

# TOWN OF PROVINCETOWN – BOARD OF SELECTMEN

## JOINT MEETING WITH PLANNING BOARD

WEDNESDAY, FEBRUARY 7, 2007@ 5:30 PM

### JUDGE WELSH HEARING ROOM

Chairman Cheryl Andrews convened this special meeting at 5:30 PM noting the following attendees: Board of Selectmen members: Cheryl Andrews, Michele Couture, Richard Olson, David Nicolau

Excused Absence: Sarah Peake

Other Attendees: Town Manager Keith Bergman

Planning Board Members Present: Howard Burchman, Ellen Battaglini, Annie Howard, Kevin Rich, Joseph DeMartino.

Other Attendees: Cape Cod Commission Affordable Housing Specialists Paul Ruchinskas and Cape Cod Commission Planner Martha Hevenor.

Recorder: Vernon G. Porter

The following are meeting minutes in brief.

#### 1. **JOINT MEETING WITH PLANNING BOARD RE: SMART GROWTH BY-LAW**

Opening statement by Planning Board Chairman Howard Burchman - 1) Money 2) Developer applies to another agency they get points 3) New affordable units could be exempt if within a district.

Mr. Ruchinskas review a presentation on Chapter 40R – “A Smart Way To Grow” as presented on September 16, 2005 by Sarah Peake B. Young Deputy director for Policy, Massachusetts Department of Housing and Community Development (See attachment #1).

Open discussion ensued.

Planning board would like to consider Commercial Street for mixed use.

Cheryl suggested that the Planning Board come up with a list of what they consider ‘districts’ to be considered.

Check with John Goodrich to see if infrastructure can handle 40R on Commercial Street.

Martha Hevenor – suggested engaging all the stakeholders – primarily the developers

***MOTION: Move that the Board of Selectmen ask staff to assemble the information necessary to allow the Board of Selectmen and Planning Board to hold a Public Hearing to consider and define a potential 40R Overlay District in some portion of Provincetown.***

**Motion by: Cheryl Andrews    Seconded by: Michele Couture    Yea 4    Nay 0**

Cape Cod Commission Planner Martha Hevenor - When asked by Howard Burchman if Martha would be able to assist the Planning Board with 40R her reply was: “ When the Planning Board first discuss this I mentioned that the application process and really the whole process itself entails a lot of work, and at the time a lot of work for the Town to handle and that we would be able to provide some degree of technical assistance, planning as we would regularly provide. I think we would have to work out a scope and figure out what the work is ahead of us and ahead of the Planning Board and ahead of you and figure out what our role would be – but the short answer is, Yes, we would be able to provide some type of technical and planning assistance and take we could take this back and have further discussion with other staff of just how much that will be – but to the extent that

we can, we will provide that regularly.

**MOTION:** *Move that the Board of Selectmen ask staff to organize and set a date for a joint meeting of the Planning Board and the Board of Selectmen with an invitation to any and all developers who would like to join us to discuss current impediments site specific, zoning and others, to housing construction in Provincetown.*

**Motion by:** Cheryl Andrews   **Seconded by:** Richard Olson   Yea 4   Nay 0

Motion to adjourn by Michele Couture at 6:46 PM.

Minutes transcribed by: Vernon G. Porter  
February 8, 2007