



Public Meeting  
Monday  
August 05, 2013  
Judge Welsh Hearing Room  
6:30 p.m.

Members Present: Mark Weinress, Grace Ryder-O'Malley, Dorothy Palanza and Marianne Clements.

Members Absent: John Golden.

Staff: David Gardner, Assistant Town Manager and Maxine Notaro, Permit Coordinator

Mark Weinress called the meeting to order at 6:30 p.m.

Meeting Agenda

Public Comments - none.

**Case #FY14-01 Site Plan Review (Revised plans submitted for board signatures for 6 Single family structures on one lot)**

Application by William N. Rogers II, P.E. & P.L.S. on behalf of Winslow Trading Co. for 6 single family structures on one lot at the property located at 44-48 Winslow Street, Provincetown, MA (Res3 Zone).

**Motion: Dorothy Palanza moved to accept the revised plans dated July 31, 2013 as submitted.**

**Seconded: Marianne Clements. Voted: 4-0-0.**

**Discussion on potential bylaw amendments - Review and discussion on Site Plan Review**

Site Plan Review by Special Permit

c. developments consisting of a drive-through facility or raised loading dock or a commercial property consisting of curb cuts greater than 25% of street frontages.

The frontage of a property at present is an open curb cut. The intent is not to have additional use of the property without bringing the property up to certain specifications.

d. Developments consisting of the removal or fill from any premises of more than (Sinaiko 50 cy) cubic yards of sand, gravel, stone, topsoil or similar materials within any 12 month period.

The board members discussed the removal of fill and what the required amount should be.

Grace Ryder-O'Malley agreed the amount should be greater but should not have to capture everything by special permit.

Mark Weinress said the rule of thumb for removal of earth should not exceed a standard foundation. One could construct a dwelling up to 3900 square feet without triggering a special permit.

The board members discussed the amount to be between 2,500 and 3,000. No definite amount was determined. Further study and discussion will take place at a later meeting.

- e. Developments consisting of the exposure of more than (Sinaiko 5,000 sf) square feet of bare earth through either removal of filling on any parcel or contiguous parcels in the same ownership, (or, if in different ownership, is part of a common proposed site development scheme) unless in conjunction with agricultural activity, landscaping incidental to a dwelling existing on the premises, or in conjunction with a currently valid building permit or Special Permit for earth removal under the Zoning Bylaw, or within streets which are either public or designated on an approved subdivision plan.

After a brief discussion, the board members decided to remove #e in its entirety.

**Review Criteria**

The board members discussed the proposed changes and made further changes to this section.

**Minutes of previous meeting**

Motion: Grace Ryder-O'Malley moved to approve as corrected.

Seconded: Dorothy Palanza. Voted: 4-0-0.

**Any other unanticipated business that shall property come before the board**

None.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

**Maxine Notaro**

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2013.  
Mark Weinress, Chair