

Public Meeting

August 23, 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 23, 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 18-28](#) (*postponed to the meeting of September 13th*)

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 13th*)

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](#) (*continued from the meeting of August 9th*)

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 19-04](#) (*postponed from the meeting of August 9th*)

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**.

e) [PLN 19-05](#) (*postponed from the meeting of August 9th*)

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**.

f) [PLN 19-06](#)

Application by **J. Bruce MacGregor, Trustee, Cape Commerce Nominee Trust**, requesting a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1), of the Zoning By-Laws for the construction of a one-bedroom, single-family residence on the property located at **13 Willow Drive** with requested waivers pursuant to Article 4, Section 4030, Waivers, including from Article 4, Sections 4053, Commercial Design Standards, 4163, Residential Design Standards, 2. and 3. and 4600, Street Trees, and Article 5, Section 5331, Development Impact Statements.

g) **PLN 19-07**

Application by **J. Bruce MacGregor, Trustee, Cape Commerce Nominee Trust**, requesting a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, for the construction of a one-bedroom, single-family residence on the property located at **13 Willow Drive**.

h) **PLN 19-08**

Application by **Pavel Fiodarau**, on behalf of **PV Development, LLC**, requesting to modify a previously-approved Special Permit, PLN 18-20, to change the proposed surface of the driveway on the property located at **168 Bradford Street Extension**.

3. Work Session

a) Pending Decisions:

PLN 18-34 (Staff)

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 (Staff)

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) Request from BPJC LLC for the release of a surety bond in accordance with Condition 5 of the August 25, 2016 Planning Board decision for Case FY16-28.

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

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 August 9 and August 14, 2018.

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

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David Abramson, Chair

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