

Minutes of the Planning Board Meeting
May 12, 2016
6:30 pm
Judge Welsh Hearing Room
Town Hall, 260 Commercial St, Provincetown, MA

Members present-John Golden, Chair, Jim Woods, Brandon Quesnell, Steven Baker, David Abramson, Ryan Campbell.

Members Absent-Grace Ryder-O'Malley (excused)

Staff-Gloria McPherson, Town Planner

1. Public Comments - none

2. Public Hearings-

Case #FY16-27 (out of order)

Application by Robin Reid, Esq., on behalf of Marcus Builders LLC requesting site plan approval pursuant to Article 2, Section 2320, High Elevation Protection District (A) of the Provincetown Zoning Bylaw to install a swimming pool at the property located at 164 Bradford St Extension.

Robin Reid and Victor DePaolo presented their case, stating that the zoning board approved them for the pool with no amplified music and restrictions on lighting, As well the water needs to be trucked in and it will not be visible from the street. Brandon Quesnell stated that the dune was compromised and he is concerned about the integrity of the dunes. Victor DePaolo then stated that the dune was removed prior to his purchasing the property. There were two letters on file. One abutter was for the pool and one was against. In addition, Robin Reid explained that Victor will re-landscape and the vegetation will come right back. Mr. DePaolo will only be planting vegetation that is approved and that they will be putting up a 5-ft fence and that he would really like to have a pool for his son.

Jim Woods made a motion to approve Case FY16-27as presented and Ryan Campbell seconded the motion. The motion passed with four in favor and

one opposed.

Case #FY16-26

Application by Kurt Raber, of Brown, Lindquist, Fenuccio & Raber, Architects, on behalf of Provincetown Marina LLC, requesting Site Plan Approval pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review of the Provincetown Zoning Bylaw, to renovate and repair three pier buildings at the property located at 9 Ryder Street Extension.

Kurt Raber, the project architect, Jay Larcome, General Manager of Provincetown Marina, and Tom Swenson, architect, of Brown, Lindquist, Fenuccio & Raber, presented the application. They explained that there are three buildings being renovated. The first one is the office building. The second one is the marina guest bathrooms and laundry. The third building is the general manager's on property quarters and employee housing. The trio explained the plans to the Board, and showed where the employee parking and handicapped spots will be. They wish to use planters to create a pedestrian friendly zone around the three buildings. The work being done will only displace 3 parking spots temporarily.

The Board discussed the need for bike parking and the applicant was willing to install a bike rack in the area of the outdoor seating.

Ryan Campbell made a motion to approve the application with the condition that a bike rack be installed with space for a minimum of 10 bikes. Brandon Quesnell seconded the motion and it was approved unanimously.

Both Case #FY16-22 and Case FY 16-24 will be postponed until the meeting of May 26.

Work Session-

1) Discussed was the proposed list of developers. Discussion ensued as to who would be on this list. This will be continued at the May 26 meeting.

2) Update on the Urban Land Institute event. Ms. McPherson explained that there will be a panel of 12 experts from all over the state. There will be a

reception at The Harbor Lounge on June 8th with the presentation of their recommendations at the Planning Board meeting of June 9th. Gloria is working on a special invite to this event. The Board generally agreed that they would also like to discuss the Housing Playbook at the June 9th meeting as well.

3) Jim Woods gave an update on The Local Comprehensive Planning Process. The board will look at the existing plan. Hopefully there will be a first draft of at least some of the chapters by the end of the year.

At 7:41 pm, John Golden made a motion to adjourn the meeting and Ryan Campbell seconded . The motion passed unanimously.