

Public Meeting

March 24, 2016

The Provincetown Planning Board will hold a Public Hearing at 6:30 p.m. followed by a Work Session, on Thursday, March 24, 2016 in the Caucus Hall Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. **Public Comments**

2. **Public Hearings**

Proposed Zoning Bylaw Amendment

Discussion of proposed amendment to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, of the Provincetown Zoning Bylaw (ATM Warrant Article 24).

Proposed Zoning Bylaw Amendment

Discussion of proposed amendment to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, of the Provincetown Zoning Bylaw (ATM Warrant Article 25).

Proposed Zoning Bylaw Amendment

Discussion of proposed amendment to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, of the Provincetown Zoning Bylaw (ATM Warrant Article 26).

Proposed Zoning Bylaw Amendment

Discussion of proposed amendment to Article 6, Growth Management, Section 6500, Table of Use Categories and Priorities, of the Provincetown Zoning Bylaw (ATM Warrant Article 27).

Proposed Zoning Bylaw Amendment

Discussion of the proposed amendment to Article 1, Definitions, of the Provincetown Zoning Bylaw (ATM Warrant Article 28).

Proposed Zoning Bylaw

Discussion of proposed bylaw to Article 4, Special Regulations, Section 4810, Inclusionary Housing Bylaw, and other corollary Zoning Bylaw amendments (ATM Warrant Article 29).

Case #FY16-13 (continued from March 10)

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**.

Case #FY16-22

Application by McLane Middleton PA on behalf of Cellco Partnership d/b/a Verizon Wireless requesting Special Permit pursuant to Article 7, Wireless Telecommunication Towers and Facilities, of the Provincetown Zoning Bylaw, to install 'small cell' and 'CRAN' wireless communication on top of existing utility poles at the following locations:

1. Pole #36/1997, 262 Bradford Street
2. Pole #1/8, 471 Commercial Street
3. Pole #36/2031, 14 Johnson Street
4. Utility Pole #5, 261 Commercial Street
5. Pole #2/29, 42 Bradford Street
6. Utility Pole #3/7, 26 Tremont Street
7. Utility pole at Shank Painter Road and Silva Lane

3. Work Session

i) Pending Decisions

(a) **Case #FY16-06 (John)**

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 #FY16-04 (Jim) (need revised plans)**

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**.

(c) **Case# FY16-19 (revised decision - 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**.

ii) Minutes of April 23, August 27, September 10 and October 22, 2015, January 14, January 26, February 11, February 25, and March 10, 2016 meetings

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

John Golden, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 3/17/16 4:50 pm dv