



Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, June 24, 2021, at 6:00 P.M. in the Judge Welsh Room at Town Hall, 260 Commercial St., Provincetown, MA 02657.

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

Joining the Meeting: [Click here to join the meeting](#)

Microsoft Teams: Join on your computer or mobile app

Phone: Or call in (audio only) [\(833\) 579-7589](tel:8335797589) Phone Conference ID: 120 345 813#

To Participate during public comment:

- Teams: Raise hand to be called on to speak; or
- Phone: Speak name clearly to be called on to speak.

Please do not speak again until acknowledged by Chair or meeting moderator.

- Keep your phone muted at all times when not talking (*6 to mute & unmute your phone);
- Do not use speakerphone, Bluetooth devices (speakers or headphones); and
- Mute all background noises, including PTV, television or computer and use only phone audio.

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

1. **Public Comment:**

2. **Public Hearings:**

PLN 21-14 (*postponed from the meeting of May 27th*)

Application by **Lester J. Murphy, Esq.**, on behalf of **Dol-Fin Development, LLC**, seeks Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to construct 7 new residential units on the property located at **50 Nelson Avenue**.

PLN 21-15 (postponed from the meeting of May 27th)

Application by **Lester J. Murphy, Esq.**, on behalf of **Dol-Fin Development, LLC**, seeks Site Plan Review by Special Permit pursuant to Article 4, Sections 4015, Site Plan Review by Special Permit, a. (1) for an increase in residential units resulting in three or more, and (5) for the excavation, land removal, or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade, and 4180, Inclusionary and Incentive By-Law, for the construction of 7 new residential units; 1 of which will be located on-site and deed-restricted as affordable, and 1 for which the Town will receive a payment in lieu on the property located at **50 Nelson Avenue**.

3. **Work Session:**

a) Pending Decisions:

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**.

b) Minutes: June 10, 2021.

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

Paul Graves, Chair

Posted by the Town Clerk www.provincetown-ma.gov 06/21/2021, 8:45 am AR

Revised 06/21/2021, 11:10 am AR