Planning Board

Public Meeting
May 10, 2018

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, May 10, 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 18-19** *(request to continue to the meeting of May 24th)*
Application by **BPJC, LLC** requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1) and (5), of the Zoning By-Laws for the modification and supplementation of information regarding a development consisting of more than two residential units on a parcel and resulting in the removal of more than 750 cu. yds. of earth on the property located at **350 Bradford Street.**

b) **PLN 18-20 - Reconsideration**
Reconsideration of an application by **Pavel Fiodarau** requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1), of the Zoning By-Laws for the development of two or more residential units on a parcel located at **168 Bradford Street Extension** with requested waivers from Article 4, Section 4163, Residential Design Standards, 2. and 3**.**

c) **PLN 18-22** *(continued from the meeting of April 12th)*
Application by **Michael F. Camardello** requesting Site Plan Review pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for the addition of parking spaces on the property located at **27 Brewster Street.**

d) **PLN 18-25**
Application by **Robin B. Reid** requesting Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District, of the Zoning By-Laws for the replacement of an existing deck on the property located at **2 Willow Drive.**

e) **PLN 18-26**
Application by **Ted Smith, Architect, LLC,** on behalf of **Mark Albert,** Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District, of the Zoning By-Laws to raise a roof 4' 5" to add a 2' kneewall and to construct additions on south and west elevations of the structure on the property at **44 Franklin Street.**

3. **Work Session**

a) **PLN 18-27**
Application by **William N. Rogers, II,** on behalf of **Jon Salvador,** for endorsement of a plan believed not to require approval (ANR) to create Parcels 1-4, to be conveyed to abutting property owners, from Lots 1 & 2 that contain the minimum area and frontage required by the Provincetown Zoning By-Laws at the property located at **35 Franklin Street (Map & Parcel 6-4-93).**

b) Pending Decision:

ii) **PLN 18-13 (Steven)**

Application by **Kieran J. Healy,** on behalf of **Marolima East, LLC,** requesting Site Plan Review 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 (5), Site Plan Review by Special Permit, and Section 4180, Inclusionary and Incentive Zoning, of the Zoning By-Laws for new construction involving the movement of more than 750 cu. yds. of earth on the properties and the development of 4 new dwelling units on the properties located at **806 & 820 Commercial Street** with requested waivers from Article 4, s. 4163 3. & 4. **John, Grace, Ryan, Steven and David sat on the case.**

c) Discussion of potential planning and zoning initiatives related to the creation of year-round and/or seasonal work-force housing,.

d) Discussion of potential Zoning By-Law amendments for Fall 2018 Town Meeting and/or Spring 2019 Town Meeting.

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

e) 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 April 12, 2018.

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

4. **Informational Items**

Food truck Survey data – for future discussion

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David Abramson, Chair

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Posted by the Assistant Town Clerk www.provincetown-ma.gov 05/04/2018, 10:00 am AR