

PLANNING BOARD

Meeting Minutes

Thursday, June 9, 2016

Judge Welsh Room

6:30 P.M.

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

Staff: Gloria McPherson, Town Planner.

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

Work Session

a) Urban Land Institute Technical Assistance Panel presentation. (postponed)

b) Discussion with Michelle Jarusiewicz regarding the "Housing Playbook"
(postponed)

Public Comments

There were no public comments.

Case #FY16-28

Application by BPJC LLC requesting Site Plan Approval and a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct 13 residential units, a septic system and associated site development, including earth moving of greater than 750 cubic yards, at the property located at 350 Bradford Street.

Attorney Lester J. Murphy presented the application. Mr. Murphy reiterated that the 7 new buildings containing the 13 dwelling units is a redevelopment of an already existing developed site.

Mr. Murphy states that care has been taken to insure the property protects amenities and abutting properties, the abutters concerns have been taken into consideration throughout the process.

Mr. Murphy discussed that the site can be developed while protecting the slope at the rear of the property. The development will actually correct the erosion on the east of the site through re vegetation and stabilization.

Mr. Murphy discussed that the design of the plan has been developed to protect safe pedestrian and vehicular movement within and around the site.

Mr. Murphy addressed that the portion of the property that falls within flood zone will be filled. No longer have a flooding situation on the property. He states that all of the design requirements with the bylaws have been met with exception to the two curb cut radii.

Mr. Murphy explains that the non-variance Title 5 system will be installed to handle the septic flow. The residents on the property will generate less than half of what was previously generated (restaurant).

Mr. Murphy reiterates the benefits of the design plan. Re-development of the property will reduce the septic flow at the property about 50%. Significant reduction in traffic and pedestrian flow to and around the property- going from a restaurant to 13 dwelling units. Reduction in amount of pavement on site and impervious surface areas on the property. The increase of green space is greater than the minimum requirement. Change from non-conforming use to a conforming multi-family residential use. There is improvement to slope stabilization on the East and North sides of the property. There will be a town increase in real estate tax revenue. The visual improvement of the property will be significant. The redevelopment of the site will eliminate the water pooling.

David Michniewicz of Coastal Engineering Company walks the Planning Board and public through the designs and proposed layout.

Chris Wise of BPJC LLC helps clarify and comments that were prompted by the Planning Board.

The Planning Board offers the floor to any Abutters that express their concerns. Abutter Lipcott expresses a concern about the traffic on Thistlemore Rd. Mr. Michniewicz explains that the dwelling unit will produce much less traffic and pedestrian flow comparatively to the previous occupancy of the restaurant.

Conservation Agent explains the particular trees and plants that will make up the green space on the property. No traditional lawn, rather shrub plants and wild flowers.

Ms. McPherson raises the concern of the Planning Board, which is the radius of the turns and the width of the road. She states that if you propose a 1 way vehicular traffic and you have a road with that can handle 2 way vehicular traffic, you wont have a 1 way. The applicant needs to make it look like it is supposed to.

Ms. McPherson states that the applicant needs to take a closer look at the Provincetown Fire Department and talk with them about the regulations. Ms. McPherson does not want more pavement than necessary.

Mr. Golden opens the floor back to the Abutters. Abutter 1 expresses her concern about the slope during the construction process. She believes that during the septic installation, the slope is vulnerable and it could erode before the process is finished. She also expresses her concern with the Cherry trees being removed on the property. Those trees were planted as a memorial for residents who have passed, she is requesting those trees get relocated and not destroyed.

Abutter 2 and Abutter 3 both express they're happy with the proposal for the dwelling units.

Mr. Quesnell suggests that a bond is placed in the event of the hillside collapsing.

Mr. Quesnell asks the applicant about the source of the water for the irrigation of the green space. Gordon Peabody, additional Conservation agents, expresses that each building will have their own water supply. Until further notice, it will be dependent on the resident to water the green space.

Mr. Quesnell inquires about the power supply and where the poles/transformers will be located. Mr. Michniewicz explains that Eversource would have the final outline of the poles and transformers.

The Planning Board suggests a mediated plan with removed trees. Mr. Wise states that although tricky, he will make an effort to transport the Cherry trees. The applicant needs to coordinate with the Fire Department to go over the regulations about street width. The bike racks can be conditioned. There needs to be a bond created for slope erosion. Mr. Quesnell wants to make sure the Title 5 system can be deemed lateral.

Mr. Campbell moved to continue the hearing to July 14th. Ms. Ryder-O'Malley seconded the motion. The motion passed unanimously.

Case #FY16-29

Application by William N Rogers on behalf of AR Franklin, LLC requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct two duplexes comprising four 1-bedroom units at the property located at 65 Franklin Street.

Attorney Lester J Murphy presented the application with William Rogers. He believes that the proposal meets all criteria and is not interested in any waivers. The construction of the two duplexes meets all residential design standards.

Mr. Murphy states that they have received abutter's concerns and questions about the construction. He addresses the concerns about the scale of design, and states that the proposal is smaller than surrounding buildings, therefore adequate with the

zoning bylaws. The parking, under the zoning bylaws, only need to provide (4) parking spaces, and this construction will provide (8).

Mr. Quesnell asks about the plans for lot 2 and lot 3. In addition he inquires about the plan for the overhead utilities.

Mr. Rogers addresses that the plans indicate tearing out building on lot 2 and lot 3, but there are no plans for those lot yet. He indicates that the overhead utilities will be buried underground.

Mr. Quesnell asks about the EMS access to lot 2. Suggests getting approval from the emergency department.

The Planning Board is interest in a vegetation plan for the lot 2 and lot 3 after the demolition. Wants to see if there is a chance for architectural changes to the design to make it more compatible with the rest of the neighborhood.

The Planning Board opens the comments to the public.

Public #1 Jeff believes that the proposed building is a monstrosity: "It doesn't fit in with the neighborhood. It needs to have a plan that fits in with the design of the surrounding buildings character.

Public #2 Doug believes the subdivision plan is reasonable in terms of its density. The issues are surrounding around large development request a master plan for all lots to get an understanding of what is proposed. Just because it passes zoning bylaws doesn't mean it's the best development. The issue with cars parking is radically different then the surrounding neighborhoods. He requests a re-design of the entire application.

Public #3 Kerry agrees with Doug. The design needs to be re-worked.

Public #4-mail David- concerned about the number of units, architectural heights and style.

The Planning Board requests the applicant address issues with the Fire Chief, determine what is going to be proposed for the rest of the property after the demolition, a detailed re vegetation plan, re-do the site plan, and significantly re designed structure.

Mr. Ryder-O'Malley moved to continue the hearing to July 14th. Mr. Golden seconded the motion. The motion passed unanimously.

Other Business:

Discussion in regards to who will attend the presentation about the Planning Board on the June 27, 2016. Mr. Quesnell has volunteered with Ms. McPherson.

Respectfully submitted,
Tyler Ranauro, Administrative Assistant