



Public Meeting
Monday
October 1, 2012
Judge Welsh Hearing Room
6:30 p.m.

Members Present: Marianne Clements (left @ 6:45p), Eric Gelinias, John Golden, Peter Page, and Mark Weinress.

Members Absent: Dorothy Palanza

Staff: Maxine Notaro

The meeting was called to order at 6:30 p.m.

Meeting Agenda

Request for Approval Not Required

Application by John McElwee, of FELCO, Inc. on behalf of 21 Conwell Realty Trust to convey 304 square feet of land from 12 Harry Kemp Way to 16 Harry Kemp Way, Provincetown.

John McElwee presented the ANR again this week. He had the finalized plan that he presented a couple of weeks ago. The lot with the building will be lot #6 on Harry Kemp Way. It conforms to res b – the parcel created is parcel A and will provide access to the abutters at 16 Harry Kemp Way.

Peter Page had a question regarding parcel A – you created a new lot – so are we creating a non conformity? Answer: It will be combined with another lot owned by JJR Realty and John McE. said that this new separation will be incorporated into it.

Motion: Move to endorse the ANR for conveyance of 304 sq ft of land from 12 Harry Kemp Way to 16 Harry Kemp Way in order to provide access.

Motion: John Golden Seconded: Marianne Clements Vote: 5-0-0.

(Amy Germain wished to speak under Public Comments and she was delayed since the only case pending would be quickly taken care of.) Her remarks are as follows:

Public Comments

Amy recently requested from the Historic District Commission (HDC) – permission to put solar panels on the roof of her home located at 150 Commercial Street. She gave a brief tutorial on recent zoning policies which had been set in place about 2 years ago. She felt that the energy policy was something that the Board of Selectman wanted and included in their goals.

Although the Planning Board was sympathetic they said they would like more information and also wanted to know how other communities handled it. John Golden couldn't understand the denial based on the abomination the HDC allowed at Enzo's.

Amy also was concerned because other properties had put the panels on without permission and also the HDC had no guidelines or bylaws governing solar panels.

Members of Planning then asked Amy why she had gone to the HDC at all. She said that we now have a situation where the HDC is taking a hard line – anti solar panels. The HDC even asked Amy if she could possibly put them on the back of the house; the back of the house faces north and the front faces south!

Planning felt that perhaps it may be decided on a “case by case” basis. Amy said that her solar panels measure 5' X 21' which everyone considered rather large.

Bottom Line: Is this an opinion OR is there a law of some kind in place?

Peter Page said that satellite dishes, large electric boxes, etc. are put in and he was never aware of permission being asked. Why solar panels and why now?

Amy just wants a town-wide conversation about meeting the goals of the town. She said that the HDC is having a work session on October 24th to nail down their policies on solar panels and she invited everyone to attend.

Amy was thanked for her input.

Discussion on proposed amendments to zoning bylaws

Discussion on Lighting Bylaw

Nothing was mentioned and Dorothy P. was not in attendance.

Minutes of previous meetings

Motion: Move to approve the minutes of the September 17th meeting as written.

Motion: John Golden Seconded: Peter Page Vote: 4-0-0.

Any other unanticipated business that shall properly come before the board

A motion was made, seconded, and approved by all to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ on _____, 2012.

John Golden, Chair