

PLANNING BOARD
Meeting Minutes
Thursday, October 23, 2014
Judge Welsh Hearing Room, Town Hall
260 Commercial Street
6:30 P.M.

Members Present: Mark Weinress, Grace Ryder-O'Malley and Dorothy Palanza.
Members Absent: John Golden, Brandon Quesnell and Marianne Clements.
Staff: Gloria McPherson, Town Planner.

At 6:35 pm the Chair noted a quorum and called the meeting was called to order.

There were no public comments

Public Hearings

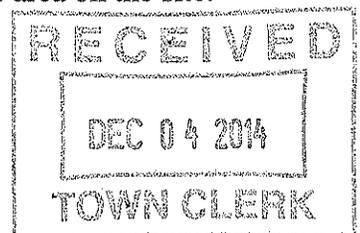
- a) **Case #FY15-7, Application by Five Star Pet Services, LLC dba Provincetown Pet Resort** requesting Site Plan Approval and a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, for a commercial property with a curb cut greater than 25% of the frontage, for Phase 2 parking and landscaping improvements to a previously approved Site Plan (Case #FY14-21) at the property located at **79 Shank Painter Road**.

Mr. Weinress noted that this hearing was previously continued to the December 11th meeting.

- b) **Case# FY15-10 Application by Tom Tannarillo dba Trevor's Tide LLC** requesting a waiver of Site Plan Review under Article 4, Section 4015 a.(2), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, for property located at **344-346 Commercial Street**.

Tom Tannariello presented his request for waiver. He explained that he was not changing any exterior accesses which could impact circulation and the lot was almost entirely built out, limiting the opportunities for public amenities. He said that he had tried to find a place for a bike rack, but there was no room for one without blocking walkways. It was possible to put a place to lock a bike on the building, but the Planning Board agreed that this was not a reasonable location because of the adjacent steps. Mr. Tannariello stated that all outdoor light fixtures would be dark sky compliant and provided the Planning Board with specification sheets of his selected fixtures for the file.

The Planning Board discussed the application and the limited usable area on the site.



Ms. Ryder-O'Malley made a motion to grant a waiver of the Site Plan Review requirement for Case FY15-10. Ms. Palanza seconded. The motion passed unanimously.

At 6:50 pm, Mr. Weinress closed the public hearing portion of the meeting and the Planning Board began the work session portion.

Work Session

a) Pending Decisions

Case #FY15-3, Application by Eric Dray requesting Site Plan Review and a Special Permit pursuant to Article 4, Section 4015(a)(1), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to create a fourth dwelling unit in a new freestanding structure at the property located at **258A Bradford Street**.

Ms. Ryder-O'Malley read the draft decision for Case FY15-3. The Planning Board had comments and revisions regarding the organization of the "specific findings" section. Ms. Ryder-O'Malley would make the revisions and bring the decision back to the next meeting. Ms. McPherson would look up the deed book and page and send that information to Ms. Ryder O-Malley.

There was a motion by Ms. Ryder-O'Malley to adjourn the Planning Board meeting. Motion was seconded by Ms. Palanza. Motion passed unanimously.

Respectfully submitted,
Gloria McPherson

Approved by *Dorothy Palanza* on *Dec 14*, 2014
~~Mark Weinress, Chair~~
Dorothy Palanza, VICE Chair