

Public Meeting

December 10, 2015

The Provincetown Planning Board will hold a Public Hearing at 6:30 p.m. followed by a Work Session, on Thursday, December 10, 2015 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Public Comments

2. Public Hearings

i. **Case #FY16-04 (Postponed to the January 14, 2016 hearing)**

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**.

ii. **Case #FY16-06 (Continued from October 22)**

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**.

iii. **Case #FY16-10**

Application by Edward D. Pare of Brown Rudnick LLP on behalf of T-Mobile Northeast LLC requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (B), and Article 4, Section 4010, Administrative Site Plan Review, of the Provincetown Zoning Bylaw, for the collocation of panel antenna arrays with associated equipment and cables on the water tower, and the construction of a 9.6'x19.6' metal platform supported by 4 concrete piers to hold equipment at the property located at **120 Mount Gilboa Road**.

iv. **Case #FY16-11**

Application by Edward D. Pare of Brown Rudnick LLP on behalf of T-Mobile Northeast LLC requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (B), and Article 4, Section 4010, Administrative Site Plan Review, of the Provincetown Zoning Bylaw, for the collocation of panel antenna arrays with associated equipment and cables on the water tower, and the installation of a 10'x20' concrete pad for base equipment at the property located at **7 Captain Bertie's Way**.

3. Work Session

a) Pending Decisions

Case #FY16-09 (Jim)

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**.

b) Inclusionary Bylaw and Incentive Zoning – preliminary mapping of Incentive Overlay Zones; discussion of incentives

c) Update regarding the Local Comprehensive Plan

- d) Selection of representative to the Cape Cod Commission
- e) Discussion regarding board member vacation schedules and quorums
- f) Minutes of April 23, May 28, July 23, August 13, August 27, September 10, September 24, October 8 and October 22, 2015 meetings
- g) Any other business that may properly come before the Board

John Golden, Chair

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