

Public Meeting May 13, 2021

The Provincetown Planning Board will hold a virtual Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, May 13, 2021, in Provincetown, MA.

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

In keeping with Governor Baker's Executive Order of March 12, 2020: "Order Suspending Certain Provisions of the Open Meeting Law", all participation for Town Residents will be by Remote Access. If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end. The public is encouraged to download the **Microsoft Teams** meeting app.

JOIN THE MEETING: [Click here to join the meeting](#)

Or call in (audio only) [\(833\) 579-7589, 664841377#](#) United States (Toll-free)
Phone Conference ID: 601 169 279 #

To participate during public comment:

- **Microsoft Teams:** Raise hand to be called on to speak; and
- **Call-in:** Speak and spell your name clearly when called on by the Chair.
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Please do not speak again until acknowledged by the Chair or meeting moderator.

- **Keep your phone muted at all times when not talking (*6 to mute & unmute your phone);**
- **Do not use speaker phone;**
- **Do not use Bluetooth devices;**
- **Mute all background noises; and**
- **Mute PTV on the television or computer and use only the phone's audio.**

Since no in-person attendance of members of the public will be permitted, 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 minutes of proceedings as soon as practicable after the meeting.

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

1. **Election of board officers per charter:**
2. **Public Comment:**
3. **Public Hearings:**

[PLN 21-4](#) (continued from 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](#) (continued from 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 21-8](#)

Application by **Christine Barker** seeking a Special Permit pursuant to Article 2, Sections 2314, Special Permit Uses, 2440, Permitted Principal Uses, A2, Multi-Family Dwelling, 2., four units or more, 2560, Dimensional Schedule, footnote 8, 4120, Density Schedule, 4150, Green Area, and 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws to demolish a pre-existing, non-conforming condemned structure and reconstruct it as a new, mixed-use structure consisting of 31 hotel units, 4 residential condominium units, a restaurant/bar, a meeting space, and a ground-level parking area, as well as the reconstruction of a former pier serving the property located at **227R Commercial Street**.

[PLN 21-9](#)

Application by **Christine Barker** seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (1), for developments resulting in an increase of residential units that will result in 3 or more on a parcel, and a (2), for developments consisting of more than 2,000 sq. ft. of new commercial area from natural grade, of the Zoning By-Laws to construct a new, mixed-use structure consisting of 31 hotel units, 4 residential condominium units, a restaurant/bar, a meeting space, and a ground-level parking area, as well as the reconstruction of a former pier serving the property located at **227R Commercial Street** with requested waivers from Article 4, Sections 4035 b., referring to Section 4163 3., and 4035 h, referring to Article 3, Section 3432 c.

[PLN 21-11](#)

Application by **Hennep, Inc., Andrew Koudijs, President**, seeking a Special Permit pursuant to Article 2440, Permitted Principal Uses, B14, Marijuana Establishments, Retail, of the Zoning By-Law to re-design an existing retail establishment and sell marijuana products at the property located at **246 Commercial Street**.

[PLN 21-12](#)

Application by **Lester J. Murphy, Esq.**, on behalf of **Shank Painter Associates, Inc.**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (2), for developments consisting of more than 2,000 sq. ft. of commercial area, and a (5), for new construction or any excavation, land removal, or earth moving of more than 750 cu. yds. that will alter the topography from natural grade, of the Zoning By-Laws for the construction of a three-story structure containing twenty-eight 4-person dormitory units, 5 studio apartments, ten 1-bedroom apartments and 1 two-bedroom apartment on the property located at **207 Route 6** with requested waivers from Article 4, Sections 4035 b. and referring to Section 4163, and 4053 (1)(b).

PLN 21-13

Application by **Lester J. Murphy, Esq.**, on behalf of **Shank Painter Associates, Inc.**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws for the construction of a three-story structure containing twenty-eight 4-person dormitory units, five studio apartments, ten 1-bedroom apartments and one 2-bedroom apartment on the property located at **207 Route 6**.

Work Session:

- a) Debrief of Annual Town Meeting warrant articles
- b) Inclusionary sub-committee
- c) Pending Decisions:

PLN 20-2030

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 21-6

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**.

- a) Minutes: April 22, 2021.
- b) Any other business that may properly come before the Board.

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

Brandon Quesnell, Chair

Posted by the Town Clerk www.provincetown-ma.gov 05/07/2021, 10:25 am AR