



Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, September 23, 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: 795 330 871#

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 (continued from the meeting of August 26th)

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 *(continued from the meeting of August 26th)*

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 *(continue to the meeting of October 14th)*

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**. Requested material from the applicant has not been received. The Board will continue to the next meeting.

PLN 21-20

Application by **Eric Larsen**, on behalf of **Marcene Marcoux**, seeking Site Plan Review pursuant to Article 2, Section 2320(B), High Elevation Protection District (B), of the Zoning By-Laws to install a shed on the property located at **186 Bradford Street**.

3. **Work Session:**

a) **Minor Modification:**

PLN 21-21 32 Bradford St.: To modify a previously approved site plan to remove a parking space and create a tandem parking space for 2 cars located on the northeasterly side of the property

b) **Approval Not Required (ANR):**

PLN 21-23

Application by **Kathleen Meads** for endorsement of a plan believed not to require approval (ANR) to combine two parcels at **33 & 39 Captain Bertie's Way (Map 8-2 Parcels 3 & 4)**, 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.

c) **Minutes:** August 26, 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 , 09/17/2021, 8:45 am AR