

PLANNING BOARD
Meeting Minutes

Thursday, February 25, 2016

Judge Welch Room
6:30 P.M.

Members Present: John Golden, Brandon Quesnell, Ryan Campbell, Jim Woods, Grace Ryder-O'Malley, and alternate Steven Baker

Members Absent: none

Staff: Gloria McPherson, Town Planner

Chair Golden called the meeting to order at 6:30 p.m.

Public Comments

There were no public comments.

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.

Ms. Ryder-O'Malley stated for the record that she had watched the meeting, filled in the paperwork for the Mullen Rule and handed it in to Gloria that she may sit in on the case.

Attorney Lester J. Murphy appeared with and on behalf of Kathleen Meads, property owner, Reggie Donohue of Coastal Engineering and Gordon Peabody of Safe Harbor.

Attorney Murphy reviewed the history of the project, that this project had received unanimous approval of the Conservation Commission, that all has been done properly. He handed out a spreadsheet that Ms. Meads had put together re real estate taxes and stated that everything complies with Zoning Bylaws. He also discussed a detailed revised plan for the driveway construction, addressing every issue that the Planning Board has raised, and asked that the Planning Board would act favorably.

Reggie Donohue of Coastal Engineering stated that they would be able to reduce site disturbance with the use of geotextile fabric and riprap stone on the slopes adjacent to the driveway and that Gordon Peabody would address alternative vegetation measures.

Gordon Peabody of Safe Harbor Environmental discussed his preference for natural systems, natural vegetative material rather than stone, and discussed strategy.

Ms. Ryder-O'Malley expressed appreciation for the time taken to address the Planning Board's concerns.

Mr. Woods made a motion to approve the Application by Lester J. Murphy on behalf of Kathleen C. Meads for the property located at 5 & 7 Georges Path with approval of the waivers related to curb radii, width of driveway to 12 feet, and maximum centerline grade of 20%. Mr. Campbell seconded. Mr. Quesnell opposed. The motion passed 5-1-0.

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 staircase on the existing principal structure with associated site work at the property located at 20 Pleasant Street.

Lyn Plummer, owner of the property, stated that she was present for the site plan review.

Mr. Quesnell inquired re underground utilities.

Ms. Plummer replied that if it could be done, it would be done.

Ms. Ryder-O'Malley inquired re two large trees.

Ms. Plummer replied that they would be kept.

Ms. Ryder-O'Malley inquired re the narrowing of the driveway.

Ms. McPherson confirmed that a waiver is required.

Ms. Plummer replied that she would rather request a waiver than cut the trees.

Chair Golden read two letters of concern, one from Terrence Welch, the other from Steven Cohen.

Mr. Campbell asked for an excavation plan.

Ms. McPherson inquired re dark sky lighting and suggested that this matter be continued re letter from excavation company counsel describing how they would protect the adjacent house, new lighting specs that are dark sky compliant, and an official waiver request for the driveway.

Ms. Ryder-O'Malley made a motion to continue Case FY16-13 to March 10, 2016, at 6:30 p.m. Mr. Campbell seconded. The motion passed unanimously.

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.

Ms. McPherson stated that there was a request that this case be withdrawn without prejudice but that she had not received an email or formal letter.

Ms. Ryder-O'Malley made a motion to continue Case #FY16-14 to March 10, 2016, at 6:30 p.m. Mr. Campbell seconded. The motion passed unanimously.

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.

Ms. Ryder-O'Malley stated that she was recusing herself due to a financial conflict.

Attorney Lester Murphy, appearing on behalf of George Tagaris, along with Billy Rogers and George Tagaris, distributed plans and discussed redevelopment of the property. He stated that the Historic District Commission had approved the design and that the case had also been heard before the Conservation Commission and the Zoning Board.

There was extensive discussion of the plans regarding pavers, a large tree, and a turn-around parking area.

There were no letters, no public comments.

Mr. Woods made a motion to approve Case #FY16-21 with waivers for driveway width, extending parking for #5 for vehicle turn-around, an alternate easement to adjacent property.

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 Principal 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 principal residence at the property located at 16 Thistlemore Road.

Ms. McPherson stated that Jim had gotten the folder back and that this case may be checked right off.

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.

Ms. McPherson stated that this was approved with corrections.

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.

(No discussion.)

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

Application by Pavel Flodarau 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 building's footprint at the property located at 89 Bayberry Ave.

(No discussion.)

Minutes

Corrections were discussed and approved unanimously.

Other Business

Ms. McPherson handed out the latest draft of the Zoning & Bylaw Amendment, Inclusionary Bylaw and Incentive Zoning, and reported that the purpose and intent has not changed.

David Gardner joined the Board for a lengthy section by section discussion of the draft, which Ms. McPherson will continue to edit.

There was a motion made by Mr. Woods to adjourn the Planning Board meeting at 10:15 p.m. Ms. Ryder O'Malley seconded. The motion passed unanimously.

Respectfully Submitted,
Judith A. Twomey

Approved by _____ on April 14, 2016
Grace Ryder-O'Malley, Vice Chair