

Public Meeting Agenda April 16, 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. on Thursday, April 16, 2020.

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: **167 657 135**. 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 20-59 (Susan)

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, Steven, Daniel, Peter, and Susan sat on the case.**

ZBA 20-60 (Jeremy)

Application by **Ted Smith, Architect, LLC**, on behalf of **Strangers and Saints, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a canvas awning over an existing wood deck/terrace on the east elevation of the property located at **404 Commercial Street (Town Center Commercial Zone)**. **Jeremy, Daniel, Peter, Susan, and Robert sat on the case.**

ZBA 20-61 (Steven)

Application by **Our Moms, Inc., Irvin D. Morgan, Manager**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to add an interior service bar and an additional 22 flex-seats for a total of 52 flex-seats at the property located at **177 Commercial Street (Town Center Commercial Zone)**. **Jeremy, Steven, Daniel, Peter, and Susan sat on the case.**

- 2) Approve minutes of the April 2, 2020 meeting.
- 3) 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 April 2nd)*
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 April 2nd)*
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** *(postponed from 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** *(request to continue to the meeting of May 21st)*
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 20-62](#)
Application by **Mark Kinnane**, of **Cape Associates, Inc.**, on behalf of **Christopher Amplo**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish the rear section of a structure and rebuild it up and along a pre-existing, non-conforming west side yard setback on the property located at **18 Prince Street (Residential 3 Zone)**.
- 7) [ZBA 20-63](#)
Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Builder Boys 286.5, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct 5 new structures, containing 12 residential units, all of which will exceed the neighborhood average building scale on the property located at **286.5 Bradford Street (Residential 3 Zone)**.
- 8) [ZBA 20-64](#)
Application by **50 Commercial St., LLC** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws, to install a swimming pool on the property located at **50 Commercial Street (Residential 2 Zone)**.
- 9) [ZBA 20-65](#)
Application by **53 Commercial Provincetown, LLC** seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a structure and replace it with two new structures, one of which will exceed the neighborhood average building scale and extend up and along a pre-existing, non-conforming east side yard setback on the property located at **53 Commercial Street, (Residential 2 Zone)**.

Jeremy Callahan, Chair

Posted by the Town Clerk: www.provincetown-ma.gov 4/13/2020 9:55 am dv

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