

Public Meeting

August 10, 2017

REVISED

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, August 10, 2017, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

1. **Public Comments** on any item not on the agenda below
2. **Discussion with Rik Ahlberg, Bike Committee Chair, and Gloria McPherson, Town Planner, regarding draft Complete Streets Policy**
3. **Public Hearings**
 - a) **PLN 17-30** *(continued from 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**.
 - b) **PLN 17-33** *(continued from the meeting of July 13th)*
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**.
 - c) **PLN 17-34** *(continued from the meeting of July 13th)*
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**.
 - d) **PLN 17-35** *(continued from 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**.
 - e) **PLN 17-36** *(continued from 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.

(Agenda continued on next page)

4. Work Session

a) PLN 18-01

Application by **Heal, Inc.**, on behalf of **William Gately, Trustee, 94 Harry Kemp Way Realty Trust**, for the endorsement of a plan believed not to require approval (ANR) at the property located at **94 Harry Kemp Way (Assessor's Map 13-4, Parcel 2)** in accordance with M.G.L. c. 41, s. 81P.

b) PLN 18-02

Application by **William N. Rogers, II**, on behalf of **GS Ptown, LLC et. al.**, for the endorsement of a plan believed not to require approval (ANR) to create two lots, one conforming and one non-conforming from one lot, the non-conforming of which will be conveyed to the Provincetown Art Association and Museum at the property located at **466 Commercial Street (Assessor's Map 12-4, Parcel 48)**.

c) Pending decision:

PLN 17-20 (Steven)

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) Election of a Planning Board member to serve on the Tree Advisory Group

e) Discussion regarding Outer Cape Health plantings and whether they are in accordance with the approved plan (tabled)

f) Discussion of proposed planting list (placeholder)

g) Discussion of proposed standard conditions for telecommunications facilities (placeholder)

h) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and June 8, June 22 and July 27, 2017.

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

e) Informational Items

(none)

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John Golden, Chair

Posted by the Town Clerk www.provincetown-ma.gov, 8/4/17 11:05 am dv

REVISED: 8/7/17 2:50 pm dv