



**PLANNING BOARD
June 3, 2013
Public Hearing
Judge Welsh Hearing Room
6:30 p.m.**

Members Present: Mr. John Golden, Chair
Ms. Dorothy Palanza
Ms. Grace Ryder O'Malley

Other Staff Present: Mr. David Gardner, Assistant Town Manager
Ms. Maxine Notaro, Permit Coordinator

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

Public Comments:

No public comments

Public hearing was opened at 6:32 p.m.

CASE# FY13-17 Site Plan Review

Application by Broadway Electrical Co., Inc. under the Zoning Bylaws Article 2, Section 2320, High Elevation Protection District A. The applicant seeks approval for the installation of 153.12 KW ground mounted photo voltaic solar array at the property located at **90 Race Point Road (Transfer Station), Provincetown, MA (Res M, Municipal Zone).**

Dennis Darm, Broadway Electric and Ron Collins, Cape Light Compact informed the Board no grading would be required, all array will face south, no tree removal, install ground ducts for Nstar.

David Gardner, Assistant Town Manager, informed the applicant the 6 ft. wide access may not be sufficient, and would prefer the access drive to be 15 ft.

Member Grace Ryder O'Malley asked the applicant if there were plans for more in the future. The applicant replied that there would room at this site.

The Board had no further questions or comments regarding this application and so moved.

A motion made by Member John Golden to approve CASE# FY13-17 Site Plan Review with changes to the width of the access drive to be changed to 15ft and to coordinate that change

with the DPW Superintendent. The motion was seconded by Member Dorothy Palanza. VOTE 3-0-0.

CASE# FY13-16 Site Plan Review

Application by Daniel Kaizer and Adam Moss, 25 Miller Hill Road, Provincetown MA

Approval of Surety Bond

David Gardner, Assistant Town Manager, informed the Board that it is the recommendation of Town Council that the Planning Board does not get involved with escrow accounts between private individuals, and that it would not be appropriate for public purpose. The Planning Board should require the applicant to develop, maintain, and provide proof of insurance and have the individuals come to a private agreement outside of the Planning Board.

The Board was concerned how they are to notify the applicant of this and that the public left the last hearing knowing escrow accounts were to be setup. The Board asked if the application should be reposted.

David Gardner, Assistant Town Manager, recommends to re-notice CASE# FY13-16.

Minutes for review and approval:

May 6, 2013

A motion made by Member Dorothy Palanza to approve the minutes May 6, 2013 as presented. The motion was seconded by John Golden. VOTE 3-0-0.

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

David Gardner, Assistant Town Manager, informed the Board that the new FEMA flood maps were available for review and on the Town’s website.

Adjournment:

A motion made by Member Dorothy Palanza to adjourn at 7:00 p.m. the Planning Board meeting of June 3, 2013. The motion was seconded by Member Grace Ryder O’Malley. VOTE 3-0-0.

Respectfully submitted,

Edward Atwood
Recording Secretary

Approved by _____ on _____, 2013.

