

# Public Meeting Agenda

December 3, 2015

The Provincetown Zoning Board of Appeals will hold a Work Session starting at **6:45** pm and a Public Hearing at **7:00** pm on Thursday, December 3, 2015, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

## A. Work Session

- i. Pending Decisions
- ii. Review and approve Minutes of the November 19, 2015 meeting
- iii. Review 2016 Meeting Calendar and discussion regarding board member vacation schedules and quorums
- iv. Any other business that may properly come before the Board

## B. Public Hearings

- i. **Case #FY 16-10 (Continued to December 17)**  
**Application by Lester Jay Murphy Esq. on behalf of 3 Cottages LLC** requesting a Special Permit pursuant to Article 2, Section 2550, Multiple Buildings Per Lot, and Article 3, Section 3110, Change, Extension or Alteration, to demolish three existing single family structures and construct two duplex structures at the property located at **52 Creek Road (Res 3 Zoning District)**.
- ii. **Case #FY 16-12 (Continued from November 19)**  
**Application by Siobhan Carew** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the existing restaurant with full liquor license but under new management and with no change to seating layout or increase in seating at the property located at **99 Commercial Street (Res 3 District)**.
- iii. **Case #FY 16-13 (Continued from November 19)**  
**Application by Kevin Bazarian on behalf of Zoltan's Landing LLC** requesting a Special Permit pursuant to Article 2, Section 2550, Multiple Buildings Per Lot, Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to demolish an existing single story building and reconstruct a two story building within the existing footprint and to preserve the two principle structures on the lot without the required square footage at the property located at **401 1/2 Commercial Street (TCC District)**.
- iv. **Case #FY 16-15**  
**Application by Bay Ocean Properties LLC dba Mac's Provincetown** requesting a renewal of a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the 260 seat restaurant with full liquor license, live entertainment and outdoor seating at the property located at **85-87 Shankpainter Road (GC Zoning District)**.
- v. **Case #FY 16-16**  
**Application by Broken Wheel Farm LLC dba Purple Feather** requesting a renewal of a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the 32 seat restaurant with outdoor seating and will be seeking a full liquor license at the property located at **334 Commercial Street (TCC District)**.