

Planning Board Public Hearing
Wednesday, February 07, 2007
Judge Welsh Hearing Room, 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 and Maxine Notaro, Permit Coordinator

23 Race Point Road Site Visit 5:00 p.m.-all members attended

Joint meeting with the Board of Selectmen 5:30 p.m.

Meeting was called to order by Cheryl Andrews at 5:30 p.m.

Board of Selectmen present: Cheryl Andrews, Michele Couture, Richard Olson and David Nicolau.
Also present: Keith Bergman, Town Manager, Martha Hevenor and Paul Ruchinskas of the Cape Cod Commission

(40R) Smart Growth Zoning District was presented by Paul Ruchinskas.

Cheryl Andrews made a motion directing town staff to assemble information necessary for BOS and Planning Board to hold a Public Hearing.

At BOS urging Planning Board will work with Keith Bergman to organize another meeting between BOS and Planning Board at which developers will be invited to discuss and understand site specific impediments to housing construction.

Howard Burchman thanked Martha Hevenor and the Cape Cod Commission for all their assistance.
Cheryl Andrews reiterated the thank you.

Joint meeting ended and Planning Board remained in session.

Case #2007-02 Site Plan Review (Continued from January 17, 2007)

Application by Edward Malone under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District A. The applicant seeks approval to move a single-family structure to a new foundation on the lot approximately 140 feet from its original location on the lot at the property located at 23 Race Point Road (Res3 Zone).

Motion: to continue to February 21, 2007

Moved: Anne Howard

Second: Joe DeMartino

Vote: 5:0:0

Case #2007-01 Site Plan Review (Continued to February 21, 2007)

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).

Motion: to continue to February 21, 2007

Moved: Anne Howard

Second: Joe DeMartino

Vote: 5:0:0

Application by William N. Rogers II, on behalf of "Chateau Motel", Gordon Realty Trust
Discussion on Preliminary Subdivision Plan (Request continuation to February 21, 2007)

Motion: to continue to February 21, 2007

Moved: Anne Howard

Second: Joe DeMartino

Vote: 5:0:0

Motion: to take items out of order

Moved: Anne Howard

Second: Kevin Rich

Vote: 5:0:0

Discussion on Zoning Bylaws and a joint meeting with Local Housing Partnership. (Arturo Alon, Melissa Jones, Noah Taylor and Brian Green)

Martha Hevenor and Paul Ruchikskas presented.

Proposed changes to 4170 were presented and discussed. It was stated that the proposed changes are intended to clarify language and "cleanup" the bylaw. After review and discussion it was decided to meet again on February 21, 2007.

Proposed changes to 2440 were presented by Doug Taylor. (Tom Boland and Jim Farley were present) Changes would allow existing businesses in Res 3 to seek relief through the Special Permit Process to change nonconforming uses that were grandfathered.

Motion: to approve proposed changes and pass them along to BOS

Moved: Anne Howard

Second: Joe DeMartino

Vote: 5:0:0

Case #2007-04 Site Plan Review

Application by Neal Kimball on behalf of Irene Gage under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District A. The applicant seeks approval to modify the existing dwelling unit located in the High Elevation Protection District area 56' +/- by increasing the footprint and modifying the style from contemporary to traditional and increase the number of story's from 2 to 2½ at the property located at 98 Bayberry Avenue Road (Res1 Zone).

Abutter cards submitted. Mr. Villazon, an abutter, expressed concern that plan may negatively affect his view and was invited to attend site visit. Miriam Gross, an abutter sent a letter that was read into the record urging the board not to grant a height variance, if requested.

Site visit scheduled for February 21, 2007 at 5:00 p.m.

Motion: to continue to February 21, 2007

Moved: Anne Howard

Second: Joe DeMartino

Vote: 5:0:0

Request for Approval Not Required Pre-Application

John McElwee of Felco, Inc. on behalf of Provincetown Purchase Trust II to remove a lot line to create one lot at the property located at 102 and 102A Bradford Street.

Members encouraged Mr. McElwee to go forward.

John McElwee of Felco, Inc. on behalf of Bradford Montello Realty Trust to discuss creating two lots from one lot at the property located at 35 Bradford Street.

Joe DeMartino recused himself. An informal discussion ensued.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,
Phyllis Lutsky

Phyllis Lutsky
Recording Secretary

Approved by _____ on _____