



Provincetown

Local Comprehensive Plan

Approved

April 3, 2000 Annual Town Meeting

Anne Howard Board of Health

Robert Cahill Recreation Commission

Gordon Gaskill Planning Board

John Paul Grunz

Jay Coburn

Planning Board

Planning Board

Roger Keene Historical Commission

Historic District Study Committee

David Murphy Harbor Committee

Gordon Peabody Conservation Commission

Open Space Committee

Candy Silva

Celine Gandolfo

Recreation Commission

Open Space Committee

Anne Lord Malicoat Open Space and Recreation Plan

Gwen Bloomingdale Cape Cod Commission Delegate

Judith Oset Permit Coordinator, DRM staff

ACKNOWLEDGEMENTS

The 1999 Local Comprehensive Plan Committee wishes to acknowledge the effort and commitment of the 1996 Local Comprehensive Plan Committee. This group of volunteers gave us a nearly completed plan to start with in September of 1999. In four months, we were able to update the Plan. We couldn't have done that without you.

The Committee also wishes to thank David Hall, Cape Cod Commission Planner, who faithfully drove from Barnstable for our meetings and home to Cotuit after. He had worked with the 1996 LCPC, and was a wonderful resource to our Committee and to Town staff.

Thank you to all those who contributed to our review. There were many areas of the Local Comprehensive Plan in which the Committee had no experts, so we relied heavily on Town boards, local authorities and the Cape Cod Commission staff.

A number of additions were made to the Plan following a public hearing on the first draft. As with the draft we started with, most of these were additions and expansions on information that was already contained in the draft Plan. Thank you to all whom provided updated and supplementary information.

INTRODUCTION

This plan is the result of a process that began in 1994 with a community survey and vision project. The results of that survey were used to write a Local Comprehensive Plan (LCP) that would tell the Town where we are, where we are headed, where we want to go and how to get there. The original plan was at a final draft stage in 1996, but public hearings were not held and the Plan was not presented to Town Meeting.

In 1999, the Local Comprehensive Plan Committee (LCPC) was re-established to update and finalize the draft Plan from 1996. We have spent over four months going over the seven sections of the Plan, and in most cases, we updated and supplemented information and made very few deletions. The Local Comprehensive Plan Committee is made up of volunteers from several Town boards with expertise in the various areas the Plan covers. The seven sections of the Local Comprehensive Plan are broken down into an Introduction, Goals and Policies, Inventory, Analysis and Actions. The Plan is intended to guide us into the future, but also serves the purpose of being a snapshot of where we are now. A number of very important issues such as the wastewater treatment facility, available sources of potable water, and the MacMillan Pier reconstruction remain unresolved as of this writing. We have done our best to describe the process to this point, but the LCP will need to be updated again once these important facilities, resources and land use issues are determined.

In developing our goals, objectives and policies, the Town and the LCPC used definitions of the terms that we felt were most logical. As a result, the terms that we have used are not exactly those that are used in the Cape Cod Commission Regional Policy Plan (RPP).

In making comparisons between the LCP and the RRP, it should be noted that certain of the LCP goals and policies relate directly to the policies in the RPP. Others, along with certain action and implementation items, relate to the RPP's minimum performance standards and, for the purposes of consistency review with the RPP, shall be considered minimum performance standards.

It is important to note that this Plan is not a regulatory plan. The LCP's goals, objectives, policies and recommended actions are not regulations. Any recommended changes in existing regulations would be implemented if the LCP is first accepted at Town Meeting 2000, and then any proposed changes would go through the development and adoption of local by-laws and regulations, and be presented to the voters at Town Meeting following a public hearing process. Adoption of the LCP would have no immediate effect on any existing regulations or by-laws.

The Local Comprehensive Plan will serve as a planning tool and guideline for formulating goals, policies and objectives for the Town over the next twenty years. It is a long-range plan created at the local level that will ensure the decisions we make are consistent with the community's vision of its future. The LCP will provide a framework for considerations of large-scale projects like a wastewater treatment facility. The LCP will establish local priorities that are complementary and compatible with the Cape Cod Commission Regional Policy Plan. It will provide guidance to the Cape Cod Commission in supplying technical assistance to the Town of Provincetown.

The LCP will provide guidance for our regulatory boards and a basis for determining whether or not an individual proposal is consistent with the community's overall goals and objectives. If it is accepted at Town Meeting, and certified by the Cape Cod Commission, the LCP would allow the Town to charge development impact fees for new services and facilities.

Anyone who reads this Plan will learn something about Provincetown that they didn't know before. It is filled with information about our Town, its history, resources and needs. It addresses several important questions about the Town's current condition and future direction. Adoption and certification of the LCP will give us more control over our own destiny.