

PLANNING BOARD
Meeting Minutes
Thursday, January 14, 2016
Judge Welsh Room
6:30 P.M.

Members Present: John Golden, Grace Ryder-O'Malley, Ryan Campbell, and Jim Woods.

Members Absent: Brandon Quesnell.

Staff: Gloria McPherson, Town Planner.

Chair Golden called the meeting to order at 6:32 pm

Public Comments

There were no public comments

Public Hearings

Case #FY16-04 (Continued to January 28, 2016 Public Hearing)

Application by Lester J. Murphy on behalf of 3 Cottages LLC requesting Site Plan Approval pursuant to Article 4, Section 4015(a)(1)(5), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to demolish 3 existing cottages and construct two duplex structures resulting in a total of 5 dwelling units on the lot and perform associated site work resulting in the excavation of more than 750 cubic yards of earth at the property located at 52 Creek Road.

Case #FY16-06 (Continued from October 22- Continued to February 11, 2016 Public Hearing)

Application by Lester J. Murphy on behalf of Kathleen C. Meads requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), and Article 4, Section 4015(a)(1)(5), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct two duplex structures, one per lot, install a shared driveway and perform associated site work resulting in the excavation of more than 750 cubic yards of earth at the property located at 5 & 7 Georges Path.

Case #FY16-12 (Continued to January 28, 2016 Public Hearing)

Application by KA Bazarian Construction and Development on behalf of George Nash and Mark Williams requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to construct a 16'x32', two story accessory artist studio at the property located at 9 Pilgrim Heights Road.

Case #FY16-13 (*Applicant requests case be postponed to the January 28, 2016 Public Hearing*)

Application by 20 Pleasant Street LLC requesting Site Plan Approval pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to demolish existing garage and build a new residential structure with an expanded footprint, install a new septic system and construct two dormers, and a roof deck with exterior stair case on the existing principle structure with associated site work at the property located at 20 Pleasant Street.

Work Session

Case #FY16-15 Application by Slade Associates, Inc. on behalf of David Mills for endorsement of a plan believed not to require approval (ANR) to combine lot 2B with lot 1A at the property.

Applicant explains that 18 Winslow and 20 Winslow are exchanging parcels.

Ms. Ryder- O'Malley moved to endorse the request as presented. Mr. Woods seconded. The motion passed unanimously.

Case #FY16-16

Application by Slade Associates, Inc. on behalf of David Mills for endorsement of a plan believed not to require approval (ANR) to combine lot 1B with lot 2A at the property located at 20 Winslow Street. Applicant explains that 18 Winslow and 20 Winslow are exchanging parcels.

Ms. Ryder- O'Malley moved to endorse the request as presented. Mr. Woods seconded. The motion passed unanimously.

Case #FY16-17

Application by William N. Rogers on behalf of the White Family Nominee Trust for endorsement of a plan believed not to require approval (ANR) to combine lot with parcel 2 and then divide the resulting lot into 4 separate lots at the property located at 65 Franklin Street.

When reviewing the plans, Ms. McPherson asked the applicant if there is any thing else being removed that is not already indicated. The applicant states that all of the sheds in the plan are to be removed. Ms. McPherson states that one of the sheds is on a brand new lot line, which makes it non conforming. Ms. McPherson proposes an area of general notes to identify any new non-conformity on the plan and notes on the sheds that are to be removed.

Mr. Campbell moved to endorse the plan with notes added. Mr. Woods seconded.

Case #FY16-18

Application by William N. Rogers on behalf of Jason and Deirdree Truluck-Williams for endorsement of a plan believed not to require approval (ANR) to combine two parcels at the properties located at 31 & 31A Conwell Street.

Ms. Ryder- O'Malley moved to endorse the request as presented. Mr. Campbell seconded. The motion passed unanimously.

Meeting Minutes:

Minutes of April 23, May 28, July 23, and August 13 were all approved. The approval of these minutes was tabled.

Minutes of August 27, September 10, September 24, October 8, and October 22, 2015 meetings were moved to a later date.

Other Business:

Organizational meeting of the election of Chair and Vice Chair:

Ms. Ryder-O'Malley nominates Mr. Golden for Chair. Mr. Golden nominates Ms. Ryder-O'Malley as Vice Chair. The motion passes unanimously.

Ms. Ryder-O'Malley reminds the board that she will not be present on February 11, 2016.

Ms. McPherson wants to discuss Zoning Bylaw Amendments. Potentially changing the use table of the Res 1 district to allow restaurants, hotels, and campground districts. Mr. Golden agrees. Ms. McPherson's concern is when there is uses for the property, then get converted to another type of property-people taking advantage of the gallons available. Mr. Campbell believes with restaurant and bars, there should be a footnote for a special permit to differentiate.

Ms. McPherson wants to send out a survey to the general public to generate feedback. Topics include also Food Trucks. "How could we potentially introduce food trucks to town that would not give an unfair advantage over brick and mortar businesses that have to pay rent?" Examples include only operational from 8pm-2am, only on Commercial St/Bradford St, limited time, or only at Farmer's Markets.

Respectfully submitted,
Tyler Ranauro, Administrative Assistant