

Public Meeting Agenda March 5, 2020

REVISED

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:00 P.M. followed by a Public Hearing at 6:30 P.M. in the Judge Welsh Room on Thursday, March 5, 2020, 260 Commercial Street, Provincetown, MA. 02657.

A. Work Session VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

1) Pending Decisions:

ZBA 20-51 (Jeremy) revise motions and re-approve decision.

Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **William Lampeter**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to construct a new dormer up and along a pre-existing, non-conforming east front yard setback and for an increase in the building scale of the structure located at **10 Atwood Avenue (Residential 2 Zone)**. **Jeremy, Daniel, Caleb, Peter and Robert sat on the case.**

ZBA 20-54

Application by **William N. Rogers, II**, on behalf of **Noho Properties, LLC**, seeking a Special Permit pursuant to Article 3, Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and reconstruct decks and stairs at the rear of the property located at **452 Commercial Street (Residential 3 Zone)**.

- 2) Discussion regarding the Board's policy for reading decisions and applicants' recording requirements.
- 3) Approve minutes of the February 20, 2020 meeting.
- 4) Any other business that may properly come before the Board

B. Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

1) **ZBA 20-32** (continued from the meeting of February 20th)

Application by **Ted Smith** on behalf of **Mitchell Klein**, seeking a Special Permit pursuant to Article 2, Sections 2470, Parking Requirements, and 2640, Building Scale, of the Zoning By-Laws for relief from parking requirements and an increase in the building scale of a structure located at **26 Bradford Street (Residential 3 Zone)**.

2) **ZBA 20-43** (continued from the meeting of February 20th)

Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2470, Parking Requirements, of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.

3) **ZBA 20-53** (request to postpone to the meeting of March 19th)

Application by **Christopher Page**, on behalf of **The Pilgrim House**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to expand an existing full service restaurant space, add a live music venue for entertainment and reconfigure seats at the property located at **336 Commercial Street (Town Center Commercial Zone)**.

- 4) [ZBA 20-55](#)
Application by **James Terrell & Justin Shaffer** seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate, alter and reconfigure two dwelling units into one dwelling unit requiring changes along pre-existing, non-conforming east front and south side dimensions of the structure on the property located at **259-263 Commercial Street, U2 (Town Center Commercial Zone)**.
- 5) [ZBA 20-56](#)
Application by **Shank Painter Associates, Inc.**, seeking a Special Permit pursuant to Article 2, Sections 2470, Parking Requirements, 2630, Roofs, and 2640, Building Scale, of the Zoning By-Laws to develop workforce housing, including requesting a waiver from parking requirements and to add a third story to, and allow an increase above the neighborhood average building scale of, the structure on the property located at **207 Route 6 (General Commercial Zone)**.
- 6) [ZBA 20-57](#)
Application by **Meilli West, LLC**, on behalf of **Shank Painter Medical Bldg. Trust**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a structure to include 11 condominium units and to increase the building scale above the neighborhood average scale of the structure on the property located at **30 Shank Painter Road (General Commercial Zone)**.
- 7) [ZBA 20-58](#)
Application by **Tim McNulty**, on behalf of **Mark Birnbaum**, seeking a Special Permit pursuant to Article 3, Sections 3230, Sign Size, and 3240, Multiple Signs, of the Zoning By-Laws to remove and replace a sign with a similar-sized sign and to add two individual sign panels to the structure on the property located at **281 Commercial Street, U5. (Town Center Commercial Zone)**.

Jeremy Callahan, Chair,

Posted by the Town Clerk: www.provincetown-ma.gov , 02/28/2020,9:50 am AR

Revised 02/28/2020 10:20 am AR