

## Public Meeting July 12, 2018

The Provincetown Planning Board will hold a Public Hearing at **6:30 P.M.** followed by a Work Session on Thursday, July 12, 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** (*continue d from the meeting of June 28<sup>th</sup>*)

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** (*postponed to the meeting of July 26<sup>th</sup>*)

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** (*postponed to the meeting of July 26<sup>th</sup>*)

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** (*continued from the meeting of June 28<sup>th</sup>*)

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** (*continued to the meeting of July 26<sup>th</sup>*)

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** (*continued to the meeting of July 26<sup>th</sup>*)

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 from the meeting of June 14<sup>th</sup>)

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 from the meeting of June 14<sup>th</sup>)

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**.

i) **PLN 18-38**

Application by **Ted Smith, Architect, LLC**, on behalf of **Robert Biddleman**, requesting Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws for the renovation of the second floor of a structure, including enclosing an existing deck to create a screened-on porch on the south elevation at the property located at **13 Creek Round Hill Road**.

### 3. 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) **PLN 18-40**

Application by **William N. Rogers, II**, on behalf of **Jonathan Sinaiko**, for the endorsement of a plan believed not to require approval (ANR) to divide a property into Lot 1, conforming in minimum lot size and frontage requirements of the Provincetown Zoning By-Laws, and Lot 2 to be conveyed to the Provincetown Conservation Trust, at **292 Bradford Street (Assessor's Map 15-3, Parcel 109)** in accordance with M.G.L. c. 41, s. 81P.

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 28, 2018.

h) 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**

David Abramson, Chair

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov)

Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 07/06/2018, 9:55 am AR