



# Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, October 28, 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: 563 378 138#

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** (*request to continue to the meeting of December 9<sup>th</sup>*)

Application by **Lester J. Murphy, Esq.**, on behalf of **DoI-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 December 9<sup>th</sup>)*

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** *(continued from the meeting of September 23<sup>rd</sup>)*

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 21-24**

Application by **Lester J. Murphy, Esq.**, on behalf of **Marjorie Kehne**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws for alterations to a site to include installation of hardening and a native stone parking area and driveway, repair of an existing timber wall and installation of a new timber wall, installation of a concrete pad for the relocation of a generator, installation of a new propane tank and removal of existing tanks, approval of recently installed wood steps and adjacent plantings, and approval for recently installed solar panels on the property located at **774 Commercial Street**.

3. **Work Session:**

a) **Pending Decision:**

**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**.

b) **Minutes:** September 23, 2021

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

Paul Graves, Chair

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