

PLANNING BOARD  
Meeting Minutes  
Thursday, April 14, 2016  
Judge Welsh Room  
6:30 P.M.

**Members Present:** Grace Ryder-O'Malley, Brandon Quesnell, James Woods, Steven Baker and David Abramson.

**Members Absent:** John Golden (excused) Ryan Campbell (excused).

**Staff:** Anne Howard, Building Commissioner.

Acting Chair Grace Ryder-O'Malley called the meeting to order at 6:34 P.M.

**Meeting Agenda:**

**1. Public Comments:**

None.

**2. Public Hearings:**

a) **Case #FY16-22** (*continued from March 24th*)

Application by **McLane Middleton PA, on behalf of Cellco Partnership, d/b/a Verizon Wireless** requesting a Special Permit pursuant to Article 7, Wireless Telecommunication Towers and Facilities, of the Provincetown Zoning By-Laws to install a 'small cell' and 'CRAN' wireless communication on top of existing utility poles at Pole #36/1935 located at the following locations:

- i. Pole #36/1997, 262 Bradford Street;
- ii. Pole #1/8, 471 Commercial Street;
- iii. Pole #36/2031, 14 Johnson Street;
- iv. Utility Pole #5, 261 Commercial Street;
- v. Pole #2/29, 42 Bradford Street;
- vi. Utility Pole #3/7, 26 Tremont Street; and
- vii. Utility Pole t Shank Painter Road and Silva Lane.

***There was a motion by James Woods to continue Case #FY16-22 to the May 26, 2016 Public Hearing at 6:30 P.M. The motion was seconded by Brandon Quesnell. VOTE: 5-0-0.***

b) **Case #FY16-24** (*postponed from March 24th*)

Application by **McLane Middleton PA, on behalf of Cellco Partnership, d/b/a Verizon Wireless** requesting a Special Permit pursuant to Article 7, Wireless Telecommunication Towers and Facilities, of the Provincetown Zoning By-Laws to install a 'small cell' and 'CRAN' wireless communication on top of existing utility poles at Pole #36/1935, located at the **corner of Commercial and Cleveland St.**

***There was a motion by James Woods to continue Case #FY16-24 to the May 26, 2016 Public Hearing at 6:30 P.M. The motion was seconded by Brandon Quesnell. VOTE: 5-0-0.***

c) **Case #FY16-25**

Application by **Eugene Carrara** requesting a Special Permit pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning By-Laws to construct a 12' by 14' artist studio at the property located at **6 Creek Round Hill Road**.

Patrick Bellew appeared to present the application. He explained that the applicant seeks to construct a storage shed in the back of the property. His garage is narrow and does not provide adequate space for tool, kayaks, etc. There is no electrical service to, or plumbing fixtures inside, the shed. The shed will be placed on six sonotubes for leveling and stability. A French drain will be installed to handle water run-off.

There were no public comments. There were three letters in support of the application in the file.

Ms. Howard presented a brief staff report about the project.

The Board questioned Mr. Bellew and briefly discussed the project.

*There was a motion by James Woods to grant a Special Permit pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning By-Laws to construct a 12' by 14' artist studio at the property located at 6 Creek Round Hill Road with the condition that the postal receipts for the abutters' notices are submitted. There was a second by Brandon Quesnell. VOTE: 5-0-0.*

3. Work Session

i. Pending Decisions

(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 Zoning By-Laws to construct two duplex structures, one per lot, to install a shared driveway and to perform associated site work resulting in the excavation of more than 750 cu. ft. of earth at the property located at **5 & 7 George's Path**. The Board postponed the reading of the decision until the Public Hearing on April 28, 2016.

*There was a motion by Brandon Quesnell to postpone the reading of the decision in Case #FY 16-06 until the Public Hearing on April 28, 2016 at 6:30 P.M. James Woods seconded the motion. VOTE: 5-0-0.*

ii. Minutes of April 23, August 27 and October 22, 2015, January 14, January 28, February 11, February 25, March 10 and March 24, 2016.

*There was a motion by Steven Baker to approve the minutes of February 25, 2016 as amended. The motion was seconded by Brandon Quesnell. VOTE: 5-0-0.*

*There was a motion by Brandon Quesnell to approve the minutes of March 10, 2016 as amended. The motion was seconded by James Woods. VOTE: 5-0-0.*

The Board postponed the approval of the remaining minutes.

iii. Any Other Business:

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**.

A quorum of the Board was not available to hear the case. Mike Miller appeared to discuss the project. He has obtained a full landscaping plan drawn by Safe Harbor. He explained that after the Planning Board approved the site plan and Special Permit, it was ascertained that the property was in a Massachusetts Endangered Species Act district that required a state filing. It was determined by the Division of Natural Heritage that the project would not interfere with state-listed endangered species, however the project, because it triggered a state MESA filing, would also be subject to the jurisdiction of the local Conservation Commission. This meeting will take place on April 28<sup>th</sup>.

The Board briefly discussed procedure.

Ms. Ryder-O'Malley mentioned that in regard to Cases #FY16-22 and #FY16-24 involving Verizon Wireless, Rich Waldo, Director of the Department of Public Works, had maps of the pole locations under consideration.

There was a motion by Brandon Quesnell to adjourn the Planning Board meeting at 7:30 P.M.

Respectfully submitted,  
Ellen C. Battaglini

Approved by \_\_\_\_\_ on April 28, 2016  
Grace Ryder-O'Malley, Vice Chair