

Public Meeting January 11, 2018

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, January 11, 2018, 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 17-33 (reconsideration)**
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.**
 - b) **PLN 17-34 (reconsideration)**
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.**
 - e) **PLN 18-13 (request to continue to the meeting of February 8th)**
Application by **Kieran J. Healy**, on behalf of **Marolima East, LLC**, requesting Site Plan by Special Permit pursuant to Article 2, Districts and District Regulations, Section 2320(A), High Elevation Protection District, and 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. **John, Ryan, Steven and Dave sat on the case.**
 - f) **PLN 18-14 (postponed from the meeting of December 14th, 2017)**
Application by **BPJC, LLC** requesting the modification of a site plan pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, 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.**

3. Work Session

a) Board Elections

b) Pending Decisions:

i) **PLN 18-09 (Dave)**

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.

ii) **PLN 18-11 (Ryan)**

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.

c) Discussion regarding proposed project at [21 Pilgrim Heights Road](#).

c) Discussion of proposed planting list and categories (placeholder)

d) Discussion regarding [Outer Cape Health plantings](#) and whether they are in accordance with the approved plan (tabled)

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 December 14, 2017.

g) Any other business that may properly come before the Board.

e) 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

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

John Golden, Chair

Posted by the Town Clerk www.provincetown-ma.gov 1/8/18 12:45 pm dv