



PLANNING BOARD
April 08, 2013
Judge Welsh Hearing Room
6:30 p.m.

Members Present: Mr. Mark Weinress
Ms. Marianne Clements
Ms. Grace Ryder-O'Malley

Members Absent: Mr. John Golden, Chair
Ms. Dorothy Palanza

Other Staff Present: Ms. Maxine Notaro, Permit Coordinator

The meeting was called to order by Member Mark Weinress at 6:30 p.m.

Public Comment:

Mr. Hank Janowsky, resident, wanted to thank the Board for supporting Article 24 & 27 at this year's Annual Town Meeting.

General comments from the public closed at 6:35 p.m.

Public Hearing:

The public hearing was opened at 6:36 p.m.

Case FY13-12 Site Plan Review

Application by William N. Rogers II, P.E. & P.L.S., on behalf of Winslow Trading Co. under the Zoning Bylaws Article 4, Section 4100, Dwelling Units and Commercial Accommodations. The applicant seeks approval to construct six buildings with eleven two-bedroom units with an 18' wide access drive at the property located at **44-48 Winslow Street, Provincetown, MA (Res3 Zone)**.

William Rogers was unable to attend this hearing, in lieu of his attendance a letter, dated April 8, 2013 was read into the record by Member Mark Weinress. The applicant respectfully requests to continue Case FY13-12 until the next meeting of the Planning Board. Mr. Rogers stated the reason for this request was because the applicant is in contact with the Fire Chief trying to address the concerns he had regarding public safety concerns he had with this project.

Public Comment:

Public Comment was heard from the following:

Mary Derocco thanked the Board member for their time and hard work, however, feels the abutters/ neighbors have no real input on a proposed project, stating all the protections seem to be to benefit the applicant not the abutters or neighborhood.

Kathy Meades thanked the Board members for their time and dedication to serving on a town board. Ms. Meades asked the members how long a case is allowed to remain open, before the Board is required to take action. As per the Towns bylaws the Planning Board has 65 to grant an approval of continuance waiving the time constraints.

A point of order was requested by Ms. Victoria Shepps, Attorney, on behalf of 10 Georges Path, asking by what authority the Planning Board would be granting an extension of this application, in her interpretation the bylaw states the Board needed to make a decision within thirty (30) days from the close of the first Public Hearing.

Board Discussion:

Ms. Maxine Notaro, Permit Coordinator, informed the public the Board was operating with only 3 members lacking the quorum to make any decisions on this case, and that the applicant needed to re-submit the letter of continuance to include language regarding the waiver of time constraints. The Board would have to post and advertise another public hearing to allow Mr. Rogers to submit the letter with appropriate language.

The Board informed the public they have not received revised plans from the applicant.

The Board agreed to hold a meeting on April 11, 2013 to allow Mr. Rogers to come before the Board to request the continuance on Case FY13-12 waiving all time constraints.

Maxine Notaro informed the Board she would be in contact with Mr. Rogers regarding a revised letter.

A motion made by Member Marianne Clements to continue Case # FY13-12 to April 11, 2013 at 6:00 p.m. to allow time to receive revised plans addressing the Boards concerns with the application. The motion was seconded by Member Mark Weinress. VOTE 3-0-0.

CASE FY13-06 Site Plan Review (Continued to April 22, 2013)

Application by Lester J. Murphy, Jr. Attorney on behalf of Stanley Sikorski property located at 294 Bradford Street, Provincetown, MA.

Open Space and Recreation Plan Update:

Mr. Brian Carlson, Conservation Assistant, informed the Board the Open Space and Recreation Plan is used as a planning tool for Open Space and Recreation such as determining available open space for the community, financial resources, etc. One of the requirements of this plan is to get support from the Planning Board. Mr. Carlson is requesting a motion to approve and support the Open Space and Recreation Plan Update 2013-2018.

The Board thanked Mr. Carlson for information regarding the Open Space and Recreation plan and made a motion to support the update.

A motion made by Member Mark Weinress to approve the 2013-2018 Open Space and Recreation Plan. The motion was seconded by Member Marianne Clements. VOTE 3-0-0.

Any other unanticipated business that shall properly come before the Board:

No other business came before the Board.

Minutes:

The Board moved to review and approve the minutes of March 18, 2013 and March 27, 2013 at their next meeting on April 11, 2013 at 6:00 p.m. at Provincetown Town Hall.

Adjournment:

A motion made by Member Marianne Clements to adjourn the meeting of the Planning Board, April 8, 2013 at 8 p.m. The motion was seconded by Member Grace Ryder- O'Malley. VOTE 3-0-0.

Respectfully submitted,

Edward Atwood

Edward F. Atwood
Recording Secretary

