



Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, December 9, 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: 902 072 484#

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 October 28th)

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 (continued from the meeting of October 28th)

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 21-25

Application by **Ted Smith** seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to revise a previously approved Site Plan Review (PLN 20-2012) involving a dormer, roof decks, and an access stair on the structure located at **41 Bradford Street Extension**.

3. **Work Session:**

a) **Approvals Not Required:**

PLN 21-28

Application by **William N. Rogers, II**, on behalf of **Hilary H. Bamford Revocable Living Trust**, for endorsement of a plan believed not to require approval (ANR) to divide one lot, Lot 4, at **8 Willow Drive (Assessor's Map 12-3, Parcel 18)** to form two lots, Lots 4A & 4B, both 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.

PLN 21-29

Application by **William N. Rogers, II**, on behalf of **32 Pearl Street Property Trust**, for endorsement of a plan believed not to require approval (ANR) to combine two lots, Parcels I & II, located at **30 & 32 Pearl Street (Assessor's Map 13-2, Parcel 67)** to form Lot 1, 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.

PLN 21-30

Application by **William N. Rogers, II**, on behalf of **Cynthia Packard & Elizabeth R. Cohen**, for endorsement of a plan believed not to require approval (ANR) to combine and then convey Parcel I of **313 Bradford Street (Assessor's Map 15-3, Parcel 75)** and **311 Bradford Street (Assessor's Map 15-3, Parcel 76)** to **309 Bradford Street (Assessor's Map 15-3, Parcel 70)**, which will then be divided into Lots 2A & 2B, both of which contain 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.

b) **Pending Decisions:** None.

c) **Minutes:** October 28, 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 , 12/03/2021, 9:10 am AR