

Ellen Battaglini

From: Surfside Hotel and Suites Elaine <surfsidehotellandsuites@surfsidehotel.org>
Sent: Tuesday, March 03, 2020 3:25 PM
To: Ellen Battaglini
Subject: Shankpainter Associates application ZBA 20-56 Zoning Board 6:30pm on March 5th

I am in favor of Patrick Patrick's proposal for students housing. This would solve a huge problem for J1s working in Provincetown. It is so difficult hiring these students when employers cannot offer housing. As we all know the students are very valuable to the town, many of us would not be able to open our doors without their help. We hope that this application can move forward with approval.

Elaine Quigley

General Manager Website: www.surfsideinn.cc

Facebook: <http://www.facebook.com/SurfsideProvincetown>

Twitter: <http://twitter.com/ptownhotel>

Flickr: <http://www.flickr.com/photos/provincetown>

Trip Advisor - Voted #7 in Provincetown Hotels

Managed by: Linchris Hotel Corp

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Elaine Quigley

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Twitter: <http://twitter.com/ptownhotel>

Flickr: <http://www.flickr.com/photos/provincetown>

Trip Advisor - Voted #7 in Provincetown Hotels

Managed by: Linchris Hotel Corp

Ellen Battaglini

From: Laura Rood <laura.rood@icloud.com>
Sent: Monday, March 02, 2020 7:00 AM
To: Ellen Battaglini
Subject: Shankpainter Associates application ZBA 20-56 Zoning Board

I absolutely support the application for this project. It's innovative, serves multiple needs and looks good. Let's do it!

Laura Logue Rood
149a Commercial Street
B2
Provincetown

itypo,imisautocorrect,iapologize.

Ellen Battaglini

From: juliek@tiac.net
Sent: Monday, March 02, 2020 5:28 PM
To: Ellen Battaglini
Subject: Zoning Board Letter

Dear Zoning Board,

My name is Julie Knapp and I would like to write a letter in support of the Barracks, proposed by Patrick Patrick. Our town viability is at stake. We need summer staff and there is just nowhere for them to live. Please consider this project as essential to our survival as businesses.

Sincerely,

Julie Knapp

Resident and business woman.

Ellen Battaglini

From: Bethany Gregory <tweenthetidesptown@gmail.com>
Sent: Tuesday, March 03, 2020 7:40 AM
To: Ellen Battaglini
Subject: The barracks

Good morning. I am writing in support of the plan seeking approval for The Barracks. As a small business owner is it very hard for me to be able to help the seasonal labor force locate housing. One of the work & travel programs specifically requires housing be offered, as per their contracts and I avoided hiring from that pool of students as I am unable to do so.

Also, as a year round resident who serves the public daily in the off-season I am aware the lack of housing doesn't disappear in the winter months. And the options are less than ideal for those needing them but having no choices it becomes a matter of survival.

I am thrilled that someone is willing to take an honest look at what the town needs and proactively move forward to improve the living conditions available to the workforce.

Bethany Gregory

Tween the Tides
Soup Kitchen in Provincetown
The Club

186 Bradford Street
Provincetown, MA 02657
March 3, 2020

Zoning Board of Appeals
Provincetown, MA 02657

Dear Colleagues:

I write in strong support of Patrick Patrick's innovative project by Shank Painter Associates, Inc. as case ZBA 20-56 for the proposed changes that will allow for workforce housing on this site at 207 Route 6. There is no doubt that Provincetown's economy needs workforce housing and yet, for all the discussion, few have taken the steps to make this happen. But here is Mr. Patrick proposing exactly what we in Provincetown want and need to support our businesses and to assure that workers have a place to live.

I am impressed by the many aspects of this project, including the site, the design, and the concept of communal housing with communal goals. It is well-thought out and designed to serve the specific needs of Provincetown.

I highly applaud what Mr. Patrick is proposing and designing and support the needed zoning changes that should occur to make this invaluable project a reality.

I speak as a former Vice Chair of the Historic District Commission, a member of this commission for fourteen years, and as a Cultural Anthropologist who has studied communities and as a keynote speaker to Fortune 500 companies. My support comes with experience, analysis, and understanding of the importance of workforce housing projects and the vital need for this venture given Provincetown's tourist economy.

Sincerely,

Dr. Marcene Marcoux

Dr. Marcene Marcoux

Dear Ms Battaglini,

RE ZBA Application 20-56 Shankpainter Associates

Please accept my letter of support for the proposed dormitory and workforce housing project at 207 Route 6, Provincetown.

As a longtime landlord at 229 Commercial Street and a former shop owner of Pennsylvania Company in Provincetown I know that the shortage of workforce housing threatens the viability of Provincetown in every way. The lack of housing for staff threatens the viability of my tenants and threatens the community of Provincetown.

This project is a great start at keeping Provincetown sustainable as a place for people to live and work and a place to do business. Every business in town needs employees and there are many people willing to live and work in the fantastic community of Provincetown, IF they can find housing. Housing is imperative.

I strongly support the application as should every person with an interest in the sustainability of Provincetown as a community.

Thank you for considering my comments.

Sincerely,



Scott Ravelson
Commercial Street 229 LP
22 Comeau st.
Wellesley, Ma. 02481
Owner of :
227-229 Commercial St
Provincetown

Ellen Battaglini

From: Michael Glasfeld <mike@baystatecruisecompany.com>
Sent: Tuesday, March 03, 2020 5:15 PM
To: Ellen Battaglini
Subject: Letter of Support for the dormitory project, application # ZBA 20-56

Dear Ms Battaglini,

This is a letter of support for the proposed dormitory project at 207 Route 6, Provincetown.

It is clear that the Town's survival as a destination for travelers, be they overnight or day trips, hinges on the attractions and services that the Town can offer.

Seasonal employee staffing levels hold the key to the vitality of Provincetown's attractions and services.

Without a project like the one proposed in application ZBA 20-56, I have significant concern for my business's long term sustainability (the Ferry from Boston) and for the Town in general.

I strongly support the application.

Thank you for considering my comments.

Sincerely,

Michael Glasfeld
Principal
Bay State Cruise Company
200 Seaport Blvd, Suite 50
Boston, MA 02210
617 721 0840 (mobile)
617 748 1428
www.baystatecruisecompany.com

Ellen Battaglini

From: Robert Davis <robertdavis10023@gmail.com>
Sent: Wednesday, March 04, 2020 8:01 AM
To: Ellen Battaglini
Subject: 207 Route 6

Hi Ellen

I support this project, because it contributes to resolving the seasonal and year-round housing issues in Town. I am surprised that the economics work, which would not be the case of if a third party had to buy the land on an arm's length basis.

I salute Patrick for the time, effort and contribution to the community.

Rob Davis
US Mobile: +1 646 286 3039
UK Mobile: +44 77 88 28 79 79

Ellen Battaglini

From: susan avellar <sfavellar@hotmail.com>
Sent: Wednesday, March 04, 2020 8:29 AM
To: Ellen Battaglini
Cc: Patrick Patrick
Subject: Work force housing

I am writing in support of the work force housing project proposed by Patrick Patrick. It is certainly a long overdue concept.

Susan Avellar

Rob Anderson and Loic Rossignon

225 Commercial St.
Provincetown

March 4, 2020

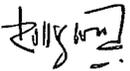
Provincetown ZBA
Regarding Case ZBA 20-56

Dear members of the board:

As long-time residents and business owners we are in absolute and enthusiastic support of the project led by Patrick Patrick known as the Barracks. Furthermore, as owner/managers of several properties used to house members of our seasonal and year-round workforce, we acutely understand the need for this category of housing in our town and witness firsthand the instability and anguish our town's lack of workforce housing causes to its residents and small businesses like ours.

This project is a very concrete solution to the housing problem we face as a town and needs to be supported. We hope the board will grant all the approval needed for the project to be built as presented.

Sincerely,



Loic Rossignon and Rob Anderson

Dear Zoning Committee,

The Economic Development committee would like to support the initiative of Patrick Patrick's building of dormitory style housing and year round housing called "The Barracks".

Worker Housing is a number one priority in Provincetown. This was stressed in the Camoin Report published in July 2019.

I would like to site directly from the report Strategy #3.B from Page 19 of the Report

Creation of dormitory housing to address seasonal worker housing issue and potential synergies with off-season education and conference housing.

- i. Build consortium of people/organizations (public and private) who are interested/willing to lead a community visioning process to create clear guidance for a developer about what will be acceptable and move through the process.
- ii. Create inventory of existing structures and potential sites and review all related land use regulations to identify opportunities.
- iii. Research infrastructure and financing needs related to development of a large housing project.
- iv. Research potential developers that have completed similar types of projects in the region and explore opportunities for potential public-private partnerships to implement in Provincetown.

Please consider "The Barracks" proposal as essential future of Provincetown businesses.

Sincerely,

The Economic Development Committee

Frank A. Days & Sons Inc.
9 Shank Painter Rd
Provincetown, MA 02657
Phone: 508-487-0041
Fax: 508-487-0048
custodio@fadays.com



3/5/2020

Town of Provincetown
260 Commercial Street
Provincetown MA 02657

Re.: 207 Route 6, Provincetown

To Whom It May Concern,

On behalf of Frank A. Days & Sons, Inc. we would like to officially give our support to Patrick Patrick and his workforce housing project. Seasonal and year-round housing in Provincetown is in high demand. This proposal offers a solution with multiple housing options that includes parking, laundry and renewable energy. I think any opportunity this community has to support one of its own, especially when it comes to something as important as much needed housing solutions, we need to do so. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Custodio J. Silva, Jr.", written in a cursive style.

Custodio J. Silva, Jr.
Frank A. Days & Sons Inc., Service Manager

Ellen Battaglini

From: Michael Janoplis <mjanoplis@me.com>
Sent: Thursday, March 05, 2020 6:03 PM
To: Ellen Battaglini
Subject: 207 Route 6 Housing project

Michael Janoplis

I lend my total support to the Patrick's plan to build housing units on Rt 6. As everyone knows housing is almost impossible to obtain here. The Patrick's proposal is extremely environmentally friendly in every aspect. I have personally known them for at least 50 years and Patrick has done extensive research on this project . I feel they will be very successful in creating a most needed asset to our town. I urge you to support this project .

Michael Janoplis
Provincetown business owner.

Sent from my iPhone

03/05/2020

Dear members of Provincetown Zoning Board,

I am writing you regarding Patrick's dormitory plan ZBA 20-56

The housing issue in Provincetown, both seasonal and year-round has been developing since many years. I would like to share with you my experience and opinion in order to stress on the urgency of the problem and the need of support for seasonal workers and year-round residents.

My name is Milen Stoyanov and I am originally from Bulgaria. In 2003 I came for the first time in Provincetown on a student visa for the summer and spent an incredible time here. This is the reason why even though I won a Green Card and became an American citizen and now I work and live in Provincetown.

For over 10 years I work for a major foreign company arranging j1 international workers for Provincetown and Cape Cod. I also manage j1 Hot Spot in Provincetown providing support for all international workers.

During the summer and the winter my job is tightly related to many local businesses and international workers who work in Provincetown. Therefore, I become aware of their daily issues and worries. Moreover, the housing is the biggest one of all. Many locals that I am communicating with are also experiencing same difficulties. Not only international students but also Americans cannot come back here as they cannot find a house to live in or they cannot pay the high rent requested. Every season more than a thousand foreign workers are coming to work in Provincetown, and I believe that the current rental situation is pushing many of them away.

Provincetown needs urgently projects that can provide housing for the workforce and to improve their living conditions.

I had a conversation on the matter with Patrick Patrick and I am familiar with his project for the Dormitory housing. I strongly support the project and think that it needs serious consideration. This will be great step to the change this town needs in order to provide more options for housing.

Best regards,

Milen Stoyanov

JOHN W. THOMAS
PO Box 1808 Provincetown MA 02657
john@johnwthomas.com 508.681.5553
johnwthomas.com

delivered by email to ebattaglini@provincetown-ma.gov

March 5, 2020

Ellen Battaglini
Provincetown Permit Coordinator
Town of Provincetown

Re: Shankpainter Associates application Zoning Board of Appeals 20-56
Letter of Support

I am writing to declare my enthusiastic and total support for the application of Shankpainter Associates (20-56) for the proposed Barracks at 207 Route 6 project.

I have lived in Provincetown for 30 years. I have witnessed the genesis and expansion of our seasonal workforce that has become such an integral part of Provincetown's economy that we can not survive as a viable community without these wonderful people who come here each year to maintain the survival of our most significant surviving industry: tourism.

Any of us who have lived here in recent years are aware of the dynamics of the housing market. Housing for seasonal workers is no longer a crisis. It is an emergency. The word is out among the international workers: it is too difficult for all but the most well connected students/workers to find decent and humane living conditions in order to be here to help our town survive. As a result of their ongoing social media discussions, these fine people around the world are getting the message that other towns in the US are more hospitable, with better living conditions at more reasonable rental rates. They are calibrating their own economics and deciding that, as wonderful as Provincetown can be as a place to work for a summer season, there are other communities that provide more and better housing and are just as hospitable and more economically realistic.

I have known Patrick Patrick and his family for 25 years. He and I have worked on several projects together. He is thoughtful and thorough and works diligently until any project in which he is involved is completed. Provincetown is fortunate that he is willing to take on this necessary and crucial project.

I urge all relevant boards and committees in Provincetown to work *with* him to finally have something that has been talked about for years: a decent multi-unit housing facility for our international workers. We will not have another chance to fix this problem. Time has almost run out.

Sincerely,

John Thomas

Ellen Battaglini

From: Gail Cohen <gcinheritor@gmail.com>
Sent: Thursday, March 05, 2020 3:41 PM
To: Ellen Battaglini
Subject: Patrick Ian Patrick Housing Project/Shankpainter Associates/ZBA 20-56

March 5, 2020

I have known Patrick Ian Patrick and worked with him on Cape Cod National Seashore Issues for 32 years. His integrity has always been impeccable. More so he truly cares about Provincetown.

He knows how to plan, manage, and take proper action. For years Provincetown has complained about the lack of affordable housing and units for those who work in Provincetown. Finally someone has answered the call to do something about this continued problem.

I urge you to approve his plans, and allow the permits he needs to bring this project to fruition. Pat Patrick is a true hero. He is addressing a vital need for Provincetown.

The Zoning Board, and Town should do whatever he needs to make the project a reality.

Sincerely,

Gail Cohen

gcinheritor@gmail.com

727-308-9552

5530 7th Avenue N.
St. Petersburg, FL. 33710

Sent from my iPhone



Cape School of Art
207 Route 6
Provincetown, MA 02657

March 5, 2020

Jeremy Callahan, Chair
Zoning Board of Appeals
Town of Provincetown
Town Hall
Provincetown, MA 02657

RE: ZBA 20-56; 207 Route 6, Provincetown, MA – “The Barracks”

Dear Members of the Zoning Board of Appeals:

I write in my capacity as President of The Cape School of Art. Originally founded in 1899 by Charles Hawthorne, The Cape School has been and continues to be an important part of Provincetown’s vibrant art culture. For over 120 years, artists from around the world have come to the Cape School to study in the plein air tradition of Hawthorne and later Henry Hensche who ran the school for over 50 years.

After a period of being closed in the late 1990’s, The Cape School of Art was re-organized in 2010 as a nonprofit corporation and re-opened as a school of art by Hilda Neily and other former Hensche students. The school has a studio at 207 Route 6 and uses a yard area outside the building for block study painting classes during the season. Off-season, there is some activity in the studio but few students. The rest of the time, the Cape School’s classroom consists of the streets, the beach and the natural beauty of Provincetown.

Patrick Patrick, the proponent of The Barracks, met with the Board of Directors of The Cape School in November 2019 and shared with us the plans for The Barracks and solicited our support and interest in off-season use for students. To say that the Board’s reaction was enthusiastic would be an understatement.

We cannot express strongly enough our support for this proposal and the opportunity it would create for The Cape School during the shoulder and off-seasons. Many students who come, or want to come, to take classes are confronted by the high cost of lodging in the summer and the utter absence of housing in the winter. By having lodging opportunities in The Barracks, adjacent to our studio on the same property, would be a monumental leap forward in the continuing development of the next generation of students. It would allow us to offer a campus type setting where a weekend "at" the Cape School would include housing, community, and art classes.

It is our understanding that the application before the Board seeks certain Special Permits to allow the proposal to be constructed. We strongly support the zoning relief sought and believe that this proposal checks off all the boxes for approval. It will provide seasonal workforce housing; it will enliven an otherwise desolate strip of Route 6; it will provide off-season opportunities for learning and bring new business to town; and it will ensure that artists who could not otherwise afford to come to Provincetown have an opportunity to see color and light in the unique Cape School of Art tradition – an experience that literally cannot be replicated anywhere else in the world.

In sum, we completely, unequivocally and wholeheartedly support the proposal to create The Barracks in Provincetown. This project represents a once-in-a-lifetime type of opportunity for The Cape School of Art. We urge the Board to look favorably upon the application and to vote favorably upon the Special Permits sought.

If you would like further information from us, please contact me or any other Board Member at your convenience. Thank you for your service to the Town on this important Board and thank you for considering our input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc LaCasse', with a long, sweeping horizontal line extending to the right.

Marc LaCasse, President
The Cape School of Art

March 5th, 2020

Provincetown Chamber of Commerce, Inc.
307 Commercial Street PO Box 1017
Provincetown, MA 02657



To the Provincetown Zoning Board of Appeals:

I am writing this letter on behalf of the Provincetown Chamber of Commerce Inc. Board of Directors to show our support for THE BARRACKS at 207 Route 6, a proposed 19,000 square ft building sharing a nearly 4-acre commercial site with Patrick Studios and Marine Specialties warehouse. The building will provide:

- 28 Dorm rooms for up to 112 seasonal summer workers
- 28 Dorm rooms for up to 112 students of offseason educational programs
- 5 year-round Studio apartments
- 10 year round 1 Bedroom apartments
- 1 year round 2 Bedroom apartment
- 1200 square foot communal cooking, dining, and social area

The mission of the project is to provide seasonal workforce housing, year-round workforce housing, and create offseason dormitory space for educational programs to reinvigorate the Campus Provincetown concept. The Provincetown Select Board has approved the project with the issuance of an economic development permit that authorizes sewer gallonage for the project for seasonal and year-round workforce housing and off-season student housing for non-profit programs.

We urge the Zoning Board of Appeals to issue the special permits allowing for density of 3 full floors instead of 2 ½ floors, exceeding the allowed scale, and a reduction of parking from 49 spaces to 20 spaces.

Thank you for your consideration.

Respectfully,

Susan Avellar, Secretary
Provincetown Chamber of Commerce, Inc.

Ellen Battaglini

From: Bob Sanborn <bob@ptown.org>
Sent: Saturday, March 07, 2020 9:21 PM
To: Ellen Battaglini
Cc: Patrick Patrick
Subject: Shankpainter Associates application ZBA 20-56

Att: Zoning Board of Appeals

The Executive Board of the Provincetown Business Guild voted to support the application of ZBA 20-56. We agree that the greatest immediate threat to the sustainability of Provincetown is the shortage of housing, and this is a significant step in the right direction. We believe this will benefit the entire business community, and therefore we support the application.

Respectfully,

Bob Sanborn
Provincetown Business Guild

Ellen Battaglini

From: Jeannette de Beauvoir <jeannettebeauvoir@gmail.com>
Sent: Sunday, March 08, 2020 1:37 PM
To: Ellen Battaglini
Subject: letter in support of "The Barracks"

We desperately need low-income housing in Provincetown. I am 100% behind this project.
Thank you.

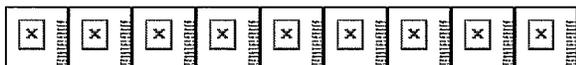
Jeannette



Jeannette de Beauvoir

Author

jeannettebeauvoir.com



Ellen Battaglini

From: Steven Katz <nglamp@aol.com>
Sent: Sunday, March 01, 2020 7:17 PM
To: Ellen Battaglini
Subject: Re: Shank Painter Associates Special Permit

To: Provincetown Zoning Board of Appeals

I apologize for not being able to attend this meeting in person but would like to submit the following:

I would like to preface this email by stating that I have no objection to building affordable housing for the community in my neighborhood.

My concern is with the height and placement of the proposed building. Because it is so tall and will be built so close to my property line at 4 Ships Way Road Extension, I am concerned that I will be subjected to an excessive amount of noise and light pollution. I live in a quiet community of single family homes and feel that the building's height and location would change the character of the neighborhood.

It is my understanding that the builder owns a substantial amount of land at this location.

I would respectfully request that the owner consider moving the building further away from our property lines to a different area on the property.

Thank you
Steven Katz
4 Ships Way Road Extension

Sent from my iPhone

March 4, 2020

To Whom It Concerns Regarding ZBA 20-56 -

The application by Shank Painter Associates is seeking a deviation in scale of over 900%. This is more than 875% over the Maximum allowable variance of 25%. Under Section 2640 Building Scale, Section B. Purpose, it states that: "Provincetown is characterized by buildings that have relatively consistent and harmonious scale within neighborhoods. Exceptions include the Pilgrim Monument, the Town Hall, churches, and some old industrial buildings. Newer buildings, where the appropriate scale has not been maintained, have disrupted the character of the neighborhoods. Preservation of appropriate building scale has also been identified as **critically important** by the Town's residents. All new buildings or additions shall comply with appropriate scale to their neighborhood."

Under Section E. Board of Appeals Approval, it states that: "Discretionary approval for a deviation in building scale may be granted if the Board of Appeals finds that the deviation meets the standards for a Special Permit, under Article 5, Section 5300." Section 5330 states that: "Consideration Special Permits shall be granted by the Special Permit Granting Authority only upon its written determination that the social, economic or other benefits of the proposal for the neighborhood or town **outweigh any adverse effects** such as hazard, congestion or environmental degradation." I do not believe the benefit of 28 dorm rooms to be utilized as workforce housing outweighs the hazard of having a building of this magnitude in size sandwiched, like a sardine in a can, between a row of residential houses and a warehouse. The proposed mammoth building would also be situated on the top of a Dune that reaches over 50 feet. What happens to the surrounding houses and structures below the sandwiched building that towers above them if it catches on fire? The proposed location is situated away from Rt. 6 so this proposal would bring an additional 129 people into a small housing subdivision creating a congestion of people, bikes and cars on a daily basis. The construction of this proposal would also destroy the Wildlife Corridor that runs through the Dune on this property.

Under Section E. Board of Appeals Approval deviation may also be granted if, "the applicant demonstrates that the deviation is appropriate and meets one or more of the following criteria:"

1. The proposed building or addition is in keeping with the goals and objectives of the Local Comprehensive Plan.

~The Local Comprehensive Plan consists of 140 pages with about 20 being relative to construction and housing. In these pages it states, "Development that is out of scale and character will continue to be discouraged by local regulations. Environmental quality and natural resources will be protected." Much of the remaining 120 pages continues to emphasize the importance of Conservation and Open Space with Shank Painter Pond being of great concern throughout many of them. Under Section 1. Land Use and Growth Management, in the Local Comprehensive Plan, it states that, "Provincetown's compact village development pattern, peninsular location and vulnerable natural resources are at the heart of the Town's need for growth constraint. The limited area available for development within the Town contributes to the demand for new construction and conversion and expansion of existing structures." The warehouse that exists now on this property would be a suitable location for a project like this. The building could be renovated and redesigned or demolished to make way for an entirely new complex. This would preserve the Dune with it's Wildlife Corridor in the back and help to keep the newly generated congestion of people, bikes and cars focused on using Rt. 6 rather than the neighborhood in the back. The proposal size should also be scaled down as stated in Goal 3 of the Local Comprehensive Plan that says, "To promote consistency with the predominant scale, massing, density, and architectural style of existing buildings in all new development, renovation and expansion."

2. The building is an important structure to the community as a whole. Public buildings are logical candidates for this type of conditional approval. For example, the Pilgrim Monument is

out of scale with everything in town, yet its value as a monument to the town's history and in giving identity to the town, makes it acceptable.

~This project is not an important structure to "the community as a whole."

3. The proposed building or addition by necessity must be large and that the location is suited for that larger scale use. For example, churches may be permitted uses in a residential district and their larger scale is often dictated by traditional architectural forms.

~This proposal does not have to be this large by necessity. The location is not suited for a building of this scale.

4. The building scale deviation is warranted due to the size of the parcel of land involved so as to discourage subdivision into smaller parcels and the proposed building or addition will not result in a structure that will disrupt the character of the neighborhood in which it is located.

~An over 900% deviation in scale would absolutely disrupt the character of it's neighborhood.

5. The proposed building or addition successfully integrates into its surroundings and is sited in a manner that minimizes the appearance of mass from the streetscape and will not have a significant negative impact on the natural light to, or views from, neighboring structures.

~The proposed height of the building that would sit on a Dune over 50 feet would tower over everything, including the trees. The trees would all be gone though so the buildings appearance would be maximized not minimized. It is possible that a structure this size in height would shadow the houses below.

6. The property is located in the Provincetown Historic District and the addition is consistent with the Historic District Guidelines and approval of the deviation would further the purpose and intent of the bylaw.

~ N/A

The requirements for relief under Section 2630E are:

Height:

E. Relief under this Section: The Board of Appeals may grant a Special Permit deviating from the above standard if the ZBA finds that the deviation from the standard is in keeping with the standard criteria for granting a Special Permit, the objectives of the Local Comprehensive Plan and is appropriate for one of the following reasons:

1. The function of the structure or the structure's importance to the community as a whole, justifies a different roof configuration.

~This project is not important to the community as a whole.

2. Other features of the proposed design are such that the deviation of the roof configuration is not disruptive to the character of the area.

~The proposed Height Deviation is disruptive to the character of the area.

The proposed project does not meet the standard criteria for granting a Special Permit for the reasons already stated at the beginning of this letter. The objectives of the Local Comprehensive Plan are clear under Historic Preservation and Community Character with the goal being, "To encourage redevelopment of existing structures as an alternative to new construction" , "The height and scale of a new building or structure and any addition to an existing building shall be compatible and harmonious with its site and existing surrounding buildings. The Town should continue to enforce its Building Scale by-law in order to ensure that new structures are harmonious with their surroundings and contribute to the historic development pattern of the Town." , "All new development shall successfully integrate into its surroundings in order to limit adverse visual impacts on the surrounding community."

By definition alone General Commercial is "to provide for **small-scale** commercial and industrial uses outside central downtown area while maintaining **pedestrian scale** development and accessibility, maintaining or enhancing landscaping, minimizing visibility of parked automobiles, and avoiding creation of hazards or congestion." In my opinion, this proposal exceeds the use for the lot.

Sincerely ~
Lori Riley

Page 2 of 2

Thaddeus Soule

From: lori riley <loririley@comcast.net>
Sent: Wednesday, June 17, 2020 9:49 PM
To: Thaddeus Soule
Subject: Letter For: ZBA 20-56

June 17, 2020

To Whom It Concerns Regarding ZBA 20-56,

This is a follow up letter to the one that I previously wrote for the March Meeting that was continued in order for Shank Painter Associates to provide more information on the proposed plans. As of June 17, I do not see an updated version of the plans on the Town's website so I am unable to comment on any revisions.

In my first letter, I stated that Shank Painter Associates is seeking a deviation in Scale of over 900%. I would also like to point out that there is an existing building on this property already which is about 540% over the Maximum Allowable Volume above the Neighborhood Average. So Shank Painter Associates is actually requesting the proposed General Commercial lot have multiple buildings with around a total of 1,440% over the Maximum Allowable Neighborhood Average. This is in no way a small-scale or pedestrian scale development.

In looking back through the ZBA Scale Requests over the last four years of 2016, 2017, 2018 and 2019, I could not not find any requests to go beyond Scale at such a large percentage or even close to asking for that much of a deviation. In looking over 45 requests, 36 were for various additions. The applications for decks, dormers, sunrooms, garages, second stories, etc, asked for Scale deviations between 2%-62%. Most were on the lower end. There were 5 applications that planned to demolish and rebuild seeking 16%-60% deviation. The 2 new builds were looking for a 6% and 7.5% deviation. The 2 biggest proposals involved a hotel, bar and condos. They were looking for deviations of around 180% and 174%. Those proposals are located in Commercial Zones among other large buildings and businesses where a larger deviation wouldn't be so invasive to the surroundings. It is clear, from these previous requests, that most people and businesses understand how important it is to keep within scale as close as one can. The proposed project from Shank Painter Associates is clearly egregious. There is no consideration for the neighborhood the proposal would be located in or the surrounding lots adjacent to what is being proposed.

Shank Painter Associates has presented this proposal as something the Town is in desperate need of in hopes of receiving approvals for a project that blows the neighborhood Scale Average out of the water, disregards the guidelines set fourth in the Local Comprehensive Plan and doesn't meet by-law requirements or standards. Those things have been set into place for a reason. They are there to preserve the Town and protect the people who live in it. There isn't an extreme shortage of housing, whether full time, seasonal or workforce, that would constitute throwing the Zoning Regulations and

By-Laws out the window for. Businesses have managed to make things work so far and I am sure they will find ways to continue doing so. There are also other projects coming down the road that will help fill what need there may be.

In my opinion, this proposal clearly exceeds the use for the lot and it's location.

Sincerely,
Lori Riley
24 Ship's Way Rd.

TALKING POINTS REGARDING BARRACKS PROPOSAL

ZBA 20-56 Public Hearing

Presented by Shank Painter Heights Neighborhood Association

- ▶ Support for affordable and seasonal housing; Shank Painter Heights neighborhood residents support affordable and seasonal housing:
 - Neighborhood hosts 50 units of affordable housing at Province Landing
 - Up to 72 additional affordable housing units are proposed for the VFW site
 - Current workforce housing is located at 52 Ships Way Rd and proposed for 79 Shank Painter Rd and 20 Province Rd

Affordable and seasonal housing should be a community-wide responsibility, but Shank Painter Heights area is being leveraged disproportionately

- ▶ The scale and location (parking, roof line, height of building) of The Barracks negatively impacts on the Shank Painter Heights Neighborhood in a number of ways:
 - Community
 - Represents a 7-fold increase in the population density of the neighborhood
 - Many of the 100+ seasonal workers will be navigating the neighborhood between 10:00 pm and 2:00 am leading to concerns about increased noise, light pollution, and litter
 - At 3 stories and 33 feet above grade, the project towers over abutting homes on Ships Way Ext, with clear view into their backyards from The Barracks' windows and public spaces (See Pictures #1, 2, & 3 below)
 - The public spaces, decks, and patios directly face the homes on Ships Way Road Ext creating increased noise in an otherwise very quiet neighborhood
 - Access to The Barracks
 - Proposal leverages Province Rd., a private road with improvements paid for by abutters/ neighborhood and makes no recommendations to improve infrastructure to support population increase
 - The proposal leverages the improved Province Road but fails to call for any improvements to Province Road Extension, which is owned by the proponent
 - It is questionable whether a one-lane private road is adequate access for emergency services for a development of over 130 residents; the paved section is approximately 18' wide.
 - Environmental
 - The plan proposes to cut into a mature tree-covered dune that abuts wetlands, wildlife trails, and the Shank Painter Pond Wildlife Sanctuary (See Picture #4 below)

Proposal has a dramatic negative impact on the neighborhood environment and wildlife as well as residents; the proposal makes no recommendations for infrastructure improvements to mitigate concerns

- ▶ Infrastructure, Planning, and Community equity; neighborhood residents shoulder burden of increased seasonal worker housing while receiving little benefit
 - The general area of Shank Painter Heights will see significant development in upcoming years: the new police station, development of the VFW property, redesign of Route 6 & Shank Painter Roads, other seasonal housing projects, and the repurposing of the current police station.
 - While seasonal worker housing was identified as a top priority in 2016, a proposal for 78 dormitory-style beds on Bradford St. was passed over in 2017—an opportunity to disperse seasonal worker housing across town

- Developer of The Barracks declined to participate in funding improvements to Province Rd in 2017 (despite claiming ownership of the road), but now seeks to leverage it as access to the development
- Concerns about economic division within the town where one neighborhood/area houses seasonal and affordable housing with no benefit, while other neighborhoods benefit economically without shouldering the responsibility for this economic improvement

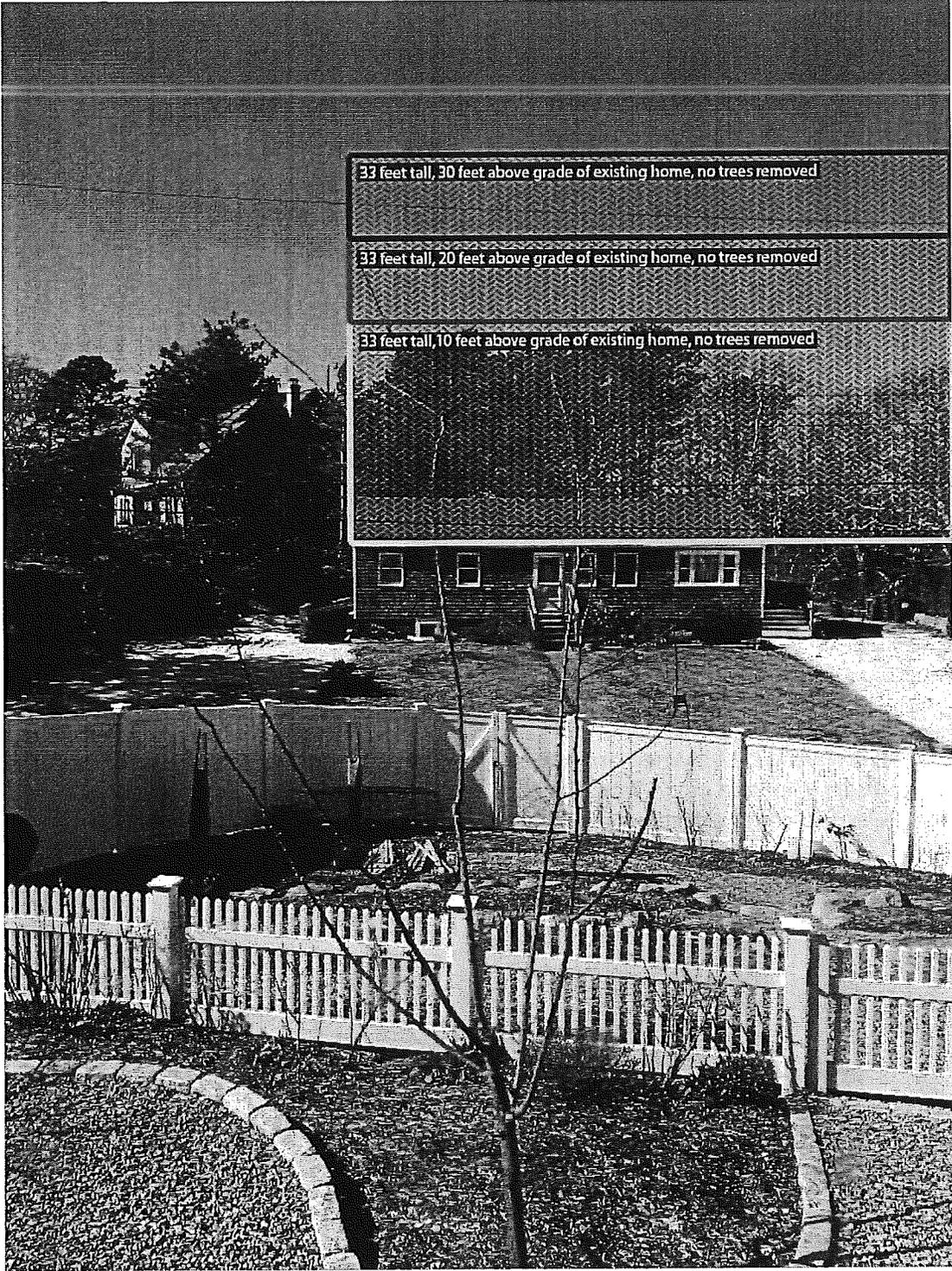
Residents of this neighborhood already pay the same taxes as everyone else, yet receive fewer services: no trash pickup, snow plowing, mail delivery, etc. Additionally, individuals dump trash (mattresses, tires) in the neighborhood as well as general litter (nip bottles, lottery tickets, dog feces, etc.) that residents must remove. The Barracks proposal compounds the problems (litter, noise, etc.) with no investments from the developer or the town to address existing concerns.

Shank Painter Heights residents seek the following:

1. Decentralize seasonal worker housing throughout the Provincetown community
2. Require the developer to provide a rendering of the proposed development in situ to the Shank Painter Heights Neighborhood, specifically the direct abutters on Ships Way Road Extension. Requiring the in situ rendering will give everyone a better understanding of the scale and location of this dormitory. Neighbors requested this rendering in a January 28 meeting with the developer.
3. Shank Painter Heights Association has attempted to locate a study that outlines the urgent need for seasonal worker housing in Provincetown. The Association has not discovered any study that claims an urgent need and therefore, it is impossible to quantify this need. If a study has not been conducted, then the “urgent need” doctrine is not supported for variances or special permits to this or other proposed developments.
4. Implement or require implementation of a community impact study that outlines how this area of town will significantly change in the near future and in particular, the impact of this development on the Shank Painter Heights community. Shank Painter Heights is one of the only residential neighborhoods of privately owned, owner-occupied homes in this general area of town.
5. A significantly scaled back development proposal that is relocated on the developer’s property away from existing houses on Ships Way Extension and with designated primary access from Route 6 and away from Province Rd. Relocating this project also alleviates the need to build in a High Elevation District and disturb the current forest/trees.
6. A copy of the written recommendations for the Provincetown Community Center development and the reasons outlined in stated report around the difficulty of permitting a dormitory in Provincetown. For reference: In a *Cape Cod Times* article dated January 24, 2017, it was reported, “The committee rated the two requests for proposals and ultimately took points off the housing plan because it would be difficult for a dormitory to receive local building permits, according to the committee's written recommendation.” <https://www.capecodtimes.com/news/20170124/provincetown-community-center-lease-goes-to-art-business-center>

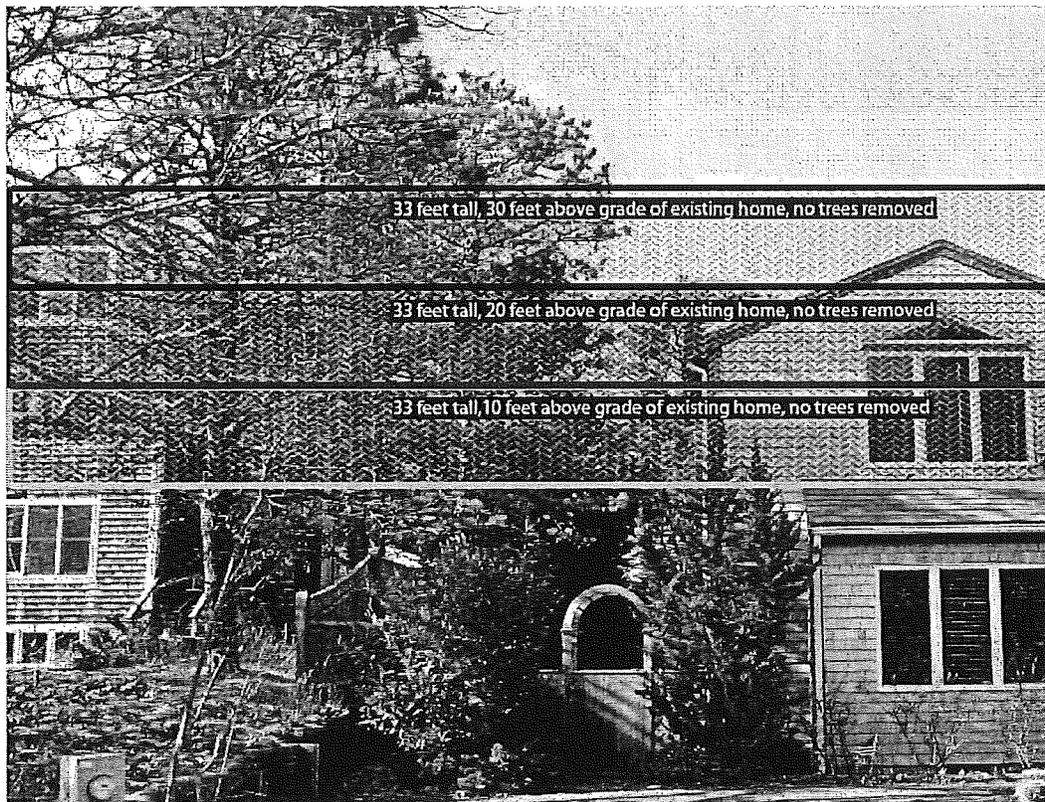
The Shank Painter Heights Neighborhood Association is composed of privately owned, owner-occupied homes—with almost 80% occupied by year-round residents—that abut Province Road, Ships Way Road, and Ships Way Road Extension. The Association is guided by a Steering Committee composed of John Brady, Ph.D.; Jay Gurewitsch; John D. Stafford, Ed.D. The Shank Painter Heights Neighborhood is focused on maximizing quality of life through maintaining and enhancing the rural character of our neighborhood, conserving nature, and being respectful and engaging neighbors and partners. We have created these goals to strengthen Provincetown’s goal of conserving and protecting the Shank Painter Pond Wildlife Sanctuary—the natural heart of our neighborhood.

Picture #1—View of Proposed Development from 35 Province Road



345

Picture #2—View of Proposed Development from 6 Ships Way Ext. & 12 Ships Way Ext.



Picture #3—View of Proposed Development from the backyard of 12 Ships Way Ext.; please note, that we attempted to present the same model from the backyard of 6 Ships Way Ext. however, the distance between 11 Ships Way Ext. and the development—at 11 feet variance—was so close that we were unable to demonstrate the height. The project will tower above these properties.



Picture #4—Shank Painter Heights Area Map (outlining high elevation districts, wetlands buffer, protected rare species and wildlife lands)

