

Public Meeting

June 28, 2018

The Provincetown Planning Board will hold an Executive Session beginning at **6:30 P.M.** followed by Public Hearings and a Work Session on Thursday, June 28, 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. Executive Session

A declaration and vote, under G.L. c.30A, §21(a)(3), are expected, to allow the Planning Board to go into Executive Session to discuss litigation strategy as doing so in open session may have a detrimental effect on the litigation position of the Planning Board. The discussion concerns a request to revise a site plan to add peaked roofs of approximately 2.5 feet in height to the structures containing Units 3 & 4, 7 & 8 and 9 & 10 on the property located at **350 Bradford Street**.

2. Public Comments on any item not on the agenda below

3. Public Hearings

a) PLN 18-19 (continued from 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 18-28 (request to postpone to the meeting of July 26th)

Application by **Cape Cod Pilgrim Memorial Association** requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (2), of the Zoning By-Laws for the installation of an inclined elevator (funicular) system comprising more than 2000 sq. ft. of new commercial area on a parcel located at **1 High Pole Hill Road**.

c) PLN 18-29 (request to postpone to the meeting of July 26th)

Application by **Cape Cod Pilgrim Memorial Association** requesting Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District (A) & (B), of the Zoning By-Laws for the installation of an inclined elevator (funicular) running from its property on Bradford Street adjacent to the Bas Relief up the hill to the site of the Pilgrim Monument and Museum located at **1 High Pole Hill Road**.

d) PLN 18-33 (postponed from the meeting of June 14th)

Application by **Curaleaf Massachusetts, Inc.** requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B14, Marijuana Establishments, Retail, of the Zoning By-Laws for a change of use of a structure to a retail marijuana establishment on the property located at **170 Commercial Street**.

e) PLN 18-34 (postponed from the meeting of June 14th)

Application by **Anne Nagle**, on behalf of **Verdant Medical, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B14, Marijuana Establishments, Retail, of the Zoning By-Laws for a change in use of a structure to a retail marijuana establishment on the property located at **44 Capt. Bertie's Way**.

f) **PLN 18-35** (*postponed from the meeting of June 14th*)

Application by **Anne Nagle**, on behalf of **Verdant Medical, Inc.**, requesting Site Plan Review pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use of a structure to a retail marijuana establishment on the property located at **44 Capt. Bertie's Way**.

g) **PLN 18-36** (*postponed to the meeting of July 12th*)

Application by **Kieran Healy**, on behalf of **Marolima East, LLC**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (5), of the Zoning By-Laws for the construction of a new building requiring the excavation, land removal or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade at the property located at **828 Commercial Street**.

h) **PLN 18-37** (*postponed to the meeting of July 12th*)

Application by **Kieran Healy**, on behalf of **Marolima East, LLC**, requesting Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws for the construction of a new building in a high elevation protection district at the property located at **828 Commercial Street**.

4. Work Session

a) Pending Decision:

PLN 18-31 (Steven)

Application by **BPJC, LLC** requesting a modification to the application for 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 to add peaked roofs of approximately 2.5 feet in height to the structures containing Units 3 & 4, 7 & 8 and 9 & 10 on the property located at 350 Bradford Street.

b) Review and discussion of Planning Board approvals for 63 Shank Painter Road, 27 Brewster St. and 39 Pearl St.

c) 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)

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 and June 14, 2018.

h) 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