

Planning Board Public Hearing  
Wednesday, January 3, 2007  
Caucus Hall, Town Hall  
260 Commercial Street, Provincetown, MA 02657

Members Present: Howard Burchman, Anne Howard, Ellen Battaglini, Kevin Rich and Joe DeMartino  
Staff Present: Doug Taylor, Building Commissioner

Meeting called to order at 7 p.m.

**Site Plan Review**

Victor DePaolo, 175 Bradford Street Extension (continued from December 13, 2006) 7 dwelling units and one restaurant on the lot

Victor DePaolo and Ginny Binder representing applicants. Information that was requested at last meeting was presented including:

- current and proposed septic plan
- proof of legality of current residential unit
- landscape and illumination plan
- run off plan
- plan stamped by engineer
- endorsement letter from Board of Fire Engineers has been requested by applicants but the board was meeting today and had it on its agenda
- information was also provided addressing issues under 5331 which Planning Board determined was sufficient and therefore would not require Development Impact Statement.

**Motion:** To grant Site Plan approval as submitted for plan dated December 28, 2006 contingent on: granting of parking variance by ZBA (from 40 to 28 spaces) and endorsement of plan by Board of Fire Engineers.

**Moved:** Anne Howard                      **Second:** Joe DeMartino                      **Vote:** 5:0:0

**Case #2007-01 Site Plan Review**

Application by **Douglas Taylor** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval to create two community-housing units on the lot at the property located at 29 Alden Street (Res3 Zone).

Applicant requested continuance to February 21, 2007 meeting and agreed to waive time constraints.

**Motion:** To continue to February 21, 2007 meeting

**Moved:** Ellen Battaglini                      **Second:** Kevin Rich                      **Vote:** 5:0:0

**Preliminary Subdivision**

William Rogers and Lester Jay Murphy on behalf of "Chateau Motel", William Gordon, Trustee, 105 Bradford Street Extension

Plan calls for 10 lot single family subdivision. Applicants proposed plan will require the following waivers:

4A4-regulation requires 8% grade, applicants are requesting 13% grade for 100 feet of road so as not to cut into topography

4A5-regulation requires dead end Street to be 400 feet, applicants are requesting 600 feet.

4A6-site line distance

4A2d-25 foot radius would be at pavement not at lot line as required

5A7-18 inch burm rather than 24 inch as required

Site visit was scheduled for January 8, 2007 at 4:15 p.m.

Discussion on Bylaws with Martha Hevenor

Revisions to 4800-affordable accessory apartment bylaw was submitted and discussed.

**Motion:** To accept proposal by Planning Board to amend Zoning Bylaw 4800 to be 20 years rather than perpetuity.

**Moved:** Anne Howard

**Second:** Joe DeMartino

**Vote:** 5:0:0

Inclusionary bylaw will be reviewed at January 17, 2007 meeting.

Lester Jay Murphy and William Rogers on behalf of Clancy Realty Trust expressed interest in seeking release of some lots from covenant given that so much work has been completed. Planning Board encouraged them to make official request.

**Motion:** To approve minutes from December 20, 2006

**Moved:** Anne Howard

**Second:** Ellen Battaglini

**Vote:** 5:0:0

Randy Carpenter, 54 Shankpainter Road has scheduled meeting with Doug Taylor and has requested to be on agenda of February 21, 2007 meeting.

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Phyllis Lutsky

*Phyllis Lutsky*

Recording Secretary

Approved by \_\_\_\_\_ on \_\_\_\_\_