

PLANNING BOARD  
Meeting Minutes  
Thursday, May 14, 2015  
Judge Welsh Room  
6:30 P.M.

**Members Present:** Grace Ryder-O'Malley, Brandon Quesnell, Ryan Campbell and Jim Woods.  
**Members Absent:** Mark Weinress and John Golden.  
**Staff:** Gloria McPherson, Town Planner.

Acting Chair Ryder-O'Malley called the meeting to order at 6:34 P.M.

**Public Comments**

There were no public comments.

**Public Hearings**

**Case #FY15-16 (Continued from April 23)**

**Application by William N. Rogers II, PE & PLS on behalf of Demetrios Daphnis** requesting Site Plan Approval pursuant to Article 4, Section 4015(a)(1)(5), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct 4 structures containing 5 dwelling units and perform associated site work resulting in the moving of more than 750 cubic yards of earth at the property located at **67 Harry Kemp Way**.

The Board members determined that there was no quorum because one member present realized that he is an abutter.

Mr. Quesnell moved to continue the hearing to the meeting of May 28 at 6:30 pm and Mr. Campbell seconded. The motion passed unanimously.

**Case #FY15-19**

**Application by Town of Provincetown** requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), and Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Provincetown Zoning Bylaw to place an 8'x40' conex box for the storage of emergency supplies at the property located at **12 Winslow Street**.

Morgan Clark, Provincetown Health Agent and Jim Golden, Provincetown Acting Police Chief, presented the application to the Board.

Chief Golden stated that he and Ms. Clark serve jointly as the Town's emergency managers. The Town is required to maintain shelter storage supplies, which are currently stored in an on-site mobile storage container. Phase 2 of the shelter plan requires more storage space. The proposal is to move the existing supplies and consolidate all supplies in a non-mobile portable storage structure, known as a "conex" container.

There were no public comments.

Mr. Quesnell read from the old proposed portable storage structure bylaw to go over some of the standards that the board had sought to apply.

The Board discussed the length of the proposed structure, which is less than what the maximum was in the proposed bylaw.

The Board discussed screening, which would have been required, and noted that the location is already screened from view.

Mr. Woods stated that he did a site visit and thought the proposed location was appropriate for the structure.

Mr. Campbell made a motion to approve the application as presented and Mr. Quesnell seconded. The motion passed unanimously.

## **Work Session**

### **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. Ryder-O'Malley read the decision for 79 Shank Painter Road that had been written by Mr. Golden and edited by Ms. McPherson. The Board members noted and agreed upon some minor corrections that were not substantive in nature.

The Board unanimously approved the decision, with minor corrections noted.

### **Request for release of Surety Bond at 25 Miller Hill Road (FY13-16)**

Ms. McPherson explained that the owners of 25 Miller Hill Road were requesting the release of one of the two performance bonds that the Planning Board had made a condition of approval because the work that it was to ensure was done June of last year.

Mr. Quesnell stated that he and Ms. Ryder-O'Malley had performed a site visit. He noted that the applicant has done everything possible to ensure the stability of the slope, but there is runoff from the immediate abutter's downspout which is causing a significant amount of erosion of both their own property (with the pool) and the property at 25 Miller Hill Road. He stated that there was water running adjacent to the fence. He is concerned that the integrity of the dune is being compromised by the lack of a drywell.

The board asked Ms. McPherson to follow up. Ms. McPherson said she would check if there is an approved site plan for the property, which would put this under the jurisdiction of the Planning Board. She will also check with the conservation agent, Austin Brandt.

Mr. Campbell made a motion to release the surety bond for the retaining wall (but not the bond for potential damage to the roadway) and Mr. Woods seconded. The motion passed unanimously.

### **Review and discussion of draft letter to MassHousing regarding Comprehensive Permit Project Eligibility application by BPJC, LLC for the property located at 350 Bradford Street (Res3 Zoning District)**

Board members read the latest draft of a letter written by Ms. Ryder-O'Malley and Ms. McPherson. Minor corrections were made.

### **Minutes of the March 26 and April 23, 2015 meetings**

Mr. Woods made a motion to approve the Minutes of March 26<sup>th</sup> with minor corrections, which was seconded by Mr. Campbell. The motion passed unanimously.

### **Other Business**

The Board discussed the Local Comprehensive Plan and developing a Local Planning Committee.

Mr. Campbell suggested adding a "Waterfront" chapter because it covers so many things that are important to the LCP: economic development, recreation, open space

Ms. Ryder-O'Malley would like to see broad representation from a lot of town boards and committees.

Mr. Quesnell suggested tapping members of the Community Preservation Committee, since it pulls in members from various other committees.

Ms. McPherson asked if there were any Planning Board members who would like to be on the LPC. Mr. Woods and Mr. Campbell volunteered.

The Board reviewed a list of all town boards and committees and agreed that they would recommend to the Board of Selectmen that the following have representatives on the LPC:

- Art Commission
- Beautification Committee
- Bicycle Committee
- Building Committee
- CHC – 2 members
- Conservation Commission
- COA
- Harbor Committee
- BOH
- Historical Commission
- HDC
- Open Space Committee
- Public Pier Corp
- Recycling and Renewable Energy
- Shellfish Committee
- VSB
- Water and Sewer Board
- ZBA

Mr. Woods suggested, and the Board agreed, that there should be a liaison from town boards and committees that are not LPC members, including:

- Airport Commission
- Animal
- Assessors
- Cemetery commission
- Cultural Council
- School Committee
- Disability
- Housing Authority

The Board agreed that there should be representatives from the business community, perhaps from the PBG and the Chamber of Commerce.

The Board agreed that there would be key municipal staff involved in the process, though not on the LPC, including:

- A representative from the DPW
- A representative from Police, Fire, or Emergency services
- Health Agent
- Conservation Agent
- Parking superintendent
- Harbor Master
- Housing Specialist
- Director of the VSB

The Board also recommends having 3-5 at-large members from the community not represented in other categories.

### **ZBL Amendments**

The Board reviewed Ms. McPherson's memo to the BOS regarding the zoning amendments discussed previously by the Planning Board.

Ms. Ryder-O'Malley had concerns that the list was long and she did not want the Planning Board members to overwhelm themselves by taking on too much and not doing things as well as they could.

Mr. Quesnell thought it was important to find out what the BOS wants to accomplish and have them participate in the construction of the amendments.

Ms. McPherson said that she believed the BOS priority was an Inclusionary Housing Bylaw, to which she added it was important to include incentive zoning with inclusionary requirements. Other priorities she was not as certain about. A discussion of Inclusionary Housing and Incentive Zoning Bylaw ensued.

*There was a motion by Mr. Woods to adjourn the Planning Board meeting at 8:45 pm. Mr. Quesnell seconded. The motion passed unanimously.*

Respectfully submitted,  
Gloria McPherson

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2015  
John Golden, Chair