

Planning Board Public Hearing
Wednesday, July 18, 2007
Judge Welsh Hearing Room, Town Hall
260 Commercial Street, Provincetown, MA 02657

Members Present: Howard Burchman, Ellen Battaglini and Joe DeMartino

Members Excused: Anne Howard and Kevin Rich

Staff Present: Maxine Notaro, Permit Coordinator and Matt Mulvey, Acting Building Commissioner and Director of Community Development

Meeting called to order at 7:00 p.m.

Case #2007-07 Site Plan Review (Continued from June 6, & June 20, 2007)

Application by **David Krohn on behalf of WK Red Clay, LLC** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval for the removal of two buildings and for the construction of five buildings to contain a total of 17 residential units and for modification of the commercial tennis operation at the property located at **21 Bradford Street Extension, Provincetown, MA. (Res1 Zone)**

The Fire Chief has determined that a 35ft. radius with a 5ft. apron is necessary for a fire turnaround. In order to achieve that, units 9 and 10 will have to be moved close to the clubhouse which will require revising the site plan. Applicants are therefore asking for a continuance to August 1, 2007.

Howard Burchman suggested that since such significant changes were being proposed, perhaps they should withdraw application without prejudice and then resubmit which would allow for re-notification to abutters.

Applicants agreed that if outstanding issues were not resolved by August 1, 2007 they would re-submit revised plans. Matt Mulvey informed applicants that in any case they would have to go back to ZBA with revised plans.

Applicants submitted waiver of time restraints until September 5, 2007.

Motion: to continue to August 1, 2007

Moved: Joe DeMartino

Second: Ellen Battaglini

Vote: 3:0:0

Joe DeMartino stated for the record that he thinks the Fire Department should have required regulations published for the public so that developers know in advance what the requirements are and asked Howard Burchman to discuss with Town Manager.

Motion: With all due respect to the Provincetown Fire Department, that the Planning Board bring to the attention of the Town Manager and BOS the need for clarification of fire department regulations so that they are fairly and consistently carried out.

Moved: Joe DeMartino

Second: Ellen Battaglini

Vote: 2:0:1

Approval Not Required Pre-Application

William Rogers II, PE, PLS on behalf of Sandbar Club Condominium and Ann M. Maguire to remove a lot line between 77A, 79 and 81 Commercial Street.

This case was on the agenda for last meeting which had to be cancelled for lack of quorum so applicant is asking for ANR decision tonight. Removal of lot line will make property more conforming and allow for the construction of a utility shed.

Motion: to endorse ANR

Moved: Joe DeMartino

Second: Ellen Battaglini

Vote: 3:0:0

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary