

# Public Meeting

## August 24, 2017

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, August 24, 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. **Public Hearings**
  - a) **PLN 17-30** (*previously continued to the meeting of September 14<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 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** (*previously continued to the meeting of September 28<sup>th</sup>*)  
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** (*previously continued to the meeting of September 28<sup>th</sup>*)  
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 August 10<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, 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 August 10<sup>th</sup>*)  
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.

(Work Session on next page)

### 3. Work Session

- a) [PLN 18-05](#)  
Application by **Commercial 348, LLC** for the endorsement of a plan believed not to require approval (ANR) to eliminate a lot line and combine two parcels into one parcel at the property located at **348 and 348B Commercial Street (Assessor's Map 12-1, Parcels 151 & 151A)** in accordance with M.G.L. c. 41, s. 81P.
- b) Discussion regarding proposed upgrade by Sprint to some equipment located on the water tower at 120 Mount Gilboa Road. The proposed upgrade is the addition of an [IBR radio](#) (about the size of a laptop).
- c) Discussion with Lyn Plummer regarding tree removal at 20 Pleasant Street in violation of approved site plan
- d) Election of a Planning Board member to serve on the Tree Advisory Group
- d) Discussion regarding [Outer Cape Health plantings](#) and whether they are in accordance with the approved plan (tabled)
- e) Discussion of proposed planting list (placeholder)
- f) Discussion of proposed standard conditions for telecommunications facilities (placeholder)
- g) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016, August 10 and August 15, 2017.
- h) Any other business that may properly come before the Board

### e) Informational Items (none)

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John Golden, Chair

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