



# Public Hearing

## Adoption of Annual Town-wide Policy Goals for FY 2016

The Provincetown Board of Selectmen will hold a Public Hearing on **Monday, July 27, 2015 at 6 p.m.** in the Judge Welsh Room, 260 Commercial Street, Provincetown, MA, to receive comments from the public on the following proposed Town-wide Policy Goals for Fiscal Year 2016:

### **FY2016 Town Wide Policy Goals**

#### **1) Fiscal Management**

10 Year Financial Plan: A five year policy plan and a five year capital improvement plan are essential tools needed for future forecasting and planning and are included in the Charter. However, from time-to-time it is important to take a longer view and for the FY2016, we will work with staff to develop a 10 year Financial Plan that projects revenue and expenses to determine what, if any, changes in expense, revenue or development trends are required.

Review the Clifton Larson Allen audit and Management Letter and craft a compliance plan.

Craft a Budget Direction Message for the Town Manager as policy guidance to use in crafting his FY2016 budget in September 2015.

Unilaterally implement the so called condo tax. (Possible creation of a new rental agent position.)

#### **2) Community Housing**

Develop a plan to achieve 10% affordable units in 3 years.

Create a strategy to create year-round rental housing and adopt the Housing Summit Report and begin to lay out concrete goals:

- Develop strategies to increase year round population as measured by local census.
- Investigate the creation of a community housing investment fund will be presented to Town Meeting voters.

Investigate redevelopment of the Governor Bradford School, the VFW and Firehouse #2 sites for the benefit of Community Housing including incomes from 80% to 100% AMI, and secure funds as required to complete.

Housing:

- Meet with Housing Council in July. Schedule the Housing Round Table for this fall.
- Hold a public hearing to gather input on the topic of year round rental housing.
- Craft an action plan for this year which includes engaging the public.
- GOAL: Create a minimum of 200 new community housing units by 2025, in accordance with the 2014 Housing Action Plan.

Development:

- Encourage public/private partnerships to create additional year-round housing.
- Stable Path & Grace Gouveia building: work with developers on facilitating completion of project including the development and implementation of the marketing and outreach for tenant selection. Creates 26 new units.
- 46 Bradford Street [former Community Center]: issue Request for Proposal; review submitted proposals; select qualified developer to facilitate the development of year-round community rental housing. Creates estimated 10-15 new units.
- VFW site: evaluate options for the development of the VFW site as year-round housing and move forward with a Request for Proposal that fits that vision. Creates an unknown number of new units.
- 350 Bradford Street: work with developer on possible public/private partnership for the development of community housing that fits the Town of Provincetown. Potentially creates 6 new units.
- Continue to evaluate properties for possible development.
- Continue to evaluate tax title and owner's unknown properties for possible development.

Alternative Housing:

- Pursue the possibility of co-op housing in town.
- Pursue various strategies to address homelessness and to prevent homelessness in Provincetown.

Finances:

- Work with Town's Representative to the General Court to create Year-round Rental Housing Trust.

Encourage private sector to maintain year-round community housing units.

Begin development of the VFW property By fall Town Meeting.

Pursue zoning and growth management strategies to curb the rate of condo conversions:

- Establish by-laws that slow the conversion of guest houses to residential use.

Pursue a program to purchase deed restriction on existing year-round rental properties that are either market rate rentals or affordable.

Adoption and implementation of an inclusionary housing by-law. (Fall Town Meeting)

### **3) Capital Improvements and Infrastructure**

Paving of Commercial Street and continue to implement the Paving Management Plan.

Evaluate implementation plan from Cape Cod Commission Traffic flow study of Provincetown.

Reducing unaccounted-for water: continue with the leak detection and removal program that reduces water lost in the system with a goal of achieving 10% or less unaccounted-for water in compliance with state regulations.

Storm Drain Repairs/Storm Water Run-Off/Harbor and Beach Management Plan:

- Special consideration should be paid to identifying solutions or alternatives to the Ryder Street Extension outfall pipe.
- Continue the pursuit of grants and other funding mechanisms in order to continue the process of completing these important drain rehabilitation projects each year.

### **4) Government and Administration**

Recruit and hire a Town Manager; Lead efforts to make the new Town Manager successful.

Evaluate Participation in the Barnstable County Government:

Identify costs and benefits of participation:

- County;
- Cape Cod Commission;
- miscellaneous agencies, and
- seek approval to implement real estate transfer tax as a local opt-in add-on to County transfer tax.

Seek bi-annual updates on Water Management Agencies and Provincetown's participation and obligations to participate.

Insertion of "hire local" wording into all contracts.

Support and encourage Sustainable Energy Generation:

- Support and encourage the Historic District Commission to increase green energy generation and to increase energy self-sufficiency through the appropriate deployment of solar and wind generation.
- Seek revision of zoning by-laws as required to allow for appropriate Solar and Wind generation in all town districts.
- Initiate a study of ways to use town owned buildings and land for solar and renewable energy projects of all kinds, including the Route 6 corridor.

Energy:

- Adopt an updated Energy Reduction Plan to continue reducing the Town's energy use.

- Seek funding for studies and implementation of renewable energy on town-owned property.
- Seek revision of zoning by-laws to exempt renewable energy, including wind and solar power, from Historic District Commission review.
- Establish a Green Revolving Fund that will allow savings through the Town's agreements with the Cape and Vineyard Electric Cooperative to fund expansion of renewable energy generation in Provincetown.

Work with the Department of Community Development to create a more effective and efficient environment for regulatory transactions between businesses and the town and town related boards. As an example encourage renewals rather than reapplication for licenses, properly incent self-regulation.

#### Community Government:

- Reestablish community policing and institute community government in our town.
- Each department head would hold regular monthly meetings to build a relationship between community and government and address community issues. By reestablishing and implementing strategies such as the community policing committee and open communication with the public, we can avoid misconduct and wrongdoing ahead of time and take proactive steps to eliminate it when it occurs.
- We need public oversight and transparency for the people to regain the trust of town officials and employees again. Community government allows the public to have a voice in their community.

Continue commitment to Community-Oriented Policing. Community policing is an agent of empowerment, creating a sense of joint responsibility and a joint capacity for addressing issues of concern to the community and your police personnel.

- The department goal is to be more accessible to, and accepted by, our community while providing more efficient and effective services.

#### Begin work on a citizen's survey:

- The first stage of identifying problems from the community's perspective.
- Identification of logical next steps for the police department.

#### Encourage increased turnout at Town Meeting:

- Evaluate a "consent agenda" approach to routine articles.
- Prepare a plan to use alternative seating for Town Meeting voters.
- Increase publicity of Town Meeting.

#### Seek consolidation of permits, revenue and collection functions in FY2016 Budget:

- Leverage online payments and collection functions.
- Enhance risk management.

## **5) Economic Development, Tourism and Year-Round Economy**

Initiate an update of the Local Comprehensive Plan (LCP).

Explore private/public partnerships in economic development.

Foster and support initiatives, including taxes and fees that encourage a year-round economy.

Economic Development of the Harbor:

- Work with Boards to study the possible expanded uses of Provincetown Harbor for passive and active economic development through aquaculture and enhanced facilities for mariners of all kinds, as well as a full marketing plan to eventually encourage more visitors to arrive via private vessels.

Natural Resources:

- Seek revision of harbor regulations to reduce the negative impacts of personal boats on Town beaches and beach grass.
- Seek funding to implement a beach management and nourishment pilot project to help protect Provincetown property from storm damage

Town-Wide:

- Request Town Meeting to make a Charter change to adjust timeframe of the close of warrant, annual town meeting and the annual election.
- Bring police station schedule and design funding to Town Meeting.

Town-wide Bicycle Master Plan:

Continue to pursue Provincetown as a bicycle-friendly destination by the following:

- a public awareness and safety campaign;
- the implementation of bicycle improvements and amenities throughout town;
- connect bike paths with Truro, and
- review Provincetown's bike ability study from the Massachusetts Bike Coalition (MassBike).

Fund a full-time case worker to coordinate and facilitate care to the mentally ill and those with substance abuse issues as a government position or as a grant to a non-profit.

2020 Celebration:

- Work to immediately establish a leadership structure and timeline for planning and executing a major opportunity to promote Provincetown to the world for the 2020 celebration.
- A list of improvements necessary to Town facilities should be created, and a clear plan should be established on how to move forward.
- Potential key partners, such as the Town of Plymouth, private ferry and ground transportation operators, and other regional partners should be brought in early to find ways to collaborate with Plymouth's celebration and transport the public

frequently and easily between the two communities.

Cape Cod National Seashore:

- Continue to work in partnership with the CCNS to develop and expand bicycle lanes, trails and connections between the Seashore and Town.
- Encourage the CCNS to utilize local workers for upcoming projects. Prepare and submit local preferential work authorization requirements to the NPS/CCNS.

Seek the Establishment of the Stellwagen Bank Marine Sanctuary Visitor Center in Provincetown

- Meet with VSB, Chamber of Commerce, Town Counsel, and Center for Coastal Studies to establish joint goal.
- Tourism Office to work with local and regional stakeholders to develop an advisory group.

Support efforts to restore the Bas Relief and to support completion of Fisherman's Memorial sculpture and AIDS Memorial.

Bring higher education to Provincetown.

By Town Meeting Resolution and Board of Selectmen Letter support Senator Dan Wolf's initiative to give municipality's independent authority to raise the minimum wage.

Collaborate with the Planning Board to create zoning that allows food trucks. (Spring Town Meeting)

Comments may be submitted in writing to the Office of the Board of Selectmen, 260 Commercial Street, Provincetown, MA 02657 or [selectmen@provincetown-ma.gov](mailto:selectmen@provincetown-ma.gov) by Tuesday, July 21, 2015 or in person at the hearing.

*Tom Donegan  
Chairman, Board of Selectmen*

Posted Town Hall, [www.provincetown-ma.gov](http://www.provincetown-ma.gov): 6/25/15 11:50 am dj  
Provincetown Banner: July 02, 2015 and July 09, 2015