**Public Planning Board**

Ted Nelson Joan Kozar

Al Rosenberg Jim Atkinson

Ann Howe Al Atkinson

 David Harris

 David Spitz

Joan Kozar (JK) provided a brief introduction, noting that at the EH Subcommittee’s request, David Spitz has been working on a new draft zoning document. The key differences were that the plan no longer calls for Growth Incentive Zone (GIZ) strictures; that no offsets are needed to meet the Cape Cod Commission (CCC) requirements under GIZ; open space planning will continue, but there is no plan for a Natural Resource Protection District (NRPD). The new plan generally follows the East Harwich Village Concept (EHVC) in terms of mixed use, standards for development, and lower levels of development. The draft was passed out to the audience and served as basis for the discussions.

Jim Atkinson (JA) made three main points:

* Offsets – while offsets will no longer be officially required since we are foregoing the GIZ, it is clear that we will continue to refine our approach to open space. We are looking for a whole package that takes into account conservation easements, town purchases of land, pursuing the “owners unknown” parcels, and contiguous green space.
* Traffic Mitigation and Intersections - one possible solution under discussion is impact fees that developers pay in lieu of actual mitigation measures. Any town on Cape Cod can assess impact fees, but it is very tricky. The impact has to be relatively direct (i.e. all fees need to be applied to the area in question, not overall in the town).
* Open Space – these areas should be within the boundaries of the zone in discussion

Criteria for Open Space:

* For active or passive use by the public
* Connected parcels
* A percentage of open space may be donated, or developers can be assessed a 10% value payment.

Ann Howe cited her experience in Sofia Bulgaria, where open space can be used for food trucks, for impromptu picnics, or perhaps for a greenway with exercise stops.

A question arose as to whether connecting green space parcels can be imposed legally under our zoning.

Ted Nelson said that property owners should be incentivized to create the connected green space you want. JA noted that with multiple owners this might not work.

Wastewater and sewering were also discussed briefly, and a comment was made that the (recently approved) 208 plan states “don’t develop unless you have to.”

The next meeting, scheduled for Thursday 23 July at 10am will be to discuss mitigation of traffic issues. DS will also continue discussions with the Opens Space and Recreation department.

(Note: The 23 July meeting was cancelled due to scheduling difficulties as was the subsequent meeting planned for 18 August.)

Adopted: 09.22.2015