

Planning Board Public Hearing
Wednesday, August 24, 2009
Grace Gouveia Building, Room 6
26 Alden Street, Provincetown, MA 02657

Planning Board Members Present: Howard Burchman, Joe DeMartino, Marianne Clements, Dorothy Palanza and Peter Page.

Staff Present: Maxine Notaro, Permit Coordinator.

Howard Burchman, Chairman, called the meeting to order at 7:03 p.m.

Approval Not Required Pre-Application

William N. Rogers II, P.E., P.L.S. on behalf of Jonathan Sinaiko to create two lots from one lot as shown on plan P-09-1216 A as Lot 3 and Lot 4 with Lot 4 as an unbuildable lot at the property located at 608 Commercial Street and 295 Bradford Street, Provincetown, MA.

- Richard Waldo from William Rogers office represented the property owner. He stated the one parcel of land is being divided into two separate parcels with the Suzanne's Garden parcel deemed as an unbuildable.

Joe DeMartino questioned the relocation of the Trellis upon division of the lots. Mr. Waldo said the Trellis will be relocated onto lot 3.

The question is if a Trellis is considered to be a structure and if so, what about the setbacks?

The Board members scheduled a site visit for 6:00 p.m. on September 21, 2009.

Approval Not Required Pre-Application

William N. Rogers II, P.E., P.L.S. on behalf of 2 Commercial Street Realty Trust 2008 to create 9 lots from one lot with proper frontage on Commercial Street and Provincelands Road, at the property located at 2 Commercial Street, Provincetown, MA.

Jay Murphy, Attorney for the property owner gave a brief overview of the series of event to bring those members up to speed that had not been involved in the original meetings. The plan will not be recorded until the Declaration of Restrictions has been finalized. Lots 8 and 9 will have access from Commercial Street and will need two additional curb cuts with the remaining lots have access from the existing paved driveway on the property.

No site visit for this property is required based on previous meetings and site visit.

William Rogers office will be filing the actual ANR for the Sept. 21, 2009 meeting.

- **Joe DeMartino said he knew the property owners and therefore recused himself from the meeting at 7:15 p.m.**

- **Site Visit**

44 Franklin Street at 6:00 p.m.

Howard Burchman stated his concern as to no representation from the applicants or applicants' representative for the scheduled site visit.

- **Case #2009-06 Site Plan Review (Continued from previous meetings) (Original request)**

Application by Neal Kimball of Kimball Residential Designs on behalf of Rueben Ceballos and William Bonn under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District A. The applicant seeks approval for the addition of a covered porch on the South side of an existing structure and for the addition of a second single family dwelling unit and connecting screen porch from rear West side of an existing structure at the property located at 44 Franklin Street, Provincetown, MA (Res3 Zone).

Amendment to 2009-06 **(Revised Request)**

The applicant seeks approval to construct a 10' x 11' addition to service a bigger kitchen area on the West elevation and to construct a 6' x 21'8" covered porch on the South elevation at the property located at 44 Franklin Street, Provincetown, MA.

Neal Kimball apologized for not having been present for the scheduled site visit.

The applicants would like to construct a kitchen addition with a covered porch and to install a 4' crawl space. They propose to do plantings and will be doing up a landscape plan.

Howard Burchman said he met with the immediate abutter, Jodi Brown on site and she had no objections to the proposed revised project.

Motion: To approve the site plan C17210-01 dated 8/19/09 as drawn by Coastal Engineering.

Moved: Marianne Clements moved to approve Site Plan C17210-01 dated 8/19/09 drawn by Coastal Engineering.

Seconded: Dorothy Palanza. Voted: 4-0-0.

Previous minutes – continued to next meeting.

Any other business that shall properly come before the Board – none.

Adjournment

Motion to adjourn at 7:35 p.m.