

Public Meeting

November 12, 2015

The Provincetown Planning Board will hold a Public Hearing at 6:30 p.m. followed by a Work Session, on Thursday, November 12, 2015 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Public Comments

2. Public Hearings

a) Case #FY16-04 (Postponed from October 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**.

b) Case #FY16-06 (Continued to December 10)

Application by Lester J. Murphy on behalf of Kathleen C. Meads requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), and Article 4, Section 4015(a)(1)(5), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct two duplex structures, one per lot, install a shared driveway and perform associated site work resulting in the excavation of more than 750 cubic yards of earth at the property located at **5 & 7 Georges Path**.

c) Case #FY16-08

Application New Cingular Wireless LLC dba AT&T on behalf of Cabral Enterprises requesting Article 4, Section 4010, Administrative Site Plan Review, of the Provincetown Zoning Bylaw, to increase the width and height of an existing radio frequency antenna located on top of the fish house at the end of the pier to facilitate the collocation of new antenna for cell service upgrades at the property located at **9 Ryder Street**.

d) Case #FY16-09

Application by Louise Venden requesting Site Plan Approval pursuant to Article 2, Section 2440 (A1a)(2), Permitted Principle Uses, of the Provincetown Zoning Bylaw, to create an accessory dwelling unit within the Res 1 zoning district that comprises of less than 40% of the total gross floor area of existing principle residence at the property located at **16 Thistlemore Road**.

3. Work Session

a) Inclusionary Bylaw and Incentive Zoning – preliminary mapping of Incentive Overlay Zones

b) Discussion regarding board member vacation schedules and quorums

c) Minutes of April 23, May 28, July 23, August 13, August 27, September 10, September 24, October 8, October 13 and October 22, 2015 meetings

d) Any other business that may properly come before the Board

4. Information

a) Site Plan Review Information Packet

John Golden, Chair

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