

Public Meeting

June 22, 2017

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, June 22, 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**
 - b) **PLN 17-20** (*continued from the meeting of June 8th*)
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.
 - c) **PLN 17-30** (*previously continued to the meeting of July 13th*)
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 Protection District (A), of the Zoning By-Laws to construct a new dwelling at the property located at **24 Ship's Way Road**.
 - e) **PLN 17-33** (*continued from the meeting of May 25th*)
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**.
 - f) **PLN 17-34** (*continued from the meeting of May 25th*)
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**.
 - g) **PLN 17-35** (*request to continue to the meeting of July 13th*)
Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Trust, William Gately, 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 **94 Harry Kemp Way**.
 - h) **PLN 17-36** (*request to continue to the meeting of July 13th*)
Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Trust, William Gately, Trustee**, requesting 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 from a funeral home to a medical marijuana treatment center at the property located at **94 Harry Kemp Way** with waivers from Article 4, Sections 4053(1)(a), Curb cut width and number per business, 4053(2)(d), Screening of loading areas, 4163(2), Curb radii, 4163(3), Minimum width of traveled surface area, 4600, Location of street trees and Article 5, Section 5331, Submission of Development Impact Statement.

(Public Hearings continued on next page)

- i) [PLN 17-37](#)
Application by **Stephen Griffin** and **Frank Mockler** requesting a Site Plan Review pursuant to Article 2, Districts and District Regulations, Section 2320(A), High Elevation Protection District, of the Zoning By-Laws to construct a 60 sq. ft. addition on the rear of the structure at the property located at **24 Pilgrim Heights Road**.
- j) [PLN 17-38](#)
Application by **Regina Binder** on behalf of **Provincetown Commons, Inc.**, requesting Site Plan Review pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use from a municipal recreation center to an artist and economic incubator space at the property located at **46 Bradford Street** with requested waivers from Article 4, Sections 4053(1)(a) and (b) and 2(c), 4150 and 4163(2) and 4600.

3. Work Session

- a) [PLN 17-41](#)
Application by **William N. Rogers, II, Trustee**, for the endorsement of a plan believed not to require approval (ANR) to divide one lot into two parcels, one of which will be conforming lot and the other which will be combined with 41 Off Cemetery Road at the property located on **Heather's Way (Assessor's Map 84, Parcel 8)** in accordance with M.G.L. c. 41, s. 81P.

- b) Pending decision:

Case #FY17-17 (Dave)

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) 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 June 8, 2017.
- g) Any other business that may properly come before the Board

4. Informational Items

(none)

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

John Golden, Chair

Posted by the Acting Town Clerk www.provincetown-ma.gov, 6/16/17 10:55 am dv

REVISED: 6/19/17 8:40 am dv