

## Public Meeting Agenda

May 4, 2017

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:30 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, May 4, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

### A. Work Session

#### 1) Pending Decisions:

##### **ZBA 17-54 (Jeremy)**

Application by **Christopher Fiset, Esq.**, on behalf of **The White Porch Inn, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow the sale of alcoholic beverages to registered guests and guests of registered guests for private consumption at the property located at **7 Johnson Street (Residential 3 Zone)**.

##### **ZBA 17-60 (Marianne)**

Application by **Courtney Hurst**, on behalf of **Nancyann Meads**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to continue the service of food and alcohol to the public at the property located at **333 Commercial Street (Town Commercial Center Zone)**.

##### **ZBA 17-55 (Jeff H.)**

Application by **Topknot Properties, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to change the seating plan in an area of service, add a new point of sale location and expand an exterior area of service at the property located at **225 Commercial Street (Town Commercial Center Zone)**.

##### **ZBA 17-65 (Jeff G.)**

Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Center Brook, LLC**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct means of egress decks and stairs along a pre-existing, non-conforming west elevation and to increase the building scale of the structure located on the property located at **192-194 Commercial Street (Town Center Commercial Zone)**.

2) Review and approve minutes of the April 20, 2017 meetings

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

### B) Public Hearings

#### 1) Case #FY17-53 (*postponed to the meeting of June 1<sup>st</sup>*)

Application by **TMC New England, LLC, c/o TM Crowley & Associates**, on behalf of **Steve Riley**, requesting a Special Permit pursuant to Article 2, Section 2360, Formula Business Regulated District, of the Zoning By-Laws to allow a formula business (CVS Pharmacy) to operate at the property located at **132 Bradford Street (Town Center Commercial Zone)**.

#### 2) ZBA 17-57 (*continued from the meeting of April 20<sup>th</sup>*)

Application by **Timothy Scott** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace an existing gable roof with a flat roof and deck in a pre-existing, non-conforming dimension at the property located at **21 Dewey Avenue, Unit 9 (Residential 1 Zone)**.

**(Public Hearings continued on next page)**

- 3) [ZBA17-61](#) (continued from the meeting of April 20<sup>th</sup>)  
Application by **Ted Smith, Architect, LLC**, on behalf of **Robert Wotiz**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a three bedroom principal structure and an accessory shed and rebuild a new three bedroom principal structure on the property located at **5 Carnes Lane (Residential 3 Zone)**.
- 4) [ZBA 17-62](#) (postponed from the meeting of April 20<sup>th</sup>)  
Application by **Joseph T. Realmuto**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raise a structure pursuant to FEMA regulations up and along pre-existing, non-conforming dimensions at the property located at **579 Commercial Street (Residential 2 Zone)**.
- 5) [ZBA17-64](#) (request to postpone to the meeting of July 6<sup>th</sup>)  
Application by **KA Bazarian**, on behalf of **Maria Cirino**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a garage and rebuild in the same footprint, adding dormers on the east and west elevations on the property located at **3 Cudworth Street (Residential 3 Zone)**.
- 6) [ZBA 17-66](#) (postponed from the meeting of April 20<sup>th</sup>)  
Application by **Provincetown Hospitality, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to approve a flex-seating plan for the service of alcohol at the property located at **540-544 Commercial Street (Residential 3 Zone)**.
- 7) [ZBA17-67](#)  
Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Russell C. Davies**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a 20' by 22' second floor addition on the structure located at **23 Winthrop Street, #E5 (Residential 3 Zone)**.
- 8) [ZBA 17-68](#)  
Application by **Regina Binder**, on behalf of **Diarmuid O'Neill** and **Sarah Cole**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to increase the area of service of food and beverages to an exterior second floor deck located on the property located at **335 Commercial Street (Town Center Commercial Zone)**.
- 9) [ZBA 17-69](#)  
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Randall Sell** and **Edward Gilligan**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a rear addition, to alter and remove portions of existing second floor decks within side and rear yard setbacks and to extend an existing front bump-out within a side yard setback at the property located at **6 Cottage Street, #2 (Residential 2 Zone)**.
- 10) [ZBA17-70](#) (request to postpone to the meeting of May 18<sup>th</sup>)  
Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Trust, William Gately, Trustee**, requesting a Special Permit pursuant to Article 2, Section 2473, Parking Requirements, of the Zoning By-Laws to reduce the number of parking spaces from the required 39 spaces to 22 spaces on the property located at **94 Harry Kemp Way (Residential B Zone)**.

**VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS**

David Nicolau, Chair

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 4/28/17 10:20 am dv

REVISED: 5/2/17 4:10 pm dv