

# Meeting Agenda Revised

The Provincetown Planning Board will hold an Executive Session at 6:00 P.M. followed by a Public Meeting and a Work Session on Thursday, December 22, 2022, 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](#) Phone Conference ID: 658 500 374#

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. **Executive Session:** Executive Session pursuant to G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation concerning:

Ravelson v Planning Board, et al., Land Court C.A No. 20 MISC 000168 (MDV);

Michael J. Shuster and Richard McCracken v. The Town of Provincetown Planning Board, et al., Land Court, Case No. 22 MISC 000424 (HPS); and

Julie Gray, et al. v. Steven Azar, et al. (Town of Provincetown Planning Board), Barnstable Superior Court, C.A. No. 2172CV00248, votes may be taken.

2. **Public Comment:**

3. **Public Hearings:**

**PLN 22-27**

Application by **Mark Kinnane, of Cape Associates, Inc.**, on behalf of **Dean Landy et al.**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to add a two-story addition to the north elevation of an existing structure on the property located at **4 Miller Hill Road, U8 (Residential 3 Zone)**.

**PLN 22-28**

Application by **Mark Kinnane, of Cape Associates, Inc.**, on behalf of **Michael Damara**, seeking Site Plan Review pursuant to Article 2, Section 2320(B), High Elevation Protection District (B), of the Zoning By-Laws to add a one-story addition to the south elevation of an existing structure on the property located at **5 Upper Miller Hill Road (Residential 3 Zone)**.

4. **Work Session:**

a) **Discussion of Shank Painter Road Overlay District/Form-Based Zoning**

b) **Pending Decisions:**

**PLN 21-32**

Application by **Christopher J. Snow, Esq.**, on behalf of **Tri-T, LLC**, seeking a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, for a development that will result in a net increase of two or more dwelling units on the property located at **22 Nelson Avenue**.

**PLN 21-33**

Application by **Christopher J. Snow, Esq.**, on behalf of **Tri-T, LLC**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1) & (5), of the Zoning By-Laws for a development that will result in an increase of residential units to three or more and will result in new construction or any excavation, land removal, or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade on the property located at **22 Nelson Avenue**.

**PLN 22-20**

Application by **Robin B. Reid, Esq.**, on behalf of **PV Development, LLC**, seeking a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, to construct a duplex that will result in three or more residential units and providing an affordable/community housing unit on the property located at **170 Bradford Street Extension**.

**PLN 22-21**

Application by **Robin B. Reid, Esq.**, on behalf of **PV Development, LLC**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (1), Site Plan Review by

Special Permit, of the Zoning By-Laws to construct a duplex that will result in three or more residential units on the property located at **170 Bradford Street Extension** with requested waivers from Article 4, Section 4028 n. for a front yard setback that is less than required and from parking requirements pursuant to Article 2, Section 2470.

**PLN 22-25**

Application by **Brennon Coakley**, on behalf of **Jeffrey J. Irmer**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to remodel the exterior of a structure, including adding new doors and windows, new siding, and performing structural repairs as required at the property located at **25 Priscilla Alden Road**.

- c) Approval of Minutes of December 8, 2022
- d) Any Other Business

Dana Masterpolo, Chair

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 12/16/22 11:13 am, EP

Revised: 12/19/2022, 3:05 pm AR