

Planning Board Public Hearing  
Wednesday, September 19, 2007  
Judge Welsh Hearing Room, Town Hall  
260 Commercial Street, Provincetown, MA 02657

Members Present: Howard Burchman, Anne Howard, Ellen Battaglini, Joe DeMartino 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.

—  
**Site Visit 5:30 p.m. at 4, 4R, 6 & 6R Holway Avenue, Provincetown, MA.** -All members attended.

—  
**New Cases**

**Case #2007-19 Site Plan Review**

Application by **William N. Rogers, II, P.E. P.L. S. on behalf of Dragonfly Realty Trust** under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District A. The applicant seeks approval to add a proposed 16' x 11'6" screen porch with deck above and a new spiral stair to the rear southwest corner of the existing building and install a new title 5 upgrade in the driveway at the property located at **3 Pilgrim Heights Road, Provincetown, MA (Res1 Zone)**.

William Rogers and Ron Remillard on behalf of applicants.

Abutter cards submitted. Site Plan was filed with Health Agent on August 22, 2007. No variances requested. Proposed addition is below roof line and within existing footprint and conforms to all building set backs.

Howard Burchman questioned whether application is complete citing lack of photos. Site visit scheduled for September 24, 2007 at 5:00 p.m.

**Motion:** to continue case until October 3, 2007

**Moved:** Anne Howard

**Second:** Joe DeMartino

**Vote:** 5:0:0

**Pending Cases**

**Case # 2007-14 Definitive Subdivision Plan (Continue to October 03, 2007)**

Application by **William N. Rogers II, P.E., P.L.S. on behalf of Gordon Realty Trust** under Chapter 41, Section 81-L for approval of a proposed subdivision shown on a plan entitled subdivision plan in accordance with the Rules and Regulations of the Provincetown Planning Board and as shown on a plan entitled Plan of Land in Provincetown by William N. Rogers II, P.E., P.L.S., dated June 25, 2007 located at **105 & 109R Bradford Street Extension and 7A & 7B Point Street, Provincetown, (Res1 Zone), Provincetown, MA.**

—  
**Case #2007-17 Site Plan Review (Request continuance/postponement to October 03, 2007)**

Application by **Julie Schecter** under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District A. The applicant seeks approval for the construction of a single family dwelling and associated site work at the property located at **207A Bradford Street, (Res3 Zone), Provincetown, MA.**

**Case #2007-18 Site Plan Review (Continued to October 3, 2007)**

Application by **Paul M. Richardson** under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District A. The applicant seeks approval to amend a previously approved site plan to change a partial full basement and partial crawl space to a full basement and to delineate parking at the property located at **44-48 Pearl Street**, (ResB Zone), Provincetown, MA.

**Request for Approval Not Required**

William N. Rogers, II on behalf of Edward Foley & Sherman A. Merrill to create three buildable house lots at the property locate at **4, 4R, 6 & 6R, Holway Avenue**, Provincetown, MA.

William Rogers submitted new plans.

**Motion:** to endorse plan (P-07-1892, August 30, 2007)

**Moved:** Anne Howard

**Second:** Kevin Rich

**Vote:** 5:0:0

**Request for Approval Not Required Pre-Application (Continued to October 03, 2007)**

Slade Associates, Inc. on behalf of the Miller Hill Realty Corp. to create three lots from one lot at the property located at 29 Miller Hill Road, Provincetown, MA.

**Ted Malone-Race Point Road project**

Will be coming before Planning Board with As Built Site Plan for commercial part of property and a Site Review for residential part as well.

Site visit scheduled for October 17, 2007 at 5:00 p.m.

**Old Business**

**Discussion on Zoning By-Laws-** Planning Board will not be presenting anything for Special Town Meeting

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

*Phyllis Lutsky*

Phyllis Lutsky

Recording Secretary

Howard Burchman, Chairman

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 9/17/07 8:30 am dj