

PLANNING BOARD
Meeting Minutes
Thursday, March 10, 2016
Judge Welch Room
6:30 P.M.

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

Members Absent: Jim Woods

Staff: Gloria McPherson, Town Planner

Chair Golden called the meeting to order at 6:35 p.m.

1. Public Comments

There were no public comments.

2. Public Hearings

a. **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**.

Lyn Plummer appeared, along with Kevin Bazarian, builder, to address the Board's requests re dark sky lighting and submitted a letter from the excavator. She also discussed the submission of a waiver request for the driveway width.

A letter from Michael Garillo (sp) was read by Chair Golden.

Ms. McPherson composed a waiver request, which was signed by Lyn Plummer.

Ms. Ryder-O'Malley made a motion to approve Case #FY16-13 with a waiver for Section 4163 regarding the width of the driveway. Mr. Quesnell seconded. The motion was approved unanimously.

b. **Case #FY16-14 (Applicant requests to withdraw without prejudice)**

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**.

Chair Golden reported receipt of a letter from Cotuit requesting that Case #FY16-14 be withdrawn without prejudice.

Mr. Quesnell made a motion that Case #FY16-14 be withdrawn without prejudice. Mr. Campbell seconded. The motion was approved unanimously.

3. Work Session

a. Pending Decisions

i. **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**.

Chair Golden reported that he did not have a decision written, perhaps in two weeks or so.

ii. **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**.

Chair Golden reported that since Mr. Woods was not present that there would be no discussion on this matter.

iii. **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**.

Ms. Ryder-O'Malley reported that she had asked Ms. McPherson to send an example of a decision.

Ms. McPherson read and made revisions to Ms. Ryder-O'Malley's submission.

Mr. Campbell made a motion to approve the decision for Case #FY16-19 as discussed. Ms. Ryder-O'Malley seconded. The motion was passed unanimously.

a. **Site Plan Approval Case #FY16-21 (sign approval sheet and plans)**

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. McPherson stated that the plans should be signed as they are. The plans were signed by the members of the Board.

b. **Case #FY16-23**

Application by East Cape Engineering, Inc. on behalf of Riley Brothers Realty, Inc. for endorsement of a plan believed not to require approval (ANR) to adjust an interior lot line between two parcels under common ownership located at **132 & 134 Bradford Street (Assessor's Map 12-1, Parcel 77 & Map 12-1, Parcel 77A)**.

Tim Brady from East Cape Engineering discussed revision of one interior lot line that the septic system may be developed. The jog to the right is the new revision.

Ms. McPherson stated that she had no problem with this; everything was in order.

Mr. Baker made a motion to endorse Case #FY16-23. Mr. Campbell seconded. The motion passed unanimously.

At 8:15 p.m., Mr. Baker moved to adjourn. Mr. Quesnell seconded. The motion passed unanimously.

Respectfully submitted,
Judith A. Twomey

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