

## Public Meeting August 9, 2018

The Provincetown Planning Board will hold a Public Hearing at 6:30 P.M. followed by a Work Session at 7:00 P.M. on Thursday, August 9, 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. **Application for membership**: Jason P. Potter
2. **Public Comments** on any item not on the agenda below
3. **Public Hearings**
  - a) **PLN 18-28** (*postponed to the meeting of September 13<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**.
  - b) **PLN 18-29** (*postponed to the meeting of September 13<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**.
  - c) **PLN 18-33** (*request to continue to the meeting of August 23<sup>rd</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**.
  - d) **PLN 19-02**  
Application by **Lorne Buchanan and Catherine L. Miller** requesting Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District (A), and Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for the construction of a three-bedroom, single-family residence at the property located at **7 George's Path** with requested waivers pursuant to Article 4, Section 4030, Waivers, including Article 4, Sections 4163, Residential Design Standards, 1. and 2., Article 5, Section 5331 Development Impact Statements and for a driveway centerline grade of 20%.
  - e) **PLN 19-04** (*request to postpone to the hearing of August 23<sup>rd</sup>*)  
Application by **Pavel Fiodarau**, on behalf of **PV Development, LLC**, requesting a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, for the construction of two three-bedroom, single-family residences at the property located at **170 Bradford Street Extension**.
  - f) **PLN 19-05** (*request to postpone to the hearing of August 23<sup>rd</sup>*)  
Application by **Pavel Fiodarau**, on behalf of **PV Development, LLC**, requesting a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (1), for a development consisting of the aggregate of residential

units that will result in two or more residential units on the property located at **170 Bradford Street Extension**.

#### 4. Work Session

a) Pending Decisions:

##### **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.

##### **PLN 18-34 (Brandon)**

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**.

##### **PLN 18-35 (Brandon)**

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**.

b) Discussion of potential changes to the Zoning By-laws related to the Harborfront Overlay District and the Harbor Setback, inconsistencies within the Site Plan Review thresholds, Growth Management provisions in anticipation of potential sewer expansion and public utility uses.

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 July 26, 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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