- Impact of additional burdens on Town government and administration.
- Impact of proposed project on solar access of neighboring buildings (ref. Chap. 637 MGL).
- Impact of proposed development in terms of any probable detrimental effect on the ecology of the area.

- And anything else the Planning Board deems necessary