

Public Meeting
Wednesday, October 28, 2013
Town Hall Auditorium
6:30 p.m.

Members Present: Mark Weinress, Marianne Clements and Brandon Quesnell.

Members Absent: John Golden (excused), Dorothy Palanza (excused), Grace Ryder-O'Malley (excused).

Staff: Gloria McPherson (Town Planner).

Chair Mark Weinress called the meeting to order at 6:35 P.M.

Meeting Agenda:

Public Comments:

None.

Case #FY14-04 Site Plan Review: Deborah Paine, Inc. on behalf of Thomas Roberts

Under the Zoning By-Laws Article 2, Section 2320, High Elevation Protection District. The applicant seeks approval to modify the existing landscaping, retaining walls and decks at the property located at **9 Creek Round Hill Road, Provincetown, MA (Res 3 Zone)**.

Trevor Pontbriand and Ethan Poulin presented the application. Mr. Pontbriand explained that the applicant seeks to reconfigure existing landscaping on the property, including relocating retaining walls. In the process, approximately 2500 cubic feet of soil will be moved and relocated. Mr. Poulin stated that about three-quarters of the existing soil will be removed and about 50-100 yards of old plant material will be exchanged with new top soil. The existing rotten timber walls will be replaced with a retaining wall. Additional decking, to be placed on landscape timbers at grade, will also be added.

The Board and Ms. McPherson questioned Mr. Pontbriand and Mr. Poulin. The proposed retaining wall along the backside of the pool will consist partially of landscape timbers, with the remainder being poured concrete with a stone veneer. Some screening vegetation near the property line will be removed and an existing fence will be replaced in kind. The Board asked about a trench drain. Mr. Pontbriand explained that the proposed trench drain will be installed if necessary, as the pavers in the driveway are permeable and the existing drain has been adequate up to this point in time. No one else on the street has one. Mr. Poulin didn't see the need for one and noted that they tend to clog up over a period of a couple of years. The Board asked for more specific information about the proposed 6' fence and requested that the site plan be revised to include a note about removing and replacing the fence and indicating that the fence heights on the back are a combination of the 18" retaining wall plus a 4' high fence.

A motion was made by Marianne Clements to approve Case #FY14-04 with the condition that the site plan be revised to include a note that the trench drain will be installed if needed, that

the proposed fence specifications be provided and that the fence provide comparable screening as the existing fence. The motion was seconded by Brandon Quesnell. VOTE 3-0-0. Mr. Pontbriand will e-mail a revised site plan to Ms. McPherson.

Mr. Weinress raised an issue about parking spaces and curb cuts being added in the Historic District. The Board discussed this and other parking issues, including researching the process of adding spaces in Town and what the Board's role is in that process.

Minutes of previous meeting:

October 16, 2013: There was a motion by Marianne Clements to approve the language as written. The motion was seconded by Brandon Quesnell. VOTE 3-0-0.

October 21, 2013: There was a motion by Marianne Clements to approve the language as written. The motion was seconded by Brandon Quesnell. VOTE 3-0-0.

There was a motion by Marianne Clements to adjourn the meeting at 7:17 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2013
Mark Weinress, Chair