

Planning Board Public Meeting
Wednesday, January 4, 2006
Caucus Hall, Town Hall
260 Commercial Street, Provincetown, MA 02657

Members Present: Howard Burchman, Anne Howard and Ellen Battaglini

Members Excused: David Martin and Kevin Rich

Staff Present: Maxine Notaro, Permit Coordinator and Doug Taylor, Building Commissioner

Meeting was called to order at 7 p.m.

Request for Approval Not Required

John McElwee of Felco, Inc. on behalf of Richard A. Oppen Investment Trust, 9 Oppen Lane for a division of one parcel into four lots with no new ways created.

Anne Howard made a motion to continue until January 18, 2006. Ellen Battaglini seconded and it passed 3:0:0.

Administrative Amendment (Request continuance to January 18, 2006)

John McElwee on Felco, Inc. on behalf of Stephen Antonelli, 12 Ship's Way Road Extension for the relocation of a driveway.

Site visit did not take place. Anne Howard made a motion to continue until January 18, 2006

Case #2006-01 Site Plan Review

Application by **Neal Kimball on behalf of Shawn Nightingale**, under Article 2, Section 2320 of the Zoning Bylaw, High Elevation Protection District A. The applicant seeks Site Plan approval to add a half story to an existing two-story structure at the property located at 54 Mayflower Avenue (Res1 Zone).

50% of roof is being elevated to extend living space with no change to footprint. Added structure will be flat-roofed and below 33 foot average. Clara Mueller asked to review plans. Letters from abutters in support of site plan were read into the record: Theodore Cormey, 37 Mayflower Ave.; Courtney Spitz, 62 Mayflower Ave.; Mary Ellen Serena, Mayflower Ave.

Neal Kimball assured board members that there is mature vegetation surrounding property which will conceal addition.

Anne Howard made a motion to continue until January 11, 2006 at 5:00 p.m. so that board members can do informal site visits. Ellen Battaglini seconded and it passed 3:0:0.

Case #2006-02 Site Plan Review

Application by **Paul M. Richardson**, under Article 2, Section 2320 of the Zoning Bylaw, High Elevation Protection District A. The applicant seeks Site Plan approval to install foundations and renovate and rehab three existing units at the property located at 44-48 Pearl Street (ResB Zone).

Property is Cape Cod School of Art barn. No change in elevation and plans call for reduction in non-conformity of building footprint. Abutter notification cards were presented to board. Plans were approved by Historic District Commission today. Anne Howard made a motion to approve site plan as presented. Ellen Battaglini seconded and it passed 3:0:0.

Discussion with Martha Hevenor on Bylaws

Changes that were discussed previously have been made to Category 3. Howard Burchman raised concerns about Category 4. Doug Taylor will figure gallon amount for Section 6600. Outdoor vending was discussed. Issues such as location (private v. public land), setbacks, permission and insurance were raised. Martha Hevenor will begin draft for future discussion. Artist studio registration will be handled by licensing department.

Anne Howard nominated Howard Burchman to be temporary liaison from Planning Board to the CPC. Ellen Battaglini seconded and it passed 3:0:0.

Minutes

Ellen Battaglini made a motion to approve minutes from November 16, 2005. Anne Howard seconded and it passed 3:0:0.

Unable to approve minutes from December 7, 2005.

Anne Howard made a motion approve minutes from December 21, 2005. Ellen Battaglini seconded and it passed 3:0:0.

Motion to adjourn. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary