

Planning Board Public Hearing
Wednesday, November 7, 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

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

Case #2007-22 Site Plan Review

Application by **William N. Rogers, II, PE, PLS on behalf of Edward Foley** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval to construct two structures with appurtenant site improvements at the property located at **4, 4R, 6 & 6R Holway Avenue, Provincetown, MA.** (Res3 Zone).

Gary Locke representing applicants. Abutter cards submitted. Proposal is for 2 buildings with 2 units each, each unit having 2 bedrooms. Buildings meet scale and set-back requirements. 29% lot coverage and 38% green space. 4 parking spots.

Joan and Robert Guerreio abutters at 7 Holway Ave. expressed concern about parking. Anne Howard noted that applicants are requesting curb cut from BOS at November 26, 2007 meeting. Kevin Rich and Joe DeMartino would like to see illumination plan.

Motion: to approve Site Plan with the following conditions:

BOS approval of curb cut

Submission of illumination plan (3430)

Moved: Joe DeMartino

Second: Anne Howard

Vote: 5:0:0

Case #2007-23 Site Plan Review

Application by **William N. Rogers, II, PE, PLS on behalf of Ellen C. Battaglini** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval for the installation of upgraded Title 5 Septic System, reinforced concrete retaining wall with appurtenances at the property located at **2 Willow Drive, Provincetown, MA.** (Res3 Zone).

Ellen Battaglini recused herself.

Gary Locke on behalf of applicant. Abutter cards submitted.

Motion: to approve P-06-1872 dated June 2006.

Moved: Joe DeMartino

Second: Anne Howard

Vote: 5:0:0

Discussion with Martha Hevenor

Martha briefly explained Cape Cod Commission Regional Mapping Initiative which is the creation of a Land Use map to help identify preferred land us in each town in order to help CCC in regulatory process and to help match to town's local goals. To be followed up with Assistant Town Manager.

There will be another joint meeting with the Community Housing Council on December 3, 2007 at which Martha and another staffer from CCC will attend to discuss: Fee in lieu of proposal

4170 clarification of definitions

Clarification of definition of median income (6300 cat 2)

To be followed up via email.

Minutes

Motion: to approve minutes from July 18, 2007

Moved: Joe DeMartino **Second:** Ellen Battaglini **Vote:** 3:0:2

Motion: to approve minutes from October 17, 2007

Moved: Joe DeMartino **Second:** Ellen Battaglini **Vote:** 4:0:1

Motion: to approve minutes from October 3, 2007 with corrections as noted

Moved: Anne Howard **Second:** Kevin Rich **Vote:** 5:0:0

Motion: to approve minutes from August 1, 2007

Moved: Joe DeMartino **Second:** Anne Howard **Vote:** 4:0:1

Motion: to approve minutes from October 29, 2007 joint meeting with Provincetown Community Housing Council

Moved: Joe DeMartino **Second:** Anne Howard **Vote:** 4:0:1

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Any other business that shall properly come before the board

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary