



Public Meeting  
Monday  
June 18, 2012  
Judge Welsh Hearing Room  
6:30 p.m.

**Members Present:** Marianne Clements, Eric Gelinis, John Golden, Peter Page, Dorothy Palanza, and Mark Weinress.

**Staff:** Maxine Notaro

**Agenda:**  
**Public Comments**  
There were none.

**Request for Approval Not Required**

**Application by John McElwee, FELCO, Inc. on behalf of Mylan Janoplis and Pamela Stahl** to divide one parcel of land into two parcels of land (Map and lot 19-4, Parcel 3) at the property located at **34 Commodore Avenue, Provincetown.**

(Peter Page stepped down from hearing the case.)

John McElwee had presented this plan about two weeks ago and tonight's presentation just detailed the measurement of the two proposed parcels.

None of the members of the Planning Board had any additional questions for John.

**Motion: Move to endorse plan #12420 dated May 22<sup>nd</sup> for 34 Commodore Avenue, Provincetown.**

**Motion: Marianne Clements                      Seconded: Mark Weinress**

**Vote: 4-0-1 ab (EG)**

**Discussion on proposed amendments to zoning bylaws**

**Lighting Bylaw**

Mark Weinress, as promised, had information from Cape Light Compact (CLC). They deal with energy efficient issues – not lighting – BUT - the good news is that they are in the early stages of a street lighting program. The energy savings are enormous and

(CLC) said they will come through and replace with new fixtures using LED lights at no cost to the town. CLC had been rather disappointed that no one from the town came to their recent presentation. They will provide examples and actually install these LEDs. They are just now sending out the RFPs for the fixtures - just for street lights and not for parking lots or anything else.

Mark - when he talked to the woman in charge of this – said that they are still not that far along yet - so it will be interesting to see what happens. Mark feels that Planning will have to do a little more research.

Dorothy Palanza who is spearheading the lighting issue said that we might want to write a letter from the entire board asking for consideration in the FREE street lights.

To clarify, Cape Light Compact is doing the RFP and Republic is the company handling the eventual purchases and installations.

Mark said that his guess is that the town has to discuss this opportunity as there is no budget for this. CLC said that their whole goal is to lower energy use.

Dorothy said that if we ask people to change their bulbs – we were concerned that it might be a financial burden. She also recommended that the Board write a letter requesting the local governing group to pursue this issue.

**Motion: Move that our Vice Chair (Mark Weinress) draft a letter to the Town Manager, Assistant Town Manager, and the Board of Selectmen suggesting (requesting) that Provincetown take part in the above mentioned program. The street lights are being called approved dark sky fixtures as well as non-polluting fixtures.**

**Motion: Dorothy Palanza      Seconded: Marianne Clements  
Vote: 5-0-0 as well as the Alternate's approval.**

The entire group thanked Mark W. for all his hard work. Mark then asked is anyone would like to google streetlights in order to get more information on them. Dorothy volunteered.

### **Minutes of previous meeting**

**Motion: Move to approve the minutes of the June 4<sup>th</sup> meeting as written.**

**Motion: John Golden      Seconded: Marianne Clements      Vote: 5-0-1 ab (EG)**

### **Any other business that shall property come before the board**

### **Cost of the Permitting Process**

John Golden, Chair, asked if anyone had thought about dealing with the cost of the permitting process. (See the top of page 2 in the June 4<sup>th</sup> minutes.) Paul Kelly, referring to FY12-16 (51R Harry Kemp Way) spoke of – what he felt – was the unnecessary expense of applying for certain permits. He offered to attend a work session of the Planning Board and discuss the problem further.

Peter Page, one of the members, suggested making two classes of permits. If it doesn't exceed the ridge line and it doesn't expand the footprint that should be one class and all extensive changes should be in the second class. Peter, too, offered to be on a work session to thrash this out.

Maxine said she could see arranging things, i.e., ZBA notifies the abutters and that's a huge saving for the applicant. However, a dormer may cost the next door neighbor their privacy so maybe abutters who will be affected should be notified.

Maxine continued by saying that plans can't be altered - people pay plenty for their plans and the engineer's stamp is sacred. Whenever changes are mandated, the cost has to escalate.

### **Town Planner**

The Board of Selectmen (BoS) met on June 11<sup>th</sup> to discuss the town planner's proposal. Maxine saw a job description from 2001. The next meeting is on July 2<sup>nd</sup> and Planning will ask David Gardner if he is available to discuss the issue.

### **Lighting Discussion (continued)**

Dorothy P. would like to run through the bullets provided by Mark on the lighting issues. Duplicates of the bullets will be sent to all members of the group.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2012.

John Golden, Chair