

Public Meeting April 8, 2021

The Provincetown Planning Board will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, April 8, 2021, in Provincetown, MA.

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 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: www.provincetowntv.org/watch.html
2. To listen and participate in this meeting, dial **(833) 579-7589** When prompted, enter the following conference number: 793 310 273#. Please do not speak until the chair or the meeting moderator asks for public comments or questions. If possible, 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.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AND VOTES MAY BE TAKEN ON ANY ITEM

1. **Public Comment**
2. **Consent Agenda:** Approval without objection required for the following items:

PLN 21-7

Application by **Steve Riley & Kieran J. Healy**, on behalf of **Riley Brothers Realty**, for endorsement of a plan believed not to require approval (ANR) to modify an interior lot line between two parcels held in common ownership at **134 & 136 Bradford Street (Assessor's Map 12-1, Parcels 77-A and 78)** to form one lot containing the minimum area & frontage on a public way and in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P.

PLN 21-10

Application by **Peter J. Kane**, on behalf of **Mary S. Beck & Eric L. Beck**, for endorsement of plans believed not to require approval (ANR) to alter a lot line between two parcels at **31 & 33 Nickerson Street (Assessor's Map 6-3, Parcels 39 & 40)** containing the minimum area & frontage on a public way and in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P.

3. **Public Hearings:**

PLN 20-2030 *(continued to the meeting of April 22nd)*

Application by **Jay Abbiuso** seeking a Special Permit pursuant to Article 4, Section 4015 a., 1), Site Plan Review by Special Permit, and Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, to develop a vacant land by constructing a total of 12 dwellings, 2 of which will be community housing units, in 4 duplex units and 4 cottages on the property located at **286.5 Bradford Street**.

PLN 21-4 *(postponed to the meeting of April 22nd)*

Application by **Robin B. Reid, Esq.**, on behalf of **100 Bayberry, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, A1b1., Two Family Dwelling, and Article 4, Section 4180, Inclusionary and Incentive By-Law, and Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a.(1), for developments consisting of the aggregate of three or more residential units, of the Zoning By-Laws to add a modest two-family duplex on the property located at **18 Winslow Street** with requested waivers from Article 4, Sections 4163 (2) and (3) and 4600.

PLN 21-5 *(postponed to the meeting of April 22nd)*

Application by **Robin B. Reid, Esq.**, on behalf of **100 Bayberry, LLC**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to add modest two-family duplex to an existing single-family site on the property located at **18 Winslow Street**.

PLN 21-6

Application by **Ted Smith**, on behalf of **Stephen Lagana**, seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit a.1), for developments consisting of an increase of residential units that will result in a total of three or more, and a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws to construct a new two-and-a-half story structure containing three one-bedroom dwelling units on the property located at **46.5 Harry Kemp Way**.

Work Session:

- a) Discuss Draft Planning Board Rules and Regulations.
- b) Pending Decisions:

PLN 21-2 Application by **Susan Packard** requesting Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to install a 16x32 in-ground swimming pool surrounded by a patio with new native plants to replace what is removed, a 4' high fence surrounding the back yard, and no new lighting on the property located at **71 Bayberry Avenue**.

c) Minutes March 25, 2021.

d) Any other business that may properly come before the Board.

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Brandon Quesnell, Chair

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