

## Public Meeting December 13, 2018

The Provincetown Planning Board will hold a Public Hearing at 6:30 P.M. followed by a Work Session on Thursday, December 13, 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 18-29** (continued from the meeting of October 25<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**. **David Abramson, John Golden, Brandon Quesnell, Jason Potter and Paul Graves sat on the case.**

b) **PLN 19-06** (postponed from the meeting of October 25<sup>th</sup>)

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.

c) **PLN 19-16**

Application by **Paul Kelly** requesting Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to add a dormer to a studio on the property located at **22 Brewster Street**.

d) **PLN 19-17**

Application by **Alan Cabral**, of **ARC Designs, LLC**, on behalf of **Mark Doherty**, requesting Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws, for the construction of a two-story addition on the structure located at **35B Franklin Street, #2**.

e) **PLN 19-18**

Application by **Katherine Braucher Adams, Esq.**, on behalf of **Heal, 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 portion of the structure to a retail marijuana establishment at the property located at **48 Shank Painter Road**.

f) **PLN 19-19**

Application by **Katherine Braucher Adams, Esq.**, on behalf of **Heal, Inc.**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (4), Site Plan Review by Special Permit, of the Zoning By-Laws for the development of a commercial property that has a curb cut greater than 25% of its existing street frontage on the property located at **48 Shank Painter Road** with requested waivers pursuant to Article 4, Section 4030, Waiver, from Article 4, Sections 4140, Lot Coverage, 4150, Green Space, 4163, Residential Design Standards, 2. and 3., and 4600, Street Trees.

g) **PLN 19-21**

Application by the **Town of Provincetown** 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 regarding land removal or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade, to construct a two-story police station to include a bureau of records, a dispatch and patrol command, administration and senior command, detectives' and sergeants' units, police operations, detention, personnel support and operations support on the property located at **16 Jerome Smith Road** with a requested waiver of Article 4, Section 4163, Residential Design Standards, 3., of the Zoning By-Laws that the minimum width of traveled surface within the site shall not be less than eighteen feet.

3. **Work Session**

a) Approvals Not Required:

**PLN 19-24**

Application by **John McElwee**, of **Coastal Engineering Co.**, on behalf of **Dwyer Family LLC** for the endorsement of a plan believed not to require approval (ANR) to convey Parcel A, an unbuildable lot, of Lot 1 at the property located at **264-270 Bradford Street (Assessor's Map 15-2, Parcel 51)**, to Christopher E. Enos in accordance with M.G.L. c. 41, s. 81P.

**PLN 19-25**

Application by **John McElwee**, of **Coastal Engineering Co.**, on behalf of **RBA Flyer's LLC**, for the endorsement of a plan believed not to require approval (ANR) to combine Lots 2 and 3 into one lot at the property located at **72A Commercial Street (Assessor's Map 6-2, Parcel 61)** in accordance with M.G.L. c. 41, s. 81P.

**PLN 19-26**

Application by **John McElwee**, of **Coastal Engineering Co.**, on behalf of **John W. Croucher & Robert E. McCamant** for the endorsement of a plan believed not to require approval (ANR) to add Lot 2 to the property located at **72 Commercial Street (Assessor's Map 6-2, Parcel 63)** in accordance with M.G.L. c. 41, s. 81P.

- b) Administrative approval for location of utilities at 132 Bradford Street.
- c) Discussion with Doug Dolezal regarding 30 Shank Painter Road and the Inclusionary By-Law.
- d) Discussion of zoning amendments to be proposed at the Spring 2019 Annual Town Meeting, including potential amendments to encourage the production of housing.
- e) Discussion of proposed planting list and categories (placeholder)
- 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 October 25, 2018.

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

**VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS**

David Abramson, Chair

---

Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 12/07/2018, 11:55 am AR