

Planning Board Public Meeting
Wednesday, January 18, 2006
Judge Welsh Hearing Room, Town Hall
260 Commercial Street, Provincetown, MA 02657

Members Present: Anne Howard, Kevin Rich and Ellen Battaglini

Members Excused: Howard Burchman

Staff Present: Doug Taylor, Building Commissioner

Meeting was called to order at 7 p.m.

David Martin has resigned from the Planning Board.

Site Visit 4:00 p.m. 12 Ship's Way Road Extension-Anne Howard and Ellen Battaglini attended.

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.

Ellen Battaglini made a motion to continue until February 1, 2006. Kevin Rich seconded and it passed 3:0:0.

Administrative Amendment

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

Jamie Veara representing Stephen Antonelli stated that April 1997 the Planning Board granted High Elevation District approval for the construction of the 3 bedroom dwelling with a driveway that is property in question. He claims that driveway has always been located where it is now, and entered letters from MaryAnn Cabral of Ruth Gilbert Real Estate and Tom Edwards of Residential Development verifying that claim. He is asking for an administrative amendment to correct oversight in not changing site plan previously.

John Crowley submitted pictures contradicting previous claim and stated that he is concerned that his right to due process was violated when the driveway was moved without approval. He claims that driveway was moved in July 2005 and that he has been treated unfairly and that property should be restored to previous configuration. He is very concerned about location of electrical conduit.

Anne Howard raised concern about retaining wall not being what was previously approved.

After some back and forth discussion, Jamie Veara stated that he didn't understand why this issue was being discussed 9 years after it was approved. He doesn't understand how Mr. Crowley was aggrieved. Mr. Crowley said that the driveway was moved in July and he has been complaining since then.

After reviewing topographical map, it was evident that driveway had in fact been moved but it was still in compliance with previous High Elevation District approval.

Kevin Rich made a motion to approve administrative amendment to Site Plan # 97019 as presented.

Ellen Battaglini seconded and it was approved 3:0:0.

Ellen Battaglini made a motion to approve minutes from January 11, 2006.

Kevin Rich seconded and it passed 3:0:0.

Motion to adjourn. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved by _____ on _____