

Public Meeting

February 25, 2016

The Provincetown Planning Board will hold a Public Hearing at 6:30 p.m. followed by a Work Session, on Thursday, February 25, 2016 in the Caucus Hall Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Public Comments

2. Public Hearings

a. **Case #FY16-06**

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**.

b. **Case #FY16-13**

Application by 20 Pleasant Street LLC requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to demolish existing garage and build a new residential structure with an expanded footprint, install a new septic system and construct two dormers, and a roof deck with exterior stair case on the existing principle structure with associated site work at the property located at **20 Pleasant Street**.

c. **Case# FY16-14**

Application by Steve Cook of Cotuit Bay Design LLC on behalf of Winslow Street Trading Company requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw to modify previously approved site plan case #FY14-01, to turn building #4 from a 2 bedroom single family home to a 2 bedroom two family home at the property located at **44-48 Winslow Street**.

d. **Case #FY16-21**

Application by George N. Tagaris requesting Site Plan Approval pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Provincetown Zoning Bylaw, to construct a new two family structure, and combine two existing cottages to create one single family home, with associated site work at the property located at **143 Commercial Street**.

3. Work Session

a. Pending Decisions

Case #FY16-09 (get folder back to DCD)

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**.

(Work Session on next page)

Case #FY16-04 (Jim)

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**.

Case# FY16-19 (Ryan)

Application by 26 Alden LLC requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw to modify a previously approved site plan case #FY15-2, to eliminate a shed, increase parking by two spots, plant an additional tree, change surface parking from paving to pea stone, place an easement for pedestrian traffic to Motta field, install timber retaining walls on the rear of the property and change wheel stops from concrete to timbers at the property located at **26 Alden Street**.

Case #FY16-20(Need John's signature on back of decision sheet)

Application by Pavel Fiodarau on behalf of Jill and Jane Rothenberg-Simmons requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to construct a second story and roof deck up the existing single story portion of the structure with no change to the buildings footprint at the property located at **89 Bayberry Ave**.

- b. Discussion regarding proposed Zoning Bylaw amendments
 - Inclusionary Bylaw
 - Use Table
 - Growth Management Bylaw
 - Food Trucks (survey)
- c. Minutes of April 23, August 27, September 10, September 24, October 8 and October 22, 2015 January 14, January 26 and February 11 2016 meetings
- d. Any other business that may properly come before the Board

John Golden, Chair

Posted by the Town Clerk www.provincetown-ma.gov 2/19/16 11:45 am dj