

**TOWN OF PROVINCETOWN - BOARD OF SELECTMEN
MEETING MINUTES - SPECIAL MEETING
MONDAY – JULY 11, 2016 – 5:00 p.m.
JUDGE WELSH ROOM - 260 COMMERCIAL STREET**

Chairman Richter convened the open meeting at 5:00 p.m. noting the following attendees:
Board of Selectmen members: Raphael Richter, Erik Yingling, Tom Donegan, Cheryl Andrews, and Robert Anthony.

Other attendees: Town Manager David Panagore, Asst. Town Manager David Gardner, Town Planner Gloria McPherson, and Planning Board Members: Ryan Campbell, Brandon Quesnell, Vice Chair Grace Ryder-O'Malley, and James Woods.

Recorder: Loretta Dougherty

The Planning Board convened their open meeting at 5:01 p.m.

1. Joint Meeting with Planning Board:

a. Process for moving the Inclusionary Housing By-law Forward:

Grace gave a brief background on the work the Planning Board has done recently which Housing Specialist Michelle Jarusiewicz also attended. There was a very full conversation for about one or one and one-half hours. Discussion of the 1-5 single units came up the majority of the time. Everyone agreed on supporting the six plus units and was in favor of the percentage coming down. Incentivizing was discussed and predictability; allowing the developers to know what the amount would be and knowing what they were getting into before the project started.

Gloria spoke about some new ideas such as predictability of the fees based on average assessed value of the whole project. She looked into other cities and how they approach this. Boston and Portland, Maine have what they call a buyout. Portland which is much closer in comparison to Provincetown than Boston has a flat fee of \$100,000 rather than a payment in lieu of that allows everyone to know what the amount is up front; it is also paid up front. This will be explored further.

Tom spoke to the need for three bedrooms units; we want to keep families with children in our town and continue to have a viable school system. He asked about how this will affect our growth management; any zoning bylaws in conflict.

Gloria recommended using affordability rather than growth management. We can tweak growth management to reflect the new bylaw.

David P. had a conversation last week with Mike Goodman (UMass Dartmouth) and the base line analysis is all the same. Mike will need six months from August 1st to have a preliminary report and then some public process would happen in the late winter or early spring of next year. If the report comes out we can tweak whatever needs to be tweaked. It is either creating affordable units or getting money for affordable units.

Cheryl stated that the focus sounds like it is on affordable housing and asked if there had been any discussion on community housing?

Gloria spoke about an idea for a Community Housing By-law.

David P. stated the rational nexus, in terms of state law, is the tie to 40B and the 10%. It includes both community and affordable housing, at this point.

Erik believes that there is a point when we have to have a functioning law. He asked for feedback.

Gloria believes that the 1-5 units are still a concern. People are concerned that it will not work from a finance point of view. We have seen developments of 3 or 4 units but not many for 6 units. If we do not capture the 1-5 units, we might as well not have an Inclusionary By-law.

David P. stated that the flat fee per unit and the approach we are taking with percentages are avenues that are being studied and worked on by the Planning Board.

Erik asked if this would be ready by fall or spring Town Meeting.

Grace believes that for a solid incentive for the 1-5 units there needs to be more work done. She does not believe it will be ready by fall Town Meeting. The Planning Board wants a little more time to work on this.

Raphael believes we get closer every time we meet and that by doing this for the spring Town Meeting it will allow most questions to be answered, with the exception of growth management which can be addressed at a later date. He feels this would pass at spring Town Meeting.

Cheryl would like to have more time so that everyone on the Board understands it to the best of their ability. We need to figure out all of the pieces such as deed restrictions versus no deed restrictions. Everyone asks about this and she is interested in understanding it. She knows that all affordable housing has to be restricted in perpetuity.

Tom would like to see a win-win for the developers and the Town. The 1-3 units do not feel like a win-win.

Ryan wants the Planning Board to investigate the flat fee buyout; it helps with the financing of the project.

Erik feels that a flat fee is the right path to look into.

Cheryl sees the attraction of a flat fee.

Robert believes this is going to be an issue on town floor. One shoe does not fit all. He wants to see the equity issue worked on.

Raphael is interested in the buyout fee. He feels that the next draft should reflect it both ways.

David P. recommended looking at a tier system based on the number of units.

The Board complemented the Planning Board on all their hard work and Raphael would like to schedule the next Joint Meeting with the Planning Board either on the first or second meeting in September.

b. Senate Bill No. 2311, An Act Promoting Housing & Sustainable Development (Zoning Reform Act):

Raphael asked to put this on the next Joint Meeting.

c. Other Potential Zoning By-law and General By-law Amendments:

Raphael asked to put this on the next Joint Meeting.

2. **Other:** None.

Without objection Raphael adjourned the meeting at 6:02 p.m.

Minutes transcribed by: Loretta Dougherty