

Public Meeting Agenda (REVISED) March 19, 2020

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.

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Provincetown Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>.

For this meeting, members of the public who wish to watch/listen and participate in the meeting may do so in the following manner:

1. Watch on PTV GOV Channel 18, as well as an online livestream of PTV GOV at <http://www.provincetowntv.org/watch.html>
2. To listen and participate in this meeting, dial **(833) 579-7589** When prompted, enter the following conference number: **756 749 289#** When prompted, state your name, then press #. Please do not speak until the chair or the meeting moderator asks for public comments or questions. If possible, please mute your phone until you are called upon to speak.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Provincetown website an audio or video recording or other comprehensive record of proceedings as soon as possible after the meeting.

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 (Jeremy)

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)**. **Jeremy, Daniel, Peter and Robert sat on the case.**

ZBA 20-55 (Daniel)

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)**. **Peter, Daniel, Susan and Robert sat on the case.**

- 2) Discussion regarding the Board's policy for reading decisions and applicants' recording requirements.
- 3) Approve minutes of the March 5, 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 March 5th)*

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 March 5th)*

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 April 2nd)*

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 20-56](#) *(continued to the meeting of April 16th)*
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)**.

- 5) [ZBA 20-57](#) *(postponed to the meeting of May 7th)*
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)**.

- 6) [ZBA 20-58](#) *(continued from the meeting of March 5th)*
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)**.

- 7) [ZBA 20-59](#)
Application by **Ted Smith, Architect, LLC**, on behalf of **Sean McConnell**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a new foundation and to add a second story, including a cantilevered addition on the south elevation, up and along pre-existing, non-conforming west side and north rear yard setbacks on a cottage located at **25 Watson's Court (Residential 3 Zone)**.

Jeremy Callahan, Chair,

Posted by the Town Clerk: www.provincetown-ma.gov 3/13/2020 11:00 am dv

REVISED: 3/18/2020 12:20 pm dv