



PLANNING BOARD
April 11, 2013
Judge Welsh Hearing Room
6:00 p.m.

Members Present: **Mr. John Golden, Chair**
 Ms. Marianne Clements
 Mr. Mark Weinress
 Ms. Grace Ryder-O'Malley

Other Staff Present: **Ms. Maxine Notaro, Permit Coordinator**

The meeting was called to order at 6:00 p.m. by John Golden, Chair.

Public Hearing

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 (Res 3 Zone)**.

William N. Rogers, applicant read his letter for the record, requesting to continue Case FY13-12 Site Plan Review until the May 6th, 2013 public hearing of the Planning Board, waiving the time constraints. The purpose of this continuance would be to allow for more correspondence with the Fire Chief in an attempt to address the public safety concerns outlined in his letter.

The Board told Mr. Rogers they would like to see the revised plans submitted by April 25, 2013 to allow time for another site visit prior to the Boards hearing on May 6, 2013. The Board would like to see changes the plan to mediate the concerns with the width of the drive way, adding a turn around, reducing the number of units, preserve existing plants and mature trees, and provide money in escrow to protect the abutter's retaining wall.

Mr. Rogers is concerned the plans may not be ready in time to meet the April 25th 2013 deadline if there are major changes to the plans.

Mr. Rogers informed the Board that Lester J. Murphy, Attorney, for the applicant will either have the revised plans submitted on April 25th, 2013 or a letter will be submitted requesting to withdraw without prejudice Case FY13-12 and reapply under a new filing.

Public Comments:

Public Comments were heard from abutters Mary Derocco, and Patricia Benatti both concerned with the rights pertaining to abutters.

Ms. Maxine Notaro informed the abutters the applicant will be going before Zoning on April 18th, 2013 and recommends the abutters attend to express their concerns.

Board Discussion:

There was no further questions or comments from the Board.

A motion made by Member Marianne Clements to continue Case FY13-12 waiving the time constraints to the May 6th, 2013 hearing of the Planning Board. The applicant agrees to have revised plans submitted by April 25th, 2013 to allow time for another site visit prior to the May 6, 2013 hearing. The motion was seconded by Member John Golden. VOTE 3-0-0.

Minutes for review and approval:

Minutes for review and approval at the May 6th, 2013 meeting are as follows:

March 18, 2013	April 8, 2013
March 27, 2013	April 11, 2013

Adjournment:

A motion made by Member Marianne Clements to adjourn the Planning Board meeting of April 11, 2013 at 7:00 p.m. The motion was seconded by Member Mark Weinress. VOTE 3-0-0.

Respectfully submitted,

Edward Atwood

Edward F. Atwood
Recording Secretary

Approved by _____ on _____, 2013.

