



**PLANNING BOARD**  
**May 6, 2013**  
**Public Hearing**  
**Judge Welsh Hearing Room**  
**6:30 p.m.**

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

**Members Absent:**           **Ms. Grace Ryder O'Malley**

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

**The meeting was called to order at 6:30 p.m. by John Golden, Chair.**

**General Public Statements: No public statements were made.**

**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)**.

Lester J. Murphy, attorney, representing Winslow Trading Co. & William N. Rogers II, P.E. & P.L.S. for property located at 44-48 Winslow Street, Provincetown, MA (Res 3 Zone) informed the Board that his client submitted plan on April 25, 2013 in attempt to address concerns the Fire Chief and the Planning Board had with the proposed project including a 20 ft access road, relocating Building #6 to save an existing mature tree, and the addition of a lighting plan for the buildings and access drive.

Mr. Murphy submitted two (2) revised plans for the Boards consideration on May 6, 2013. Plan #1 was revised with respect to the relocation of access drive and building # 4; Plan #2 includes a 20ft access drive with a proposed emergency easement throu the VFW property to the end of Jerom Smith Road granted by the Veteran of Foreign Wars (VFW). A letter from the VFW Commander was included with the plans.

**Board Discussion:**

Member Dorothy Palanza & Member Mark Weinress feel the Board needs to be provided a legal binding easement attached to the property deed, rather than a letter of agreement.

Chair, John Golden, informed the applicant he felt the Board should not be receiving last minute plans at this meeting when the deadline for the plans was April 25, 2013 as stated at the previous hearing.

All members of the Board felt strongly they would not be able to vote in favor of Case FY13-12 until the applicant has garnished a legal easement from the VFW, and revised plans addressing all the concerns the Board had requested as follows: Building #6 to be moved 18 ft. to save a mature tree on the property, the inclusion of a cul-de-sac to allow for a car to turn around, given the lack of parking, \$15,000 dollars to be placed in an escrow account to protect abutting retaining wall, and a planting plan to mitigate noise.

Mr. Murphy requested that the applicant be allowed to withdraw without prejudice, and be given the time to revise plans and come back under a new filing.

The Board informed explained to Mr. Murphy that the Board would like to get the recommendation from Town Council regarding the legal easement.

***A motion made by Member Dorothy Palanza to allow Case# FY13-12 property located at 44-48 Winslow Street, Provincetown MA to withdraw without prejudice. The motion was seconded by Member Marianne Clements. VOTE 4-0-0.***

Ms. Maxine Notaro, Permit Coordinator explained to the public to clarify some confusion that the applicant withdrew his application without prejudice. The applicant will need to re-file under a new application with new plans, at that time abutters notices will be resent to all the abutters.

### **CASE# FY13-06**

#### **Site Plan Review (Continued to May 20, 2013)**

**Application by Lester J. Murphy, Jr. Attorney on behalf of Stanley Sikorski** under the Zoning Bylaws Article 2, Section 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 (Res3 Zone)**.

#### **Minutes to be reviewed and approved:**

##### **March 18, 2013 Regular Session**

***A motion by Member Marianne Clements to approve minutes of the Planning Board, March 18, 2013 as amended. The motion was seconded by Member John Golden. VOTE 4-0-0***

##### **March 27, 2013 Regular Session**

*A motion by Member John Golden to approve the minutes of the Planning Board, March 27, 2013 as amended. The motion was seconded by Member Marianne Clements. VOTE 4-0-0*

**April 22, 2013 Regular Session**

*A motion by Member Dorothy Palanza to approve the minutes of the Planning Board, April 22, 2013 as presented. The motion was seconded by Member Marianne Clements. VOTE 4-0-0*

**Adjournment:**

*A motion made by Member John Golden to adjourn the meeting of the Planning Board, May 6, 2013 at 7:30 p.m. The motion was seconded by Member Marianne Clements. VOTE 4-0-0*

Respectfully submitted,

**Edward F. Atwood**

Edward Atwood  
Recording Secretary

Approved by \_\_\_\_\_ on \_\_\_\_\_ 2013.