

Planning Board Public Meeting
Wednesday, February 1, 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 and Maxine Notaro, Permit Coordinator

Meeting was called to order at 7 p.m.

Site Visit 4:30 p.m. 5 Telegraph Hill-Anne Howard and Kevin Rich were present

Administrative Amendment

William N. Rogers and Gary Locke on behalf of Five Telegraph Hill Realty Trust for an amendment to a previously approved Site Plan in High Elevation Protection District B.

Original owner of this property received Planning, building and BOH permits to build a house. Ken Weiss then bought the property and was allowed to make changes except to the building envelope. New plans were approved by building commissioner and septic system was installed. Applicant now wants to amend plans to move septic system and redesign house to better fit into the subdivision as it exists today. Lot coverage remains same at 17%. 83% green space reduces to 63%. Scale units are 16,398 and 17,219 are allowed.

Ellen Battaglini made a motion that this does not require a new site plan. Kevin Rich seconded and it passed 3-0-0.

Ellen Battaglini made a motion to approve administrative amendment to plan # P-05-1292N: 1. Change in septic system from west to east (front) between house and Telegraph Hill. 2. Change driveway towards north portion of property line to garage. 3. elongate walkway 90' from front door to follow natural grade. 4. Create 2 perpendicular parking spaces. Kevin Rich seconded and it passed 3-0-0. Board acknowledges that most of Telegraph Hill will now be parking spaces or driveways.

Request for Approval Not Required Pre-application Meeting

William N. Rogers on behalf of Thomas R. Burke and Gary Reinhardt to convey a portion of land at 27 and 29 Tremont Street

Applicant was encouraged to submit formal ANR

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 4 lots with no new ways created.

Change to previous plan is water main easement on lot 4.

Kevin Rich made a motion to endorse ANR. Ellen Battaglini seconded and it passed 3:0:0 with the following understanding: That folder will be earmarked so as to require posting of a bond to ensure integrity of 90 degree bend at beginning of Point Street when and if construction is approved and begins.

Ellen Battaglini made a motion to approve minutes from January 11, 2006. Kevin Rich seconded and it passed 3:0:0.

Kevin Rich made a motion to approve minutes from January 18, 2006. Ellen Battaglini seconded and it passed 3:0:0.

Warrant closes March 3, 2006 and Town Meeting is April 3, 2006.

Maxine will request that Planning Board be placed on BOS February 27, 2006 meeting agenda to discuss possible article regarding Section 6500 of Zoning By-laws to be placed on warrant.

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

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved by _____ on _____