

## Public Meeting December 14, 2017

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, December 14, 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 18-03** (continued from the meeting of November 9<sup>th</sup>)  
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**. **John, Grace, Steven, Brandon and Ryan sat on the case.**
  - b) **PLN 18-09** (continued from the meeting of November 9<sup>th</sup>)  
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**. **John, Grace, Steven, Brandon and Dave sat on the case.**
  - c) **PLN 18-10** (postponed from the meeting of November 9<sup>th</sup>)  
Application by **William N. Rogers, II**, 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**.
  - d) **PLN 18-11** (postponed from the meeting of November 9<sup>th</sup>)  
Application by **PMR Realty Trust** requesting a Site Plan Review by Special Permit pursuant to Article 4, Special Regulations, Section 4015 a (4), Site Plan Review by Special Permit, of the Zoning By-Laws to add a second floor dormer to accommodate employee dormitory housing on a property that has a curb cut greater than 25% of its existing street frontage located at **212 Bradford Street**.
  - e) **PLN 18-13**  
Application by **Kieran J. Healy**, on behalf of **Marolima East, LLC**, requesting Site Plan by Special Permit pursuant to Article 4, Special Regulations, Section 4015 a (4), Site Plan Review by Special Permit, of the Zoning By-Laws for new construction involving the movement of more than 750 cu. yds. of earth on the properties located at **806, 820, 824 and 828 Commercial Street** with waivers from Article 4, s. 4028, f. and l.

- f) [PLN 18-14](#)  
Application by **BPJC, LLC** requesting the modification of a site plan pursuant to Article 4, Special Regulations, Section 4015 a (1) and (5) of the Zoning By-Laws approved in Case #16-28 to revise flat roof portions of Building 5 & 6, to provide a second means of egress for Unit 13, to construct wooden stoops for Units 9-12, to provide driveway curb cuts and sidewalk changes, to modify landscaping details and to remove trees and undertake replanting pursuant to directions by Town staff at the property located at **350 Bradford Street.**
- g) [PLN 18-15](#)  
Application by **Lisa Pacheco Robb**, on behalf of **Miriam Gallardo & Courtney Spitz**, for 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 an addition to a structure and a new foundation under a portion of the structure located at **62 Mayflower Avenue.**

### 3. Work Session

- a) Pending Decisions:
  - i) **PLN 17-33 (Steven)** (*postponed from the meeting of November 30<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. John, Ryan, Steven, Brandon and Dave sat on the case.**
  - ii) **PLN 17-34 (Steven)** (*postponed from the meeting of November 30<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. John, Ryan, Steven, Brandon and Dave sat on the case.**
- b) Discussion of proposed planting list and categories (placeholder)
- c) Discussion regarding [Outer Cape Health plantings](#) and whether they are in accordance with the approved plan (tabled)
- d) Discussion of proposed standard conditions for telecommunications facilities (placeholder)
- e) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and November 30, 2017.
- f) Any other business that may properly come before the Board.

### f) Informational Items

- a. [Food truck Survey data](#) – for future discussion
- b. [Town Planner's memo](#) of potential zoning by-law amendments for Annual Town Meeting 2018

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John Golden, Chair

Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 12/07/2017 1:30 pm AR