

Planning Board Public Hearing
Wednesday, October 4, 2006
Judge Welsh Hearing Room, Town Hall
260 Commercial Street, Provincetown, MA 02657

Members Present: Howard Burchman, Anne Howard, Ellen Battaglini and Kevin Rich

Members Absent: Joe DeMartino

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

Public Hearing called to order at 7 p.m.

Agenda

Case #2006-08 Site Plan Review (Continued from September 20, 2006)

Application by **Robert Hughes on behalf of Ann O'Hara Hughes, Trustee** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval for the construction of four new residential condominiums at the property located at **204 Bradford Street (Res3 Zone)**.

Ellen Battaglini recused herself.

Applicant has requested to withdraw without prejudice.

Motion: To accept request to withdraw without prejudice.

Moved: Anne Howard

Second: Kevin Rich

Vote: 3:0:0

Request for Approval Not Required Pre-Application Meeting

William Rogers on behalf of the Town of Provincetown to convey a parcel of land located at 12 Winslow Street (Assessor's Map 7-4-70) from the Town of Provincetown Grace Hall Parking Lot to the Roman Catholic Bishop of Fall River.

Motion: Consistent with the wishes of Town Meeting, the Planning Board moves to waive the preliminary process and accept the application for endorsement for the ANR as requested.

Moved: Kevin Rich

Second: Anne Howard

Vote: 4:0:0

William Rogers on behalf of White Pines Off Cemetery Road Subdivision, Kenneth C. Weiss, Trustee of Off Cemetery Road Realty Trust

Release of Covenants

Jay Murphy, attorney.

As built plan submitted indicating road and utility installation as requested.

Motion: To release covenant dated November 17, 2004 with the provision that \$3,000 be placed in an escrow account to be returned upon completion of the installation of the road bounds.

Moved: Anne Howard

Second: Ellen Battaglini

Vote: 3:0:1 (with Kevin Rich abstaining).

Final Site Plan

Ted Malone, Final Site Plan, 34-36 Conwell Street

Submission of Easements and Amended, As Built Site Plan as requested.

Motion: To approve amended site plan which adds parking spaces 16 & 17

Moved: Anne Howard

Second: Ellen Battaglini

Vote: 4:0:0

Planning Board Report regarding 4th Town Landing

Motion: Planning Board supports the Town in pursuing special legislation to address zoning challenges and town landing issues.

Moved: Anne Howard

Second: Kevin Rich

Vote: 4:0:0

General discussion on proposed Zoning By-law changes

Further discussion with Warren and Brian Alexander in reference to their concerns regarding Article 2, Section 2440, and footnote 5 of the Zoning By-laws. Issue will be referred to Martha Hevenor by Doug Taylor for her guidance and expertise.

Doug Taylor passed out draft of proposed by-law submitted by the existing housing working group which is looking for Planning Board support.

Doug Taylor passed out draft of proposed Zoning amendment Section 2440.

Doug Taylor passed out draft of proposed Zoning amendment Section 4800.

Minutes

Motion: To approve minutes from September 6, 2006

Moved: Anne Howard

Second: Kevin Rich

Vote: 4:0:0

Motion: To approve minutes from September 6, 2006 (Executive Session)

Moved: Anne Howard

Second: Ellen Battaglini

Vote: 4:0:0

Motion: To approve minutes from September 20, 2006

Moved: Kevin Rich

Second: Anne Howard

Vote: 4:0:0

Any other business that shall properly come before the board

Howard Burchman informed the Planning Board that he will be having a meeting with Gary Reinhart, Chair of ZBA and the Board of Health to discuss ways of streamlining procedures for the determination of number of bedrooms to accurately reflect goals of growth management.

Letter from Town Counsel concerning 10 Hobson Avenue was handed out. More information from Town Counsel will be sought.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved by _____ on _____