

Public Meeting Agenda September 17, 2020

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, September 17, 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: 286 178 912 followed by the # key. Please do not speak until the chair asks for public comments or questions. 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. **Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

- 1) **ZBA 20-43** (*request to postpone to the meeting of September 17th*)
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)**

- 2) [ZBA 20-53](#) (*request to postpone to the meeting of October 1st*)
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)**.
- 3) [ZBA 20-56](#) (*continued from the meeting of September 3rd*)
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)**.
- 4) [ZBA 20-2005](#) (*postponed from the meeting of September 3rd*)
Application by **Douglas McCall** seeking a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to display products for sale on the property located at **205 Commercial Street (Town Center Commercial Zone)**.
- 5) [ZBA 20-2006](#) (*postponed from the meeting of September 3rd*)
Application by **William N. Rogers, II**, on behalf of **Demetrios Daphnis**, seeking a Special Permit pursuant to Article 2, Section 2640E, Building Scale, of the Zoning By-Laws to construct four new structures, three of which will exceed the allowed neighborhood average scale on the property located at **67 Harry Kemp Way (Residential B Zone)**.
- 6) [ZBA 20-2007](#) (*postponed from the meeting of September 3rd*)
Application by **Steven Azar** seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow entertainment on the property located at **210 Bradford Street (Residential 3 Zone)**.
- 7) [ZBA 20-2008](#)
Application by **Lyn Plummer**, on behalf of **Ed Stuart**, seeking a Special Permit pursuant to Article 2, Section 2640E, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a covered porch, extending along a pre-existing, non-conforming west elevation, and for an increase in building scale on the property located at **416 Commercial Street (Residential 3 Zone)**.

B. Work Session VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

- 1) Pending Decisions:

ZBA 20-65 (Jeremy)

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)**.

ZBA 20-73 (Thaddeus)

Application by **Ted Smith, Architect, LLC**, on behalf of **Michael Fullen**, 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 renovate an existing structure by adding new dormers and new porches with decks above up and along pre-existing, non-conforming front, side and rear elevations and to increase the building scale of a structure located at **3 Soper Street (Residential 2 Zone)**.

ZBA 20-75 (Thaddeus)

Application by **Judith R. Osowski** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility/Garden Shed (96 sq. ft. max.), of the Zoning By-Laws to replace a metal shed on the property located at **7 Cudworth Street (Residential 3 Zone)**.

ZBA 20-2001 (Thaddeus)

Application by **Doug Dolezal**, of **Design Matters, LLC**, on behalf of **Miriam Gallardo**, seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility/Garden Shed (96 sq. ft. max.), of the Zoning By-Laws to install a utility/garden shed on the property located at **62 Mayflower Avenue (Residential 1 Zone)**.

ZBA 20-68 (Jeremy)

Application by **Tri-T, LLC**, on behalf of **2 Commercial Street Realty Trust**, seeking a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws to allow for the construction of a new single-family dwelling with a 15' front yard setback, resulting in the creation of a non-conformancy on the property located at **4 Commercial Street (Residential 1 Zone)**.

ZBA 20-2002 (Jeremy)

Application by **Michael Andrews** seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a deck and stairway along a pre-existing, non-conforming rear dimension on the property located at **8 Seashore Park Drive, U9 (Residential 3 Zone)**.

ZBA 20-2003 (Eric)

Application by **Adam Rogers** seeking a Special Permit pursuant to Article 3, Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a garage and build a studio, adding a half story, in the same footprint on the property located at **10-12 West Vine Street, U3 (Residential 2 Zone)**.

ZBA 20-2004 (Robert)

Application by **William N. Rogers, II**, on behalf of **Escargot, LLC**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raise a structure and repair a foundation on the property located at **437-439 Commercial Street (Residential 3 Zone)**.

- 2) Approve minutes of the September 3, 2020 meeting.
- 3) Any other business that may properly come before the Board: Request for an Extension of a Special Permit ZBA 19-15: 20 Province Road.

Jeremy Callahan, Chair

Posted by the Town Clerk: www.provincetown-ma.gov , Revised, 9/14/20, 10:00am PG