

Zoning Board of Appeals

April 16, 2020

To participate call: (833) 579-7589

Conference ID: 167 657 135#

Agenda: <https://www.provincetown-ma.gov/ArchiveCenter/ViewFile/Item/24029>

<https://www.provincetown-ma.gov/1329/Zoning-Board-Applications-Under-Review>

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A. Work Session 6:00 PM

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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.

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1. Pending Decisions:

- [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.

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1. Pending Decisions:

- 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.

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2. Approve minutes of the April 2, 2020 meeting.
3. Any other business that may properly come before the Board

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B. Public Hearings 6:30 PM

1. ZBA 20-32: 26 Bradford Street

Link to: [Application](#)

Link to: [Additional Photos](#)

Link to: [Public Comments](#)

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2. ZBA 20-43: 227R Commercial Street

- [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).

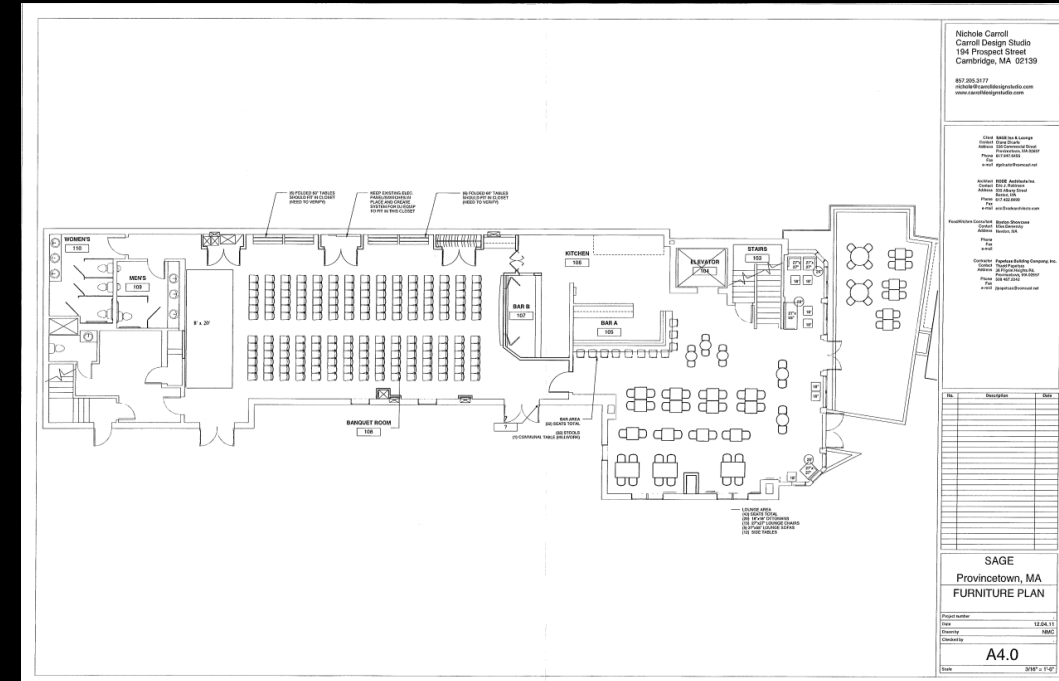
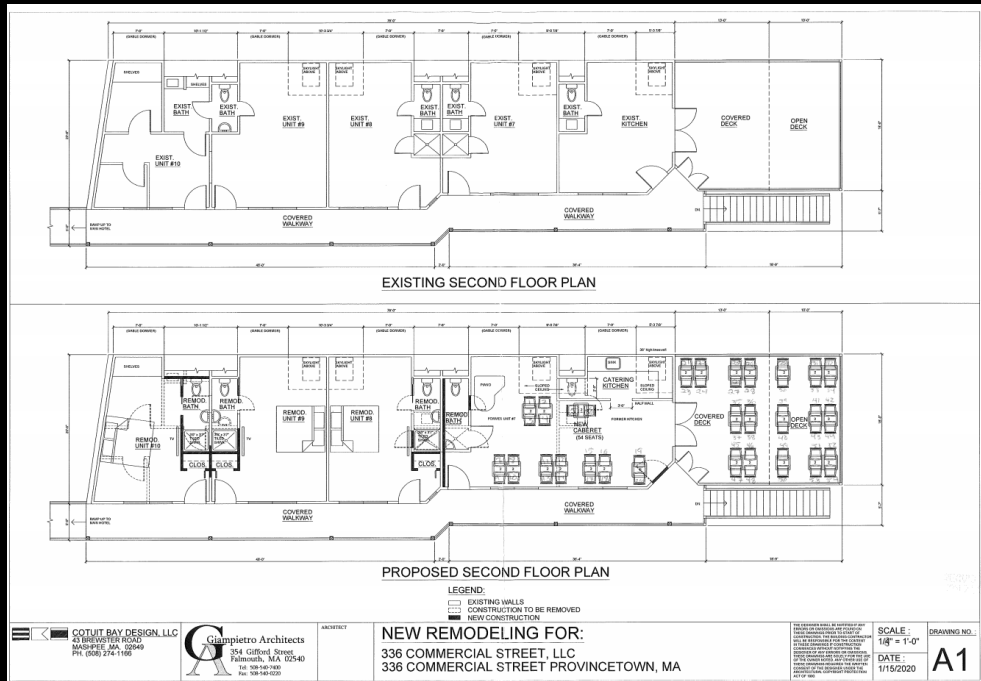
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3. ZBA 20-53: 336 Commercial Street

Link to: [Application](#)

Link to: [Public Comments](#)



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Request to be continued to May 21, 2020

4. ZBA 20-56: 207 Route 6

- [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).

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Postponed to May 7, 2020 (NO ACTION REQUIRED)

5. ZBA 20-57: 30 Shank Painter Road

- [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).

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6. ZBA 20-62: 18 Prince Street

- [Application](#) by Mark Kinnane, of Cape Associates, Inc., on behalf of Christopher Amplo, requesting Special Permits pursuant to Article 2, Section 2640 Scale, 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).

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7. ZBA 20-63: 286 ½ Bradford Street

- [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).

Link to: [Public Comments](#)

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8. ZBA 20-64: 50 Commercial Street

- [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).

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9. ZBA 20-65: 53 Commercial Street

- [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).