

PLANNING BOARD
Meeting Minutes
Monday, December 16, 2013
Caucus Hall
6:30 p.m.

Members Present: Mark Weinress, John Golden, Dorothy Palanza, Grace Ryder-O'Malley and Brandon Quesnell.

Members Absent: Marianne Clements (excused).

Staff: Gloria McPherson, Town Planner.

Chair Mark Weinress called the meeting to order at 6:30 P.M.

Meeting Agenda:

Public Comments:

None.

Case #FY14-05 Site Plan Review: (Request Postponement)

Application by Deborah Paine, Inc. on behalf of John Lamb and David Geiger under the Zoning By-Laws Article 2, Section 2320, High Elevation Protection District A. The applicant seeks approval to remove an existing deck and construct an 18'6" x 21'6" addition with a flat roof/roof deck above on the south elevation, construct a new deck on the south elevation with stairs down to grade and stairs up to the roof deck, modify existing dormers on the south side of the roof from hip roof dormers to gable roof dormers, push the front face of the dormers out slightly and add a door to the southwest dormer for access to the roof deck, connect the existing dormers on the south side of the roof with a new shed dormer to allow for more windows on the second floor and modify the existing dormers on the north side of the roof from hip roof dormers to gable roof dormers at the property located at **9 Telegraph Hill Road, Provincetown, MA (Res 1 Zone)**.

Case #FY14-06 Site Plan Review:

Application by Ted Smith, Architect, LLC, on behalf of Charles Piccirillo under the Zoning By-Laws Article 2, Section 2320, High Elevation Protection District A. The applicant seeks approval to construct a dormer and install solar panels on the dormer on the west elevation and to construct a deck over an existing breezeway at the property located at **50 Franklin Street, Provincetown, MA (Res 3 Zone)**.

Ted Smith and Charles Piccirillo presented the application. All ridge lines will remain the same height. The deck between the garage and the main house is below the garage ridge line and the proposed dormer is below the ridge line and will not be visible above the trees in the area. Nothing is being proposed for the first floor. The proposed solar panels on the dormer will not be higher than the ridge line. The railing of the deck is not significantly higher than the ridge line. Mr. Piccirillo mentioned that he also seeks to replace a small retaining wall, which is less than 3' high, with a fence and lower the grade slightly and to replace a second small retaining wall in the back yard with a wooden one. These issues arose after the site plan had been drawn.

The Board questioned Mr. Smith and Mr. Piccirillo about the retaining wall replacements and the property's proximity to conservation land. The applicant will look into the latter issue before work was done on the back retaining wall.

Alex Brown, an abutter, spoke in support of the application but had concerns about construction equipment damaging his property. There was 1 letter from an abutter in support of the application.

A motion made by Dorothy Palanza to approve Case #FY14-06. The motion was seconded by Grace Ryder-O'Malley. VOTE 5-0-0.

Case #FY14-07 Site Plan Review:

Application by William N. Rogers, II P.E., P.L.S., on behalf of Jonathan Sinaiko under the Zoning By-Laws Article 2, Section 2320, High Elevation Protection District A. The applicant seeks approval to construct a one-story addition at ground level at the property located at **292 Bradford Street Provincetown, MA (Res 1 and Res 3 Zone).**

Gary Locke and Jon Sinaiko presented the application. The applicant seeks to add a one-story, 945 sq. ft. addition at grade on concrete piers to an octagonal house. The area of the addition is very open and already disturbed. No trees are being moved.

There was no public comment.

The Board briefly questioned Mr. Locke and Mr. Sinaiko.

A motion made by John Golden to approve Case #FY14-07. The motion was seconded by Dorothy Palanza. VOTE 5-0-0.

New Cingular Wireless PCS LLC ("AT&T") requests a pre-application meeting with the Provincetown Planning Board pursuant to Article 7, Wireless Telecommunication Towers and Facilities, Section 7080, Application Requirements, of the Provincetown Zoning By-Law to discuss the installation of panel antennas on the façade of the existing water tank located at 7 Captain Bertie's Way (Assessor's Map 8-2, Lot 8) together with related amplifiers, cables, fiber and other associated antenna equipment including remote radio heads, surge arrestor, cable trays, GPS antennas and conduits, associated electronic equipment and a generator for emergency back-up power installed inside an equipment shelter to be located within the existing fenced area.

Ed Perry and Dan Bilezikian presented the application. AT&T is proposing to install a wireless communications facility at an existing water tank located on Captain Bertie's Way. The installation will consist of proposed antennas mounted to the existing water tank and an equipment shelter at the base of the structure. Chappell Engineering Associates took photo simulations of the facility from several different locations. An existing and a proposed set of photos were taken from Shank Painter Road, 800' west of the proposed site, a second set of photos were taken from Court Street, 800' south of the proposed site, a third set of photos were taken from High Pole Road, 1100' east of the site and a fourth set of photos was taken from

Jerome Smith Road, 950' north of the proposed site. The photos show the approximate location of the proposed antennas mounted to the water tank. Remaining photos submitted were taken as closely as possible within a two-mile radius of the proposed site.

The Board questioned Mr. Perry and Mr. Bilezikian about the project, including whether other wireless service providers would be able to put antennas on the water tower, the possibility of noise from generator use or generator testing emanating from the site and the feasibility of moving the location of the vertical cable tray closer to the existing ladder location. Grouping the two vertical elements together would be preferable to having two elements located on different areas of the tower. The new location would make it less visible from the Monument, but it would be visible from the school. Mr. Perry thought it possible as long as the Water Department agreed to the new location and it doesn't interfere with any buried utilities.

Mr. Perry requested that the following be granted to AT&T: a waiver from the requirement that AT&T retain a radio frequency consultant to monitor the background levels of EMF radiation around the proposed facility, a waiver from the requirement that the post-installation monitoring of non-ionized radiation and the subsequent filing of reports of those monitoring results prepared by an independent consultant with the Board of Selectmen, the SPGA, the Board of Health, the DPW Director, the Building Inspector and the Town Clerk on a semi-annual basis and that the term of the Special Permit is co-terminus with the lease agreement with the Town.

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

Ms. Palanza mentioned some proposed Board goals, including continuing to revise the outdoor lighting by-law, updating the Local Comprehensive Plan, collaborating with the Conservation Commission to strengthen local wetlands by-laws and curb cuts. The Board discussed the goals. Ms. McPherson asked to be e-mailed the Board's work on the outdoor lighting by-law and added that site plan review design standards was another issue to work on in the near future.

Ms. McPherson suggested that since the Board has two meetings a month, that one of those meetings be a work meeting where by-laws and by-law revisions are discussed and that the other meeting be for public hearings. She also would like to move the Board's meetings from Mondays when they sometimes conflict with BOS meetings, to the second and fourth Thursdays of each month, starting in February. The Board discussed these issues.

Minutes of previous meeting:

There were no minutes from the previous meeting.

There was a motion by John Golden to adjourn the Planning Board meeting of December 16, 2013 at 8:10 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2014
Mark Weinress, Chair