

## Ellen Battaglini

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**From:** ART GUIDE PUBLISHER <patricia@provincetownartguide.com>  
**Sent:** Sunday, September 27, 2020 3:46 PM  
**To:** Ellen Battaglini  
**Subject:** Yes to The Barracks

I'm writing to voice my endorsement for The Barracks seasonal and year round housing for Provincetown employees. As a 22-year resident, I have looked on as many contributing members of the Provincetown community have been forced by very limited and expensive housing to move away from the town they love and to which they made great contributions. More local housing for local workers has been a loud cry for years and now when there is an opportunity to see a well-considered option realized in an excellent location, the town should do all it can to bring this project to fruition. Sincerely, Patricia Zur Publisher- Provincetown ART GUIDE

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Patricia Zur, Publisher  
Provincetown Art Guide  
Provincetown INSIDER where to SHOP, PLAY, EAT & STAY

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P.O. Box 1506  
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[www.provincetownartguide.com](http://www.provincetownartguide.com)  
[patricia@provincetownartguide.com](mailto:patricia@provincetownartguide.com)  
508.487.6681

## Ellen Battaglini

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**From:** Chip Capelli <chip@chipcapelli.com>  
**Sent:** Sunday, September 27, 2020 3:57 PM  
**To:** Ellen Battaglini  
**Cc:** Patrick Patrick  
**Subject:** ZBA Application 20-56

Ms. Battaglini:

I am writing in support of the Barracks ZBA application (20-56) for workforce housing.

I have read the proposal and believe that this will be an asset to our town.

Mr. Patrick has long been a leader in the community I support all his efforts to strengthen our local economy and workforce.

Thank you.

CHIP CAPELLI  
508-487-8299



Chip@ChipCapelli.com

**[Click here for secure upload.](#)**

Office Hours, Generally:  
Monday, Tuesday & Thursday: 8am – 4pm  
Wednesday: 8am – 12pm  
Friday: By Appointment Only  
Other times available by appointment.

## Ellen Battaglini

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**From:** juliek@tiac.net  
**Sent:** Sunday, September 27, 2020 4:01 PM  
**To:** Ellen Battaglini  
**Cc:** p2@marspec.net  
**Subject:** Zoning board Oct 1

Dear Board,

I fully support the building of workforce housing proposed by Patrick Patrick. It is a need that is desperate in our town. Too many staff of our businesses have no where safe to live.

Sincerely

Julie Knapp

71 Race Point Road

## Ellen Battaglini

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**From:** thanassi kuliopulos <thanassi234@yahoo.com>  
**Sent:** Monday, September 28, 2020 3:54 AM  
**To:** Ellen Battaglini  
**Subject:** Letter in Support of ZBA Application 20-56 at 207 Route 6

Letter in Support of ZBA Application 20-56 at 207 Route 6

Dear members of Provincetown Zoning Board,  
I am writing you to support the Barracks workforce housing project at 207 Route 6.  
My family has had extensive experience providing workforce housing on the Outer cape. From my firsthand experience I know that the need for seasonal housing for summer workers has only gotten more serious with each passing season.  
This proposed development is a great asset for all the businesses in town.  
Sincerely,  
Thanassi Kuliopulos

Sent from my iPad

## Ellen Battaglini

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**From:** David Panagore <davidpanagore@yahoo.com>  
**Sent:** Monday, September 28, 2020 7:38 AM  
**To:** Ellen Battaglini  
**Cc:** Patrick Patrick  
**Subject:** ZBA 20-56 The Barracks Project

To the ZBA,

I write in support of this very important project for our community. Patrick Patrick's project is well conceived. The increase in scale and some density is needed to bring about an appropriate project, whose success benefits the entire community. As well the bike friendly reduction in parking is warranted given the proposed tenants.

This is the right project for this community. The community's myriad critical housing needs will not be solved in one project or another but each project moving the town one step closer. The question for each decision is whether we move towards or away from our goals.

The recent UMass Dartmouth housing study predicts based on existing trends that many (hundreds) more rental housing units will be lost by 2025, and just standing still be a challenge.

In this environment, responsibility to see and act upon the larger picture often is heavy burden, but the long term economic and community health of Provincetown is at present risk, this project moves us towards our goals, towards a more sustainable community. I write in support of this project.

- David Panagore

Sent from my iPhone

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Monday, September 28, 2020 3:36 PM  
**To:** Thaddeus Soule  
**Subject:** FW: Letter of Support for "barracks"

-----Original Message-----

From: Michela Carew-Murphy <michela.carew.murphy@gmail.com>  
Sent: Monday, September 28, 2020 3:23 PM  
To: Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
Cc: Patrick Patrick <P2@marspec.net>  
Subject: Letter of Support for "barracks"

Hello all,

I am writing to express my wholehearted support for ZBA Application 20-56. I truly believe that this application is a huge step in the right direction to solve a problem that has plagued our town for generations.

As an owner of two businesses in town, I know first hand how difficult it can be to entice talented workers to a town where the limited housing is so expensive that it would cost their entire salary just to live. As a young adult who lives year round, I know first hand how difficult it is to find safe, dependable housing.

I implore the board to grant this request. It is time that we stop wringing our hands about the problems we face here in Provincetown and start actively trying to fix them.

You all have a tremendous opportunity tonight to grant this request and start righting the ship before we are too far gone.

Thanks in advance,

Michela Murphy  
Sal's Place  
Seaside Sitters

Michela Murphy

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Monday, September 28, 2020 3:36 PM  
**To:** Thaddeus Soule  
**Subject:** FW: Barracks Project - ZBA meeting - In Support

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**From:** Jeffrey DeMoura <Jeff@jeffreyscottrealty.com>  
**Sent:** Monday, September 28, 2020 3:13 PM  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Cc:** Patrick Patrick <p2@marspec.net>  
**Subject:** Barracks Project - ZBA meeting - In Support

Dear Members of the ZBA,

I wanted to reach out to you today in support of the Barracks project by Patrick Patrick.

As a Real Estate professional and I know the value of workforce housing in Provincetown. As we see many of the houses being sold as vacation rentals it has pushed the valued year round and summer employee further away from town, and the ones that are lucky enough to find housing comes with a huge price tag.

The Barracks project is just what Provincetown needs, I urge you to support this project.

Sincerely,

Jeffrey DeMoura

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Jeffrey DeMoura, CRS, ABR, SRS  
Jeffrey Scott Realty, Broker / Owner / Realtor®



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<http://www.JeffreyScottRealty.com>

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## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Monday, September 28, 2020 4:03 PM  
**To:** Thaddeus Soule  
**Subject:** FW: support for Barracks ZBA Application 20-56 for workforce housing

-----Original Message-----

From: Arthur Egeli <arthuregeli@earthlink.net>  
Sent: Monday, September 28, 2020 3:53 PM  
To: Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
Subject: support for Barracks ZBA Application 20-56 for workforce housing

Dear Ellen,

I am in full support for Patrick Patrick's Barracks ZBA Application 20-56 for workforce housing. It is timely and something the town has needed for many years, and I am support it.

Best,

Arthur Egeli  
Owner Arthur Egeli Gallery

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Tuesday, September 29, 2020 8:11 AM  
**To:** Thaddeus Soule  
**Subject:** FW: Barracks

**From:** dale szczech <ptownerds@yahoo.com>  
**Sent:** Monday, September 28, 2020 10:22 PM  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** Barracks

To whom it may concern

I wish to express my complete support for all efforts being made to create the Barracks. As a long-time resident of Provincetown I understand the many complexity in which the ever changing needs of Provincetown will be fulfilled by the creation of this amazing project. My hope is that more opportunities will be created to make other future ventures and endeavors like this possible. Thank you

Sincerely,  
Dale R Szczech

Sent from Yahoo Mail on Android

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Tuesday, September 29, 2020 9:24 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: Housing Proposal at the self styled Shank Painter Heights

Sent from my iPhone

Begin forwarded message:

**From:** Len Bowen <len.bowen@icloud.com>  
**Date:** September 29, 2020 at 8:16:54 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject: Housing Proposal at the self styled Shank Painter Heights**

I am a 30 yr resident of Provincetown and also a realtor in the Town.  
In the latter capacity, i have had over that time constant reminders of the dearth of rental housing in the Town. Harbor Hill is, to my knowledge, one of the efforts to address that issue.

The Town has found it difficult to fund and address housing issues .  
Here we have a private, local resident wiling to address the problem, with his own funds and financing and willing to tackle the formidable obstacles that the Town confronts builders and developers with.

Why would we not support him? I urge the Boards to speedily vote this project “approved”

Len Bowen  
226 Baford Street  
Povincetown ma

Sent from my iPad

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:28 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA Application 20-56; 207 Rte 6

Sent from my iPhone

Begin forwarded message:

**From:** Sherry <sbrec@yahoo.com>  
**Date:** September 30, 2020 at 6:49:40 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** ZBA Application 20-56; 207 Rte 6

Good Evening,

I would like to voice my support for this project as it stands before you tonight. The increased height precedent in the general area has already been established by the Province Landing housing complex. We need stable affordable housing for seasonal workers and year round rentals. There just is not enough here yet to meet that demand.

Sherry Brec  
Provincetown Resident

Sent from my iPhone

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:29 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA application 20-56 Route 6

Sent from my iPhone

Begin forwarded message:

**From:** Brian Fitzpatrick <fuzzy@gmail.com>  
**Date:** September 30, 2020 at 4:59:56 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** **ZBA application 20-56 Route 6**

I wholeheartedly support this project! we need this kind of housing, and a minor accommodation in height seems like a reasonable trade-off to establish this worthwhile addition to the neighborhood.

Brian Fitzpatrick  
95 Race Point Rd, #12  
Provincetown, MA 02657

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:29 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA application 20-56

Sent from my iPhone

Begin forwarded message:

**From:** elizabeth naylor <timmer6517@gmail.com>  
**Date:** September 30, 2020 at 4:56:43 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** **ZBA application 20-56**

Good afternoon, Board members. I'm writing in regards to the Patrick property, 207 Route 6, Provincetown, ZBA application 20-56. I fully support this project, which includes a variance, raising the height allowance as we did for Shankpainter Commons, and for the same reasons. Provincetown is in dire need of housing, be it seasonal or year round, and as we have reached our cap for publicly funded projects, private partnerships are the remaining option. We are fortunate to have this property available for development; it is in a commercial/mixed district. It is privately funded, requiring no tax dollars. We must recognize that the "economic and community housing benefits clearly outweigh any congestion or environmental degradation" of the project. Building this dormitory will free up existing seasonal housing for more year round apartment rentals. I encourage you to help see this project to fruition. Thank you for your time and for volunteering. Sincerely, Elizabeth Naylor, 41 Off Cemetery Road, Provincetown.

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:30 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA application 20-56

Sent from my iPhone

Begin forwarded message:

**From:** Trudy Wood <trudy\_b\_wood@msn.com>  
**Date:** September 30, 2020 at 5:34:21 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** RE: ZBA application 20-56

Zoning Board of Appeals,  
c/o Ellen Battaglini (Permit Coordinator)

RE: ZBA application 20-56  
regarding plans for 207 ROUTE 6.

I am expressing my support, as a resident and on behalf of the community's dire need for worker housing, for the Patrick project Application 20-56.

Trudy Wood  
PO Box 41  
945 Commercial ST #6A  
Provincetown, MA 02657

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:30 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA application 20-56

Sent from my iPhone

Begin forwarded message:

**From:** Isis Marina Graham <isismarinagraham@gmail.com>  
**Date:** September 30, 2020 at 5:36:45 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** **ZBA application 20-56**

Greetings Ellen Battaglini and the Zoning Board of Appeals,

My name is Isis Graham and I am in solidarity with 400+, an intersectional, intergenerational, queer, and allied visionary collective of permanent, seasonal, and transient residents. I am writing in support of this plan for dormitory worker housing.

This development is on private property and would create summer housing for 112 seasonal workers, and off-season housing opportunities for artist residencies or educational programs; It will not cost tax-payers a penny. This is 100% privately funded.

I am aware that the plan requires a variance to elevate the height half a story to make the project financially feasible. The Province Landing housing complex on Shankpainter Road already establishes a precedent in the neighborhood for increased height in the name of housing, a common good.

The development will sit on nearly four acres of land off Route 6- there are very few plots of land this size with an owner committed to answering a town need.

I understand that there are some vocal neighbors who resistant to change and threaten to derail this effort. But the zoning committee must recognize that the “economic and community housing benefits clearly outweigh any congestion or environmental degradation” of the project. This project is a gift to the town. Especially now, when need is at its greatest and funding sources are at their lowest.

The worker vacuum created by our lack of affordable worker housing this summer was, and is, at unsustainable levels: hours have been reduced in businesses all over town. Facebook housing pages are filled constantly with folks looking for a place to rent to take jobs. A lot of people want to vacation here, but few can afford the cost of living to actually work here. We are at crisis point. Dormitory housing operates like youth hostels, an accommodation that allows young and old people to travel the world and stay inexpensively.

The plan is extraordinarily well thought out, from design to energy efficiency, but it has a slim margin for financial feasibility, the antithesis of property development in town today which aims for maximum profit. Changes to scale risk tanking the project altogether.

Concerned neighbors should realize the land could be sold to a big developer with bigger pockets, one who may not take their concerns to heart and could build an even more impactful development there, like an Ocean State Job Lot or a Trader Joe's. Neighbors fought a theater project on Bradford and ended up with a CVS. It is zoned for mixed/commercial use which opens up a world of options likely larger and more intrusive.

I am in support support of this project given the community's dire need for worker housing. This is but one private solution to a massive public problem.

Kind regards,  
Isis Marina Graham  
418 Commercial St.  
Provincetown

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:31 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA application 20-56

Sent from my iPhone

Begin forwarded message:

**From:** Kenneth Sutton <suttonkenneth@gmail.com>  
**Date:** September 30, 2020 at 5:38:04 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** ZBA application 20-56

Zoning Board of Appeals,  
care of Ellen Battaglini (Permit Coordinator)

ZBA application 20-56  
regarding plans for 207 ROUTE 6.

Dear Zoning Board members,

I am writing in support of the dormitory worker housing plans. I am a fulltime, year-round resident of Provincetown, and I believe it is vital for the health of our community to expand the housing options.

The needs of the community as a whole far outweigh the concerns of the neighbors. Please vote in favor of the applicants.

Sincerely,

Kenneth Sutton  
PO Box 1681  
Provincetown MA 02657

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Only in silence the word,  
only in dark the light,  
only in dying life;  
bright the hawk's flight  
on the empty sky.  
--The Creation of Éa (from A Wizard of Earthsea)  
by Ursula K. Le Guin

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:31 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA 20-56 Barracks -- I oppose the application

Sent from my iPhone

Begin forwarded message:

**From:** Ian Edwards <ianyvr@gmail.com>  
**Date:** September 30, 2020 at 5:52:22 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** **ZBA 20-56 Barracks -- I oppose the application**

To the Provincetown ZBA:

Re: ZBA 20-56 Barracks

As a full-time, year round neighbor abutting the proposed Barracks project in Provincetown, I oppose the current Patrick Patrick plan.

I ask the ZBA to deny the application as is or send it back for substantial revision to make it smaller -- with a scale more in keeping with the single-family neighborhood.

For the record, I'm not opposed to worker housing on the site.

I don't like this particular plan with its huge Death Star scale, along with its siting relative to our neighborhood and its parking plan that will encourage use of Province Road for access rather than Rt 6.

There are other options that mine the site's potential for worker housing. Those should be explored first.

For Provincetown residents who have not visited the site and are automatically supporting a motherhood issue like worker housing without knowing all the circumstances involved, the proposed Patrick complex is not sited across Rt. 6.

Despite the Barracks' Rt 6 address, access to car and bicycle parking and pedestrian traffic will make heavy use of Province Road. This current Barracks design is crammed into a space behind the existing warehouse on the property, at the cost of trees and a dune and it is mere feet away from single family homes. Come look for yourself.

If Mr. Patrick is working on such thin 3% margins, which should alarm anyone in business, I want to know what secondary uses he plans for the complex, should this business plan fail. What's his Plan B and will the ZBA allow it? Please ask.

In summary: Working housing, yes, but not this oversized plan. Come up with something smaller, perhaps sited actually on Rt. 6.

Ian Edwards  
646-477-7940

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:31 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: Support of The Barracks Project

Sent from my iPhone

Begin forwarded message:

**From:** mark stephen <mark.stephen@earthlink.net>  
**Date:** September 30, 2020 at 6:06:53 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject: Support of The Barracks Project**  
**Reply-To:** mark stephen <mark.stephen@earthlink.net>

Dear Ptown Zoning Board of Appeals:

It's my understanding that the above project is on your agenda tomorrow evening for it's second review. I'm writing to show my support for this much-needed housing opportunity for seasonal workers in our town. The structure of this deal, with a private owner willing to work with the Town in this manner, will not come-up again anytime soon, if ever. The Town would be remiss in not passing this much-supported project. I realize some neighboring residents are opposed to the project, but precedent has already been established with the Province Landing development, and the area that this property sits on is zoned for dormitory housing. Any resident who bought in the adjacent area should have known this when they purchased their property. This is a golden chance to help solve a seasonal housing issue that has been a top priority for Ptown for decades.

Sincerely,

Mark S. Björstrom  
31 Pilgrim Heights Rd.  
Provincetown

Member of Ptown Finance Committee  
Vice-Chair/Treasurer of Soup Kitchen In Provincetown (SKIP)  
President of Highland Moors Homeowners Associate, Inc (HMHA)

September 30, 2020

To the Provincetown Zoning Board of Appeals:

Jeremy Callahan, Peter Okun, Daniel Wagner, Steven Latasa-Nicks.  
Susan Peskin, David Quinn Taylor, and Robert Nee;

Dear all,

I am writing in support of ZBA application 20-56, the Barracks worker housing project planned for 207 Route 6. Having listened to the first meeting regarding this application, I appreciate the board's need to deliberate more fully and weigh community impact versus community benefit. It is without reservation that I support this project as planned, looking not only to the future of Provincetown's housing needs, but to its current state. This summer and fall season have been notable for many disruptive changes, not the least of which has been a lack of available workers to staff our local businesses. We have become overly reliant on the J-1 Visa program to fill our seasonal employment needs with students willing to live closely in groups. This summer, we felt their absence keenly. When Covid-19 restrictions took away that safety net, businesses and customers both experienced what a town without a resident working class looks like. A service economy, with no housing for service staff, cannot survive.

The Barracks housing project is well conceived, from environmental impact and interior layout to energy efficiency. The project is on private land, requiring zero taxpayer funding. It includes not only the capacity for 112 people in dormitory style housing, but ten one-bedroom apartments and five studio apartments, addressing a critical town need for both worker AND year-round housing. The complex will also offer opportunities for winter arts and education programs, lesser explored avenues for year-round economic sustainability. Having been involved with the successful Tennessee Williams Theater Festival over the last few years, I can tell you that the biggest obstacle the festival faces as it expands in Provincetown is acquiring short term, late season housing for its actors and support staff. This, and festivals like it, are a lifeline after Labor Day, but their viability diminishes with our housing shortages. Specific to the ZBA's concerns, the applicant's request for reduced parking should not be a hindrance, in my opinion. Summer workers generally arrive without cars as bicycles provide the best and quickest transportation. As plans to improve Shankpainter's layout proceed, space will be made for safer pedestrian routes. And the Barrack's plan

allots enough bicycle space for every worker tenant. Dormitory housing follows the model of hostels around the world where young and old can travel and stay affordably. It is an ideal experiment in creating beds for people whose only goal is to work and save money for the summer, an old fashioned concept today in a town whose commercial district was built on the idea.

A building of that size and density is understandably a concern for neighbors, but the applicant has taken steps to mitigate the impact to the area. The increase in height is by a mere half story, a necessary part of the design to make the project economically feasible. (If otherwise disposed, the land alone could easily produce profits in the millions.) Located in a General Commercial Zone as it is, this land is ripe for potential developments that could be far more impactful and disruptive to the neighborhood than housing. The residential neighborhood would seem to be enhanced by a residential use, as opposed to a commercial one; and ALL of this is a vast improvement to living next to the town burn dump on which the tall Province Landing complex was built. Perspective is key. Shankpainter Road is the closest thing Provincetown has to an industrial zone. It is also one of the few areas that has acreage enough for a new development that can significantly impact the housing supply. I recall an abutter exclaimed that residents on Shankpainter had supplied enough housing already and that other areas of town should do more, but with all due respect, there is no cap on the town's housing needs and a neighborhood is not a fiefdom. There are not many large areas left for development- we must take advantage of this property owner's timely and generous impulse. Shankpainter Road, and lands adjacent to Route 6, WILL be developed over the coming years. They can either be developed in a way that meets the community's needs or yields to the market's appetite. That is the only choice here.

I hope you find that the economic and community housing benefits of ZBA application 20-56 outweigh any attendant congestion or environmental degradation.

Thank you for your time, service, and thoughtful attention to this application.

Sincerely,

Jennifer Cabral

160 Commercial Street Provincetown, MA 02657 (508-240-4469)

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Wednesday, September 30, 2020 8:32 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: Patrick project The Barracks

Sent from my iPhone

Begin forwarded message:

**From:** Jen Rumpza <jen523@msn.com>  
**Date:** September 30, 2020 at 8:18:33 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject: Patrick project The Barracks**

Re the Patrick plan for a building for seasonal workers, year founders and visitors, a few vocal neighbors are resistant to change and threaten to derail this effort. But we must recognize that the “economic and community housing benefits clearly outweigh any congestion or environmental degradation” of the project. This project is a GIFT to the town. Especially now, when need is at its greatest and funding sources are at their lowest.

The worker vacuum created by our lack of affordable worker housing this summer was, and is, at unsustainable levels: hours have been reduced in businesses all over town. Facebook housing pages are filled constantly with folks looking for a place to rent to take jobs. We are at crisis point. Dormitory housing operates like youth hostels, an accommodation that allows young and old people to travel the world and stay inexpensively. The plan is extraordinarily well thought out, from design to energy efficiency, but it has a slim margin for financial feasibility, the antithesis of property development in town today which aims for maximum profit.

I would like to encourage you to pass the zoning for this project and allow it to go forward. It really seems logical to do this and there must be ways that it will enrich the neighborhood.

Thanks for your time,  
Jen Rumpza  
5 Meadow Rd #6

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 8:55 AM  
**To:** Thaddeus Soule  
**Subject:** FW: housing proposal

-----Original Message-----

**From:** Richard Goldberg <conniesbakery@comcast.net>  
**Sent:** Wednesday, September 30, 2020 5:44 PM  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** housing proposal

Hi Ellen, I am writing to the Zoning Board to express my support for Patrick Patrick's proposal for housing off Rte. 6. It's a very positive step to solving our dire housing situation. Thank you your consideration. Richard Goldberg  
1 Meadow Rd. Unit 2

Sent from my iPhone

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 8:55 AM  
**To:** Thaddeus Soule  
**Subject:** FW: ZBA 20-56

-----Original Message-----

From: Andrew Simon <andrew.simon@comcast.net>  
Sent: Wednesday, September 30, 2020 5:08 PM  
To: Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
Subject: ZBA 20-56

To the ZBA,

The need for affordable and sustainable housing in Ptwn continues to grow.  
Patrick's plan is a start in the right direction.  
I totally support this project at 207 Rte 6.

Respectfully,  
Andrew Simon  
175 Bradford St.

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 8:56 AM  
**To:** Thaddeus Soule  
**Subject:** FW: ZBA application 20-56 regarding plans for 207 ROUTE 6./From Gail Cohen

-----Original Message-----

From: Gail Cohen <gcinheritor@gmail.com>  
Sent: Wednesday, September 30, 2020 10:39 PM  
To: Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
Subject: ZBA application 20-56 regarding plans for 207 ROUTE 6./From Gail Cohen

I am besides myself that the neighbors are against Pat's Project. I would have never imagined it.

Here in Provincetown you have someone of ability - okay so I think I live there still... someone of ability that truly cares and has always cared about the Town. He proposes something extraordinary and is shot down.

Neighbors get your act together. Something that Provincetown has needed for years could finally happen and you are standing in the way.

Pat Patrick as long as I have known him is a person of Integrity. All must do everything they can to support his most generous and necessary housing project. Do not let this opportunity pass by. Make This Project Be A Reality!

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

727-308-9552

Sent from my iPhone

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 8:56 AM  
**To:** Thaddeus Soule  
**Subject:** FW: The Barracks - Worker Housing

-----Original Message-----

From: BARBARA DYETT <bdyett@aol.com>  
Sent: Thursday, October 1, 2020 4:58 AM  
To: Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
Subject: The Barracks - Worker Housing

I would like to voice my support for the development of The Barracks for worker housing in Provincetown.

There is a need in Provincetown for worker housing. As a year-round renter, I am well aware of the cost of renting a place to live in this glorious town. If you are a worker, especially, housing here is unaffordable. As the retired Chief of Staff of the NJ Department of Labor, I understand the importance that this development would bring to the economy and citizens of Provincetown.

I understand residents feel they will be adversely affected and that change is hard to accept. But accept, they must if this Town is to survive and thrive.

Very truly yours,

Barbara Dyett  
Chief of Staff (Ret.), NJ Department of Labor  
16 Thistlemore Road  
Provincetown, MA 02657

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 8:56 AM  
**To:** Thaddeus Soule  
**Subject:** FW: In Strong Support of ZBA Application 20-56 Re: Plans for 207 Route 6

**From:** Shira Kavon <stkavon@gmail.com>  
**Sent:** Thursday, October 1, 2020 8:40 AM  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** In Strong Support of ZBA Application 20-56 Re: Plans for 207 Route 6

Dear Ms. Battaglini,

My name is Shira Kavon and I am a year-round Provincetown resident living at 1 Railroad Ave. I write to express strong support for "The Barracks" project being planned for 207 Route 6.

If ever there were good reason to grant a height variance for a half-story this project is it:

- ✓ It is being built with private funding, so no burden on taxpayers.
- ✓ It is being built by longtime Provincetown businesspeople, the Patrick family.
- ✓ It benefits seasonal workers and year-round renters with housing, so more money can flow into small businesses from these new residents.
- ✓ It also promises meeting and multi-use spaces to benefit all of town's residents.

Such a project creates a virtuous cycle of support: of seasonal workers, of renters (who are often young, and can infuse town with needed vigor,) and of local businesspeople acting in their own, and the town's, best interests.

Please grant this project go forward.

In Support,  
Shira Kavon



September 27, 2020

Provincetown Zoning Board  
Board of Selectmen  
Town Manager Gardner  
Town of Provincetown

Please be advised that I fully support the concept, plan and efforts made by Mr. Patrick Patrick to redevelop the site located at 207 Route 6, Provincetown to a workforce housing campus.

At this juncture, there is a crisis looming over Provincetown regarding the lack of Workforce Housing. Same data has been originated by The Town of Provincetown research and studies that document this shortfall of inadequate housing opportunities for the seasonal labor force.

Specifically, there are a number of documents (Provincetown Housing Play Book, Town-wide Policy Goals, ULI Studies/Research and more) that should be carefully read by all Town committee and board members. There is a clear link between what the town has originated in studies, and the proposed redevelopment of the site for Workforce Housing. I believe that this link makes the case for the proposed use as the highest and best for the site.

Not addressing the need for Workforce Housing will have significant, near term consequences to the economy of Provincetown.

AGAIN, the applicant is addressing issues that the Town has originated in (i). The Provincetown Housing Playbook; (ii) Town of Provincetown Policy Goals;(iii) Urban Land Institute Study.

Lastly, community benefits from the project should be interpreted as (i) Long Term Tax Revenue Generator; (ii) Housing Benefits; (iii) Economic Development Benefits; (iv) Investment in Real Estate.

Respectfully, I fully support this proposal, and appeal to you all for your full support.

Thank you for your consideration and time invested in our community.

Best,

DocuSigned by:  
*John Ciluzzi*

John E. Ciluzzi, Managing Director  
The Masthead Resort & Cottages  
Established 1959

**31-41 Commercial Street  
Provincetown, MA 02657**

**reservations@themasthead.com  
www.themasthead.com**

**Phone: (508) 487-0523**

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 8:57 AM  
**To:** Thaddeus Soule  
**Subject:** FW: ZBA application 20-56 207 Route 6

-----Original Message-----

From: Frank Vasello <fvasello@icloud.com>  
Sent: Thursday, October 1, 2020 8:35 AM  
To: Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
Subject: ZBA application 20-56 207 Route 6

Dear Zoning Board,

I wish to voice my support in favor of the proposal for The Barracks at 207 Route 6. Housing of all types is desperately needed and this cost the taxpayers nothing. The requested height change is necessary for this project to go forward.

Thank you  
Frank Vasello  
10 Central Street

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 9:04 AM  
**To:** Thaddeus Soule  
**Subject:** FW: ZBA application 20-56

**From:** Ken Ross <kenrossptown@gmail.com>  
**Sent:** Thursday, October 1, 2020 9:01 AM  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** ZBA application 20-56

To whom it may concern, I am standing in favor of this application for the development of this property to construct/adapt the location for the creation of much needed low cost housing, including both seasonal and rear-round units. I am a 30 year year-round resident of Provincetown.

Thank you in advance for your consideration.

Kenneth Ross  
20 Court St.  
Provincetown

**From:** [Ellen Battaglini](#)  
**To:** [Thaddeus Soule](#)  
**Subject:** FW: application 20-56  
**Date:** Thursday, October 01, 2020 9:21:14 AM

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**From:** lbugg7@aim.com <lbugg7@aim.com>  
**Sent:** Thursday, October 1, 2020 9:12 AM  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** application 20-56

Hi Ellen! One more email in support of the Patrick's housing proposal! So smart and so important. Thank you. Hope you are well!  
Maria Marelli

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 10:15 AM  
**To:** Thaddeus Soule  
**Subject:** FW: ZBA application 20-56 regarding plans for 207 ROUTE 6.

**From:** William Lord <lordwwl@gmail.com>  
**Sent:** Thursday, October 1, 2020 10:14 AM  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** ZBA application 20-56 regarding plans for 207 ROUTE 6.

I want to go on record in support of this project. It will fulfill a big need in our town.

William Lord  
5 Nelson Ave, Provincetown, MA 02657

## Thaddeus Soule

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**From:** Jeff Petriello <thebeff@gmail.com>  
**Sent:** Thursday, October 01, 2020 10:37 AM  
**To:** Ellen Battaglini; Thaddeus Soule  
**Subject:** In support of the Dormitory Housing Plan

Greetings Ellen Battaglini and the Zoning Board of Appeals,

My name is Jeff Petriello and I am in solidarity with 400+, an intersectional, intergenerational, queer, and allied visionary collective of permanent, seasonal, and transient residents. I am writing in support of the plan for dormitory worker housing off route 6, application ZBA 20-56

Our town is in desperate need of housing for workers and young people who are priced out of seasonal rentals aimed at tourists and owning property that has exploded past financial feasibility in a nation where almost 80% of workers live paycheck to paycheck. This development will help alleviate the housing shortage, encourage community development, and promote economic development in our town far more than congestion will damage it.

I'm asking that their request for variance be granted, and that we as a town can better prioritize decisions that will positively impact those we are often ignored or displaced by virtue of the fact that they cannot afford to own land.

Thanks, ,

Jeff Petriello  
[www.thebeff.com](http://www.thebeff.com)  
[@thebeff](#) pretty much everywhere  
he/his

## Thaddeus Soule

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**Subject:** FW: Letter to today's ZBA meeting re: the Patrick proposal

**From:** Sheila McGuinness <[sheilameguinness@hotmail.com](mailto:sheilameguinness@hotmail.com)>

**Date:** October 1, 2020 at 11:54:40 AM EDT

**To:** Ellen Battaglini <[ebattaglini@provincetown-ma.gov](mailto:ebattaglini@provincetown-ma.gov)>

**Subject:** Letter to today's ZBA meeting re: the Patrick proposal

Hi Ellen,

Hoping you will pass this along to the appropriate people for inclusion in today's meeting.

Thank you!  
Sheila

I write in grateful support of the Patricks' building project, and urge you to work with the proponent to make sure the development happens. It is a gift to our community.

This project is a civic-minded plan to answer one of the town's greatest needs while also answering needs of the proponent. The number of units is a generous fraction of the number we need.

This plan deserves support from the ZBA and from Provincetown residents, including those among us who live in the neighborhood. I empathize with their concerns, and note that others of us have learned to accept development—private, public, and public/private partnerships—even though it is personally troublesome, because it serves the community. This just happens to be their turn.

I have found that many operational objections expressed in situations like this are hyperbolic—At times, I've made them myself!—and, given a few years, things seem to work themselves out. Perhaps the strongest concern I have heard to date is about property values, which—in Provincetown—haven't suffered in how many decades?

Please work to assure this private development proceeds—and soon!

Best regards,  
Sheila McGuinness  
11 Standish Way  
Provincetown, MA 02657

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 12:32 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA application 20-56 re: 207 Route 6

Sent from my iPhone

Begin forwarded message:

**From:** Kate Mullan <katemullan1@gmail.com>  
**Date:** October 1, 2020 at 11:47:19 AM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** ZBA application 20-56 re: 207 Route 6

Dear Zoning Board of Appeals,

I am writing in enthusiastic support of the proposed Barracks at 207 Route 6. I speak from firsthand experience as a former summer worker at various Provincetown businesses for 10+ years and a current non-resident owner/landlord of my grandmother's former Court Street home, which has 2 units, both rented to low-income year-round residents.

Over the years I've had many friends and coworkers living in frankly dangerous and unsanitary conditions because it was all they could find and afford. This scarcity is why I put my personal time and money into providing affordable year-round housing that is safe, clean, and comfortable.

Why the town would hesitate to take any FREE opportunity to alleviate this problem is beyond me. Please allow this private owner to build high-density, high-quality housing that most people will never see or notice. Don't allow NIMBYs to sway you from acting in the interest of the town's economic sustainability.

Thank you for your consideration,  
Kate Mullan  
37D Court Street

## Thaddeus Soule

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**From:** Ellen Battaglini  
**Sent:** Thursday, October 01, 2020 12:33 PM  
**To:** Thaddeus Soule  
**Subject:** Fwd: ZBA application 20-56 regarding plans for 207 ROUTE 6.

Sent from my iPhone

Begin forwarded message:

**From:** Dean Beringer <kamenberinger@msn.com>  
**Date:** October 1, 2020 at 12:12:31 PM EDT  
**To:** Ellen Battaglini <ebattaglini@provincetown-ma.gov>  
**Subject:** ZBA application 20-56 regarding plans for 207 ROUTE 6.

Greetings, Ellen.

I would like to voice my strong support for on behalf of the Provincetown community's dire need for worker housing. The Patricks' plan for summer dormitory housing is up for review before The Zoning Board of Appeals on October 2nd.

I sincerely hope you will approve this excellent project!

Regards,  
Dean Kamen Beringer

# Robin B. Reid

Mediator  
Attorney at Law

**Mailing address:** Post Office Box 1713  
Provincetown, Massachusetts 02657

**Telephone:** (508) 487-7445  
**E-mail:** Robin@RobinBReidEsq.com

September 30th, 2020

Jeremy Callahan, Chair  
Zoning Board of Appeals

c/o Thaddeus Soule  
tsoule@provincetown-ma.gov

by email

**RE:** ZBA 20-56  
207 Route 6  
The Barracks

Dear Mr. Callahan and Members of the Board

I represent John Brady, an immediate abutter to 207 Route 6, at 12 Ship's Way Extension.

I write today to ask again that you deny the applicant's requests for:

1. a Special Permit to allow a deviation from the building scale found at Article II, §2640, pursuant to Article II, §2640E, of the Provincetown Zoning By Laws, and
2. a Special Permit to allow a deviation from the roof configuration standards found at Article II, §2630, pursuant to Article II, §2630E, of the Provincetown Zoning By Laws,

for the following reasons.

To be clear, my client's objections to this project are not to say that work force housing is not important, that work force housing is not important to all who live here, or that workforce housing is not important to our economy; rather it is to say, that nothing about workforce housing necessitates such a large structure.

Mr. Brady objects to this project because it will overshadow the Province Road and Ship's Way neighborhood, to this diverse and quiet sanctuary's very great detriment, without serving inescapably its laudable stated purpose.

Required for the sought after scale deviation approval is a determination by this Zoning Board of Appeals that the proposed structure must necessarily be large. But the applicant has yet to explain why 'the project design has to be dense to provide workforce housing facilities on a financially viable basis' [from the applicant's Development Impact Statement]. At the hearing held by this Board on August 6, 2020 the project proponent spoke only to the need for the 4th floor of market rate apartment units in order to make a profit on this project. The proponent still has not explained why this project must necessarily include 112 beds of workforce housing. And I would suggest that the proponent is unable to do so because there is nothing about workforce housing that prescribes such density in such a prodigious building.

In fact, there are numerous examples in this very neighborhood of decent, safe workforce housing - all in structures much smaller than the proponent's project, and in keeping with the surrounding structures.

The debate on this application has been disturbing because it seems that the mere invocation of the use, 'workforce housing', precludes any further analysis or discussion. One does not need to deny the critical need for workforce housing, to object to this application. As the Zoning Board of Appeals, it is your obligation to consider the Special Permit criteria. This building is more than 9 times larger than the homes in the surrounding residential neighborhood. The intensity of the proposed use is not at all in keeping with this neighborhood. It is not necessary to solve all of the Town's work force housing challenges, in one fell swoop, at the expense of the Ship's Way neighborhood.

The Town would certainly benefit from the addition of 112 workforce housing beds, but the applicant fails to make the case that this enormous structure is the only route to

employee accommodation. The adverse effects to the neighbors and the surrounding environment are significant. This project is just too big - there are plenty of other economically sustainable ways to meet the worthy workforce housing objective; and it will spoil an existing peaceful neighborhood.

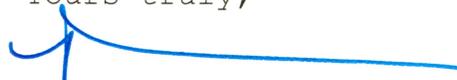
Please also take a careful look at the scale calculations for two neighboring structures offered by the proponent. 56 Shank Painter is a supermarket - unlike the proposed project at 207 Route 6, this is an example of a building which must be large by necessity. Further 56 Shank Painter is well sited with respect to the Ship's Way neighborhood. And 83 Shank Painter is a good example of workforce housing on a smaller scale, and is a building which sits well along the Shank Painter. Supermarkets require large structures; work force housing does not.

If you have not already done so, I implore you to make a formal site visit to the project site. I implore you to walk about the Ship's Way neighborhood. I implore you to do so before you make this critical decision, before you approve a project which will irreparably harm an existing residential district.

Finally, should you choose to proceed with the approvals requested, I urge you to include conditions related to the landscaping and to vehicular traffic. Please consider making the installation and maintenance of the proposed landscaping a condition of your decision. Landscaping which includes Lombardy populars, or trees of a similar nature, would provide a substantial visual and noise barrier. Please also consider including a requirement that all motor vehicle traffic, including construction traffic, to the premises be via Route 6, as a condition of your decision.

Thank you for your consideration in this matter.

Yours truly,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal line.

Robin B. Reid, Esq.

cc. John Brady