

Public Meeting

February 9, 2017

The Provincetown Planning Board will hold a Work Session at **5:30 P.M.** followed by a Public Hearing at **6:30 P.M.** on Thursday, February 9, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session

- a) Discussion regarding the [draft Inclusionary Bylaw](#)

2. Public Comments on any item not on the agenda below

3. Public Hearings

a) [Case #FY17-14](#)

Application by **William N. Rogers, II**, on behalf of **Milan Realty, LLC**, requesting a Special Permit pursuant to Article 4, Section 4015, a (4), [Site Plan Review by Special Permit](#), of the Zoning Bylaws to construct a second floor addition for employee housing on a commercial property with a curb cut greater than 25% of its existing street frontage located at **130 Bradford Street**.

b) [Case #FY17-17](#)

Application by **TMC New England, LLC, c/o T.M. Crowley & Associates**, on behalf of **Riley Brothers Realty, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (4), [Site Plan Review by Special Permit](#), of the Zoning Bylaws for exterior building, sidewalk, landscaping and parking improvements on a commercial property with a curb cut greater than 25% of its existing street frontage located at **132 Bradford Street**.

c) [Case #FY17-18](#)

Application by **Chad, LLC and Villa, LLC** requesting a Site Plan Review pursuant to Article 4, [Special Regulations](#), Section 4010, [Administrative Site Plan Review](#), of the Zoning Bylaws to amend a previously-approved site plan for the property located at **336R Commercial Street**.

4. Work Session (continued)

b) Annual Board Organizational Meeting

- i) Election of Chair
- ii) Election of Vice Chair
- iii) Election of Clerk

c) Pending Decisions:

i) **Case #FY17-06 & Case #FY17-07 (Ryan)**

Application by **Coastal Custom Builders**, requesting Site Plan Approval pursuant to Article 2, Section 2320C, [High Elevation Protection District \(A\)](#) and a Special Permit pursuant to Article 4, Section 4015, [Site Plan Review by Special Permit](#), of the Zoning Bylaws for the demolition of an existing single-family house and garage and the construction of a new single family residence, with carport, pool, landscaping, new septic system, and associated site work including earthmoving of greater than 750 cu yds. at the property located at **226B Bradford Street**.

ii) **Case #FY17-13 (Grace)**

Application by **William N. Rogers, II**, on behalf of **Elizabeth S. Athineos**, requesting a Special Permit pursuant to Article 4, Section 4015, a (4), [Site Plan Review by Special Permit](#), of the Zoning Bylaws to

construct a second floor addition and install a retaining wall on a commercial property with a curb cut greater than 25% of its existing street frontage located at **63 Shank Painter Road**.

d) **Case #FY17-19**

Application by **William N. Rogers, II**, on behalf of **Seventy-One Race Point Road, LLC** and **Two Nelson Avenue, LLC**, for endorsement of a plan believed not to require approval (ANR) to create two conforming lots and a parcel where only one lot was located and combine the parcel to form a third conforming lot at the properties located at **71 Race Point Road (Map & Parcel 9-2-4-0)** and **2 Nelson Avenue (Map & Parcel 9-2-5-0)**.

e) Discussion regarding [Outer Cape Health plantings](#) and whether they are in accordance with the approved plan (*continued to February 23rd*)

f) Discussion of final draft of proposed Tree Bylaw (*postponed to the meeting of February 23rd*)

g) Discussion of proposed planting list (not ready)

h) Discussion of proposed standard conditions for telecommunications facilities (not ready)

i) Minutes of April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, December 8, 2016, January 26 and 31, 2017 meetings.

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

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

John Golden, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 2/6/17 8:45 am dv