



Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, August 26, 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: 802 627 060#

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. Appointment of Donna Walker as an alternate member to the Planning Board with a term to expire on December 31, 2023.
2. **Public Comment**
3. **Public Hearings:**

PLN 21-14 (*request to continue to the meeting of September 23rd*)

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 (*request to continue to the meeting of September 23rd*)

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**.

PLN 21-18

Application by **Eugene Carrara** seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to build a foundation under two existing rooms and to extend a structure out 8' on the southeast elevation of the property located at **6 Creek Round Hill Road**.

PLN 21-19

Application by **Robin B. Reid, Esq.**, on behalf of **John McCullough & Lou-Anne Davis**, seeking a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, to make a payment in lieu to build a structure with two 2-bedroom dwelling units on a vacant lot at **40 Winslow Street**.

4. **Work Session:**

- a) Review and Vote to Recommend Complete Streets Policy
- b) Pending Decision:

PLN 21-17

Application by **Leif Hamnquist**, of **Hammer Architects**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District(A), of the Zoning By-Laws to demolish an existing structure and construct a new structure with associated site work on the property located at **25 Pilgrim Heights Road**.

- c) Minutes: August 12, 2021
- d) Any other business that may properly come before the Board.

Paul Graves, Chair

Posted by the Assistant Town Clerk www.provincetown-ma.gov, 08/20/2021, 9:30 am AR