

PLANNING BOARD
Meeting Minutes
Thursday, March 12, 2015
Judge Welsh Room
6:30 P.M.

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

Members Absent: Marianne Clements.

Staff: Gloria McPherson, Town Planner.

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

Public Comments

There were none.

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**.

Ms. McPherson reported that the applicant could not be at this meeting because of jury duty and requested that the Planning Board continue the hearing to March 26.

Ms. Ryder-O'Malley made a motion to continue the hearing to March 26 at 6:30. Mr. Golden seconded. The motion passed unanimously.

Case #FY15-14

Application by William N. Rogers on behalf of James D. Epstein and Thomas A. Hess requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (B), of the Provincetown Zoning Bylaw, to install a pool with all associated site work at the property located at **5 Telegraph Hill Road**.

William N. Rogers, P.E., addressed the board and noted that he staked the site as requested. The Board thanked him.

Mr. Weinress stated that he visited the site, noting that there was a lot of snow. He believes the only question was the fence location. It was hard to see exactly where the slope was, but the fence didn't look close.

Mr. Campbell stated that he stopped by on the way to the meeting. He thought the fence location looked fine.

Mr. Quesnell asked about the enclosure for the pool equipment and whether the neighbors could see it.

Mr. Rogers replied that the enclosure would be a four-foot high stockade fence that would completely screen the pool equipment from the neighbors' view.

There was no public comment. There were no letters in the file.

Mr. Golden made a motion to approve as submitted. Ms. Clements seconded. The motion passed unanimously.

Case #FY15-15

Application by Ted Smith Architects LLC on behalf of Charles Piccirillo requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to construct a 4'6" deck at the rear of the structure and install a spiral stair to access a previously approved roof deck at the property located at **50 Franklin Street**.

Mr. Quesnell stated that he did a site visit and had a question regarding the retaining wall which appeared to be newly constructed and looked massive. He would like to know if that was part of the prior Site Plan Approval from the Planning Board. He also noted some downspouts that should probably be put into a drywell so they do not compromise the integrity of the deck and stairs.

Ms. McPherson stated that this is something that the board can ask for as part of their Site Plan Review. She said she would look at the file to see what was approved regarding the retaining wall and will bring the old approvals to the next meeting.

The Board discussed the work that was previously approved.

Mr. Quesnell made a motion to continue the hearing to the meeting of March 26 at 6:30 pm. Ms. Ryder-O'Malley seconded. The motion passed unanimously.

Work Session

Case #FY15-17

Application by William N. Rogers P.E. on behalf of A.B.S. Realty Trust for endorsement of a plan believed not to require approval (ANR) to combine two lots at the property located at **40-40A Winslow Street (Assessor's Map 08-2, Parcel(s) 18&18A)**.

Mr. Rogers presented a plan believed to not require approval to the Board. He stated that they are combining the two lots, which makes a single conforming lot. He noted that this is registered land, and the plan has been approved by land court.

There was no public comment. There were no letters in the file. The board had no questions or comments.

Ms. Clements stated that this was straightforward.

Mr. Golden made a motion to endorse the plan. Ms. Clements seconded. The motion passed unanimously.

Election of Officers

Mr. Weinress stated that he would be willing to continue to serve as Chair.

Ms. Ryder-O'Malley nominated Mr. Weinress for Chair. Mr. Quesnell seconded.

Ms. Clements nominated Mr. Golden for Chair. Mr. Campbell seconded.

Ms. McPherson noted that this is more exciting than the race for Selectboard.

Mr. Weinress stated that he is happy with work that he has done and would like to continue on, although he is not married to the idea.

Mr. Golden stated that he feels meetings have become more contentious and would like to see a kinder, gentler board, noting that when he was chair in the past, the applicants weren't the enemy.

The Board decided to vote by secret ballot. Ms. McPherson read the ballots; Ms. Clements tallied.

The vote was 3-3.

Ms. Clements noted that after seven years on the Planning Board, she is resigning and her last meeting will be the meeting the 26th. She questioned whether she should vote.

The Board agreed that she should indeed be voting after serving for seven years.

The board discussed options. Ms. McPherson will look into whether co-chairs are allowed, and the Board agreed to wait for Board turnover to vote again if necessary.

Minutes

The Board reviewed the Minutes of February 26, 2015.

Ms. Clements made a motion to accept the Minutes as written. Mr. Golden seconded. The motion passed unanimously.

Other Business

Ms. Ryder-O'Malley noted the continued hearings are continued to the same date as the public hearing on the proposed Zoning Bylaw Amendments.

Ms. McPherson thought the ZBL hearings should be first and said she would notify the applicants that their hearings would not start right at 6:30.

Ms. Ryder-O'Malley stated the Board could use the white board to project the applicable bylaws so that everyone understands what the Board is referring to or asking them about. She thought it would improve transparency about where information is coming from and why the Board is asking for information.

Ms. McPherson said it would be simple to have the town website up with Zoning Bylaw. She could pull up the applicable sections as necessary.

The Board discussed inviting other Town Boards to the public hearing on the ZBL amendments. Ms. McPherson will send an email to FinCom, CHC and BOS to come to the March 26th public hearings.

Mr. Quesnell asked whether the Planning Board could pull zoning articles from the warrant if other boards don't participate in the public hearings. As an example, the BOS asked for the accessory dwelling unit bylaw, if they don't support it, can the Planning Board withdraw it.

Mr. Golden stated that the Board we can withdraw it by pulling it on the floor.

There was a general discussion about the proposed amendments.

Ms. Ryder-O'Malley stated she would also like to have a conversation about how meetings are run, noting that there seems to be an underlying tension on the Board.

At 7:26 pm, Mr. Golden made a motion to adjourn. Ms. Clements seconded. The motion passed unanimously.

Respectfully submitted,
Gloria McPherson

Approved by _____ on _____, 2015
Mark Weinress, Chair