



**PLANNING BOARD
MEETING MINUTES OF
January 16, 2013**

MEETING HELD IN THE JUDGE WELSH ROOM

Members Present: Mr. John Golden, Chair; Mr. Mark Weinress, Ms. Dorothy Palanza, and Ms. Marianne Clements

Others Present: Ms. Maxine Notaro, Permit Coordinator; Mr. David Gardner, Assistant Town Manager; Mr. Edward Atwood, Recording Secretary.

PUBLIC HEARING

Chair John Golden called the Public Hearing to order at 6:30 p.m.

**CASE FY13-06 Site Plan Review- 294 Bradford Street (*Residential Zone 3*),
Lester J. Murphy Jr. Attorney on behalf of Stanley Sikorski –**
Under the Zoning Bylaws Article 2, 2320, High Elevation Protection District A, The applicant seeks approval for the construction of a two-family residential structure on vacant land at property located at **294 Bradford Street, Provincetown MA, 02657.**

Presentation- Attorney Murphy made the presentation on behalf of the applicant along with Don McElway from FELCO Engineers. Mr. Murphy stated under Section 4160 Site Plan Review the application and design meets all set back requirements. The design has been reviewed and approved by the Building Commissioner and determined the structure meets all height requirements. A copy of the design plans have been submitted to the Fire chief, review pending. Applicant requests a waiver under Section 4163 re: curb radius, width and grade of driveway. All storm water run off will be contained on property and reused to irrigate plantings; electricity will be supplied by NSTAR underground lines, property will hookup to the Municipal Water system, applicant believes the proposed plan will have no negative impact on the Town of Provincetown or the property's abutters, and no changes to solar access for abutters. Applicant has filed a MESA application to determine any impact the proposed plan may have on the surrounding ecology, review pending response due within 30 days.

Mr. Don McElway, FELCO Engineers, explained in a bit more detail the proposed driveway, parking landing, retaining walls, basic lighting, and planting's which will include cedar and cypress.

Minimal grading and earth removal is proposed for the project. Mr. Murphy submitted additional photos of the site for the Board.

Public Comment- Bruce Gilmore on behalf of David Mayo, William Rogers, Jonathan Siniko, Anthony Fisher, Alan Yeller, Donald Dhiel, all comments from the public were made in opposition to application. Letters from Gale Malicote, Sean Phifer, Lori Vine, Robert Zeller, Linda Tenesan, Marianne Roth, Ron Malicote, Robert Malicote, Janet Humphrey, and Steven Bousset were all in opposition and were read aloud by John Golden and Mark Weinress.

Board Discussion- Mark Weinress requested that the following be added to the plans for further clarification; Stairway configuration, abutting driveways, detailed measurements of the proposed depth of the structure on the property. Ms. Palanza was concerned with the proposed location of the residence on the property and its impacts to the dune/ crest of the hill and the surrounding ecology. A general feeling of the Board is that they would like to see the crest of the hill remain intake. Ms. Clements requested a more detailed plan for the proposed drainage to control storm water/runoff; as well as more detailed lighting and landscape plan outlining how it will control runoff and lighting glare to any abutters. The final request of the board was to have working plans provided detailing the cross section measurements to help the board determine the depth of the structure.

Mr. Murphy requested that the application be continued to an upcoming Planning Board Public Hearing to allow the applicant ample time to provide further information the Board has requested. Mr. Murphy stressed the applicant's willingness to work along side the board to move this application forward.

John Golden moved to grant request to continue Case FY13-06 to the February 20th, 2013 Public Hearing. The motion was seconded by Dorothy Palanza, and so voted 4-0.

Mr. David Gardner, Assistant Town Manager requested the board set a date to meet with the Town Manager's Ad Hoc Zoning Bylaw Revision Committee for discussion on proposed amendments to zoning bylaws; Lighting Bylaw, Medical Marijuana Dispensing Site zoning, Site Plan Review Bylaw, Proposed Natural Cover Removal Bylaw, Proposed Earth Removal Bylaw Discussion on Building Scale Bylaw and any other potential bylaw amendments.

The Board set January 23, 2013 to meet with the Town Managers Ad Hoc Committee for the purpose of proposed bylaw amendments.

NEXT MEETING: The next meeting will take place on January 23, 2013. The Provincetown Planning Board will hold a Public Meeting and a joint meeting with the Town Manager's Ad Hoc Zoning Bylaw Revision Committee on Wednesday, January 23, 2013 at 6:00 p.m. in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

ADJOURNMENT: *Chair John Golden moved to adjourn at 9:30 p.m. and was so voted unanimously.*

Respectfully submitted,

Edward F. Atwood

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Approved by a vote of the Board on February 20, 2013