



Public Hearing

Proposed Zoning Bylaw change

The Provincetown Planning Board will hold a public hearing on **Thursday, November 3, 2022, at 5 P.M. in the Judge Welsh Room, Town Hall, 260 Commercial Street, Provincetown, MA 02657** to hear comments from the public and vote on the following proposed amendments to the Provincetown Zoning Bylaws for the **November 9, 2022 Special** Town Meeting Warrant, as well as any proposed petitioned articles concerning land use or development. (proposed deletions are ~~stricken through~~ and proposed additions are underlined): **A copy of this proposed zoning bylaw is available for public inspection at the Office of the Town Clerk, Provincetown Town Hall, 260 Commercial Street, Provincetown, MA 02657.**

Article __. Zoning Bylaw Amendment: Inclusionary and Incentive Zoning Bylaw. Incentives for Development of dormitory / employee housing. (*Deletions shown in strike-through and new text shown as underlined.*) To see if the Town will vote to amend the Provincetown Zoning Bylaws, Article 4 Special Regulations, Section 4180 Inclusionary and Incentive Zoning Bylaw as follows:

5. Incentives for the Construction or Rehabilitation of Affordable or Community Housing Units.

Any residential development project that meets or exceeds the minimum one-sixth (16.67%) Affordable/Community Housing requirement through the on-site or off-site construction or rehabilitation of the required number of Affordable or Community Housing units, or the creation of at least 20% of the overall floor area of a development dedicated to dormitory/employee housing, may, at the discretion of the Planning Board and in accordance with Special Permit criteria, take advantage of any or all of the incentives as set forth below. Incentives shall not be applied to projects that meet the Affordable/Community Housing requirement through a Payment in Lieu or Land Donation in Lieu of constructing Affordable or Community Housing units.

[Requested by the Planning Board]

Explanation of Article __: *This article intends to incentivize the creation of dormitory or employee housing units through the inclusionary bylaw by allowing the Planning Board to waive certain dimensional regulations, including building stories and building height, for projects that include the creation of at least 20% of the development floor area to dormitory/employee housing uses.*

The hearing will include discussion and endorsement of any warrant article that deals with land use or planning.

The public is encouraged to submit any written comments by Wednesday, November 2, 2022, to the Planning Board/Office of the Town Clerk, Town Hall, 260 Commercial Street, Provincetown, MA 02657, email to dgardner@provincetown-ma.gov or in person at the hearing.

Dana Masterpolo, Chairman, Planning Board

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