

# Public Meeting

May 25, 2017

UPDATED

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, May 25 2017, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

1. **Public Comments** on any item not on the agenda below

2. **Public Hearings**

- a) **Case #FY17-17** *(continued from the meeting of May 11<sup>th</sup>)*  
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**.
- b) **Case #FY17-18** *(continued from the meeting of February 23<sup>rd</sup>)*  
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**.
- c) **PLN 17-20** *(continued from the meeting of May 11<sup>th</sup>)*  
Application by **Christopher D. Wise**, on behalf of **Coastal Acres Properties, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (5), Site Plan Review by Special Permit, of the Zoning Bylaws for the upgrading of an electrical system, including the installation of meter pedestals and electrical packs, and the extension of a line of service to meter sites which requires trenching and earth moving of more than 750 cu. yds. at the property located at 76R Bayberry Avenue.
- d) **PLN 17-23 & PLN 17-24** *(request to withdraw without prejudice)*  
Application by **Heal, Inc.** on behalf of **94 Harry Kemp Way Revocable Trust, William Gately, Trustee**, requesting a Special Permit pursuant to Article 2, Districts and District Regulations, Section 2440, D7, Medical Marijuana Treatment Center, and Article 4, Special Regulations, Section 4015, a (2), Site Plan Review by Special Permit, of the Zoning Bylaws for the establishment of a medical marijuana treatment center that includes a change in use of an existing storage building, the development of more than 2,000 sq. ft. of commercial area, upgrades to parking, landscaping and associated site improvements at the property located at **94 Harry Kemp Way**.
- e) **PLN 17-28** *(continued from the meeting of May 11<sup>th</sup>)*  
Application by **Teresa R. Hickok**, on behalf of **East End Reserve Condominium**, for Site Plan Approval pursuant to Article 2, Districts and District Regulations, Section 2320, High Elevation Protect District (A), of the Zoning By-Laws to install a shed on the property located at **664R Commercial Street**.
- f) **PLN 17-30** *(previously continued to the meeting of June 8<sup>th</sup>)*  
Application by **E. James Veara, Esq.**, on behalf of **Lori E. Riley** and **Jeffrey A. Medeiros**, for Site Plan Approval pursuant to Article 2, Districts and District Regulations, Section 2320, High Elevation Protect District (A), of the Zoning By-Laws to construct a new dwelling at the property located at **24 Ship's Way Road**.

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

- g) **PLN 17-32** (*request to postpone to the meeting of June 8<sup>th</sup>*)  
Application by **MEILI, LLC**, on behalf of **Edward M. Roach**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (1), Site Plan Review by Special Permit, to renovate and raise an existing multi-family structure, including adding a dwelling unit, and an existing cottage and to make associated site improvements on the property located at **58-60 Bradford Street**.
- h) **PLN 17-33**  
Application by **Mass Organic Therapy, Inc.**, on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, requesting a Special Permit pursuant to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, D7, Medical Marijuana Treatment Center, of the Zoning By-Laws to operate a medical marijuana treatment center at the property located at **2 Harry Kemp Way, Unit 2**.
- i) **PLN 17-34**  
Application by **Mass Organic Therapy, Inc.**, on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, for Site Plan Approval pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use of the structure from a professional office to a medical marijuana treatment center and to make associated site improvements at the property located at **2 Harry Kemp Way, Unit 2**.

### 3. Work Session

- a) Discussion (at the request of the BOS) regarding Town-wide Goals for FY18
- b) Pending Decision:

#### **PLN 17-21(Grace)**

Application by **Scott N. Adams, Advanced Engineering Group, P.C.**, on behalf of **7-Eleven, Inc.**, 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 improvements on a commercial property with a curb cut greater than 25% of its existing street frontage, including realigning an existing curb gutter line, replacement of a bike rack, re-striping an existing parking lot and the installation of a 4' wide sidewalk with granite curbing, a crosswalk striping across curb cuts, landscape plantings, composite traffic dividers, two additional light poles, two street trees and an additional handicap ramp within a proposed sidewalk at the property located at **137 Bradford Street**.

- c) Discussion regarding Outer Cape Health plantings and whether they are in accordance with the approved plan (placeholder)
- d) Discussion of proposed planting list (placeholder)
- e) Discussion of proposed standard conditions for telecommunications facilities (placeholder)
- f) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and March 30, April 27 and May 11, 2017.
- g) Any other business that may properly come before the Board

### 4. Informational Items

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

John Golden, Chair

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 5/19/17 10:25 am dj

REVISED: 5/23/17 3:05 pm dv