

Public Meeting

October 26, 2017

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, October 26, 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** (continued from the meeting of September 14th)

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 August 10th)

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 August 10th)

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 18-03** (continued from the meeting of September 14th)

Application by Katherine J. Frischmuth requesting a Site Plan Review pursuant to Article 2, Districts and District Regulations, Section 2320(A) & (B), High Elevation Protection District, of the Zoning By-Laws to construct a new 3' by 10' balcony and replace a 13' by 28' roof deck and expanded stairs on the structure at the property located at 6 Upper Miller Hill Road.

f) **PLN 18-06** (continued from the meeting of September 14th)

Application by **612-614 Palmer, LLC, Jim Savko, Manager**, on behalf of **Sue Harrison** and **Leslie Brock**, requesting a Site Plan Review pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws to create two new dwelling units, replace a stockade fence, remove a garage and construct a larger garage in a new location and complete other site improvements at the property located at 16 Holway Avenue with a requested waiver from Article 4, Section 4163 (3).

(Public Hearings continued on next page)

- g) [PLN 18-07](#) (continued from the meeting of September 14th)
Application by **612-614 Palmer, LLC, Jim Savko, Manager**, on behalf of **Sue Harrison** and **Leslie Brock**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4180, Inclusionary and Incentive Zoning By-Law, of the Zoning By-Laws to create two new dwelling units and proposing a payment in lieu of creating a partial affordable unit at the property located at **16 Holway Avenue**.
- h) [PLN 18-08](#)
Application by **Stephen Baker** 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 two-story atrium addition on the structure and a one-story shed addition for storage on the property located at **39 Pearl Street**.
- i) [PLN 18-09](#)
Application by **Steven H. Cook**, on behalf of **KIP Financial, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws to add a principal structure and create four residential units in two structures, re-configure parking spaces, replace a wire fence with a stockade fence and to make other site and landscape improvements on the property located at **446 Commercial Street**.
- j) [PLN 18-10](#) (postponed to the meeting of November 9th)
Application by **Mark Kinnane, of Cape Associates, Inc.**, on behalf of **Sharon Pollock and Corinne LeGoff**, 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 remove a first floor deck, construct a garage under an existing entry deck, construct a dormer and extend a loft area, add a second floor deck over an existing first floor deck and replace all windows, doors and siding on the structure located at **16 Creek Round Hill Road**.

3. Work Session

- a) [PLN 18-12](#)
Application by **Christopher Fiset** on behalf of **Donald & Robert Fiset**, for the endorsement of a plan believed not to require approval (ANR) at the property located at **168 Bradford Street Extension (Assessor's Map & Parcels 6-3-50-E-101 and 102) & 170 Bradford Street Extension (Assessor's Map & Parcels 6-3- 50-H-303-305)** for an adjustment to eliminate a lot line and create one parcel where two parcels now exist in accordance with M.G.L. c. 41, s. 81P.
- b) Sign Heal, Inc. revised Special Permit decision and plans
- c) Election of Officers
 - i. Chair
 - ii. Vice Chair
- d) Discussion regarding Board communication and meeting length.
- e) Pending Decision:
[PLN 18-04 \(Brandon\)](#)
Application by **Edward M. Roche**, on behalf of **MEILI, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Zoning By-Laws to renovate and raise two structures, construct retaining walls, add parking spaces and complete other site improvements at the property located at **58-60 Bradford Street** with requested waivers from Article 4, Sections 4035(c), 4163(2), (3) and (6) and 4600. **John, Grace, Steven, Brandon and Dave sat on the case.**

- f) Discussion of proposed planting list and categories (placeholder)
- g) Discussion regarding [Outer Cape Health plantings](#) and whether they are in accordance with the approved plan (tabled)
- h) Discussion of proposed standard conditions for telecommunications facilities (placeholder)
- i) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and September 14 and 28, 2017.
- j) Any other business that may properly come before the Board

4. Informational Items

[Food truck Survey data](#) – for future discussion

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

John Golden, Chair

Posted by the Town Clerk www.provincetown-ma.gov 10/20/17 10:15 am DV

REVISED 10/23/17 10:00 am AR