

Public Meeting

October 8, 2015

The Provincetown Planning Board will hold a Work Session at 6:30 p.m. on Thursday, October 8, 2015 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Public Comments

2. Public Hearings

i. Case #FY16-03

Application by Victor DePoalo requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to construct a two family structure with associated site work at the property located at **164 Bradford Street Extension**.

ii. Case #FY16-04 (Applicant requests case to be postponed to Oct. 22)

Application by Lester J. Murphy on behalf of 3 Cottages LLC 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 demolish 3 existing cottages and construct two duplex structures resulting in a total of 5 dwelling units on the lot and perform associated site work resulting in the excavation of more than 750 cubic yards of earth at the property located at **52 Creek Road**.

iii. Case #FY16-05

Application by Derik Burgess of Cape Associates on behalf of Peter Portney requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to demolish existing sunroom on the west side of the structure and reconstruct with a larger footprint and roof deck at the property located at **39 Pearl Street**.

3. Work Session

- a. Discussion regarding proposed change to the window and door placement of approved dwelling units at 664R Commercial Street (Case #FY14-27); no changes to the site plan
- b. Discussion regarding potential Zoning Bylaw amendment: Inclusionary Bylaw and Incentive Zoning
- c. Discussion regarding board member vacation schedules and quorums
- d. Discussion regarding expanding cell service and email from Verizon of 9-16-15
- e. Minutes of April 23, May 28, July 23, August 13, August 27, September 10 and September 24, 2015 meetings
- f. Any other business that may properly come before the Board

John Golden, Chair

Posted by the Town Clerk www.provincetown-ma.gov
