



# Annual Town Meeting Warrant Article Review

## 1. Zoning Articles

*Represented by Town Planner Kathy Williams, Chris Vincent and Norm Weir, members of the Planning Board.*

*Mr. Vincent reviewed the proposed extended-stay zoning bylaw amendment, allowed through by-right in certain districts if they met operational standards. Some of the operational standards include kitchen facilities, fire suppression systems, laundry services and other services. The definition of transient is being proposed to be amended as well. Ms. Post asked that the operational standards room percentage needs to be more specific. The Planning Board will have public meetings and a public hearing for public input and will be coming back to the Board of Selectmen several times prior to the printing of the warrant.*

*Mr. Weir reviewed the affordable housing proposed article and described the process of how the Planning Board constructed the proposed amendment. Ms. Post asked about the percentage calculations which Ms. Williams described the various options the Planning Board is considering to expand the current provisions. Mr. Brad Goodwin stated that the Planning Board is working under the direction of the Selectmen therefore if the Selectmen feels a certain option should be included than they will work in that direction. There was much discussion on the formula and sliding scales on the three options presented by the Planning Board. It was consensus of the Selectmen to have the Planning Board to continue working on the proposed article.*

*Mr. Vincent reviewed the proposed seasonal employee housing at motels and hotels that would require a special permit. Housing would be limited to no more than 25% of the rooms and from April 15<sup>th</sup> – October 15<sup>th</sup>. Mr. Sears thought 25% was too much and wanted to see the housing to be limited to actual employees of the property. The Board discussed the pros and cons of the 25% and allowing employee housing on a property. Ms. Post asked if the hotel/motels using long-term seasonal employee housing required a renter's certificate. Ms. Williams stated that she believed so. Ms. Post also asked if there was a way to require background checks on those staying long-term in the permitted units, or other protections for citizen safety. Ms. Post expressed concern with any long term housing in a Motel/Hotel when the town was working hard to prohibit that form of living. Mr. Tolley wanted to make sure families and comparable housing was addressed. It was agreed to have the Planning Board to continue working on the language and look at a smaller percentage of rooms.*

*Ms. Williams reviewed the Site Plan Review amendments to the bylaw that would address site plan design, like curb cuts, erosion control, lighting, storm water run-off calculations and submittal requirements. She also explained the site plan comment implementation. Mr. Quirk expressed concern with curb-cut restrictions. Mr. Tolley described examples of how a reduction, not elimination, of curb cut requests would assist the development of the goals and intent of the village overlay district which this amended language could be used by the Site and Design plan review team. Mr. Holcomb questioned the safety requirements. Ms. Williams explained the different elements of safety review the team takes into consideration on a local level and on the Cape Cod Commission traffic studies. Ms. Post asked for a red-line version to be submitted.*

*Mr. Vincent reviewed the proposed changes to the sign-code that would allow tenants up to 3 foreground colors and street numbers on business center free-standing signs. Also, all free-standing signs would not be allowed add-ons or hanging appendages. Mr. Quirk stated he was in favor on these proposed amendments. Mr. Sears voiced concerns about allowing too many colors on a sign, and wanted a definition of "Light-Colored Background". He was concerned that a sign might get too busy. Mr. Sears also requested that quills be prohibited, as well as a statement that if it's not stated that a certain sign is allowed, that it is prohibited. Ms. Post liked the proposed amendments. Mr. Sears requested that people dressed as a mascot or image associated with a business be defined as a sign. Mr. Sears also expressed concern with co-branding businesses and*



2. Individual Items

Mr. Tolley mentioned that this Thursday at 1pm the Cape Cod Commission will be holding a public hearing on the Mayflower Place project.

**Town Administrator’s Items**

1. Consent Agenda

- License Renewal - Town Taxi of Cape Cod
- Fee Waiver Request
  - 1. Cape Cod St. Patrick’s Parade
    - Police Department Admin Costs \$200.00 (est)
- Donations
  - 1. Parks & Recreation – Boardwalk Planks
    - Kenneth Casson \$150.00
    - Juliette Powers \$150.00
    - Carolyn Shapiro \$150.00
    - Philip Henderson \$150.00
    - Donna DiCuffa \$150.00
    - Frank Murray \$150.00
    - Catherine Polcari \$300.00
    - Natale Morello \$150.00
    - Deborah Brown \$150.00
    - James Mackie \$150.00
    - Kathleen Kemple \$150.00
    - Grace Morello \$150.00
    - Jeffrey Whittemore \$150.00
    - Marie Boyd \$150.00
    - John Arena \$150.00
    - Ed Tierney \$150.00
    - Michele Ross \$150.00
    - Peter Doherty \$150.00

**\$2,850.00**

2. Cemetery Division

- Charles Brewster \$35.00

**\$35.00**

3. Police Department

- Estate of Wilhelmina I Gomes \$416.96

**\$416.96**

4. Senior Services

- Anonymous Cash \$60.00
- Joe Guardino \$212.00
- Jane & Hank Stahr \$50.00
- Donation \$138.00
- Margaret Taylor \$39.00

**\$499.00**

**TOTAL \$3,349.00**

There was some discussion about fee waivers and it was agreed that a discussion on fee waiver policy be placed on a future agenda.

**MOTION:** To move that the Board of Selectmen approve the consent agenda.

**Motion by:** Jim Quirk                      **Seconded by:** Curt Sears                      Yea 5    Nay 0

# Adjourn

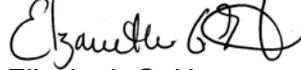
**MOTION:** To move that the Board of Selectmen adjourn the meeting at 9:42pm

**Motion by:** Jim Quirk

**Seconded by:** Tracy Post

Yea 5 Nay 0

Respectfully submitted,



Elizabeth G. Hartsgrove