

**Planning Board Public Meeting**  
Wednesday, May 4, 2005  
Caucus Hall, Town Hall, Provincetown, MA 02657

**Members Present:** Anne Howard, Howard Burchman, Chair, Winthrop Smith and Ellen Battaglini.

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

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

Anne Howard made a motion to take case #2005-07 as the first order of business. Winthrop Smith seconded and it passed 4:0:0.

Case #2005-07-ANR Pre-Application

Applicants seeks approval to combine two lots into one lot at the property located at 71 Race Point Road known as Lot 1 and Lot 2 (Res 3 Zone).

Applicant was encouraged to proceed.

Ellen Battaglini made a motion to take Administrative Review as next order of business. Winthrop Smith seconded and it passed 4:0:0.

Administrative Amendment to Site Plan for 1 Pilgrim Heights Road.

Anne Howard recused herself as she is an employee of Deborah Paine. Ellen Battaglini made a motion to approve. Winthrop Smith seconded and it passed 3:0:0.

Case #2005-05-Site Plan Review

Application by Bell Atlantic Mobile of Massachusetts Corporation, dba Verizon Wireless under Article 7, Wireless Telecommunication Towers and Facilities for the placement of an antenna system on the top of the building and for space on the second floor for radio equipment on the property located at 9 Ryder Street Extension, Provincetown, MA. (TCC Zone)

Ronald Friese, of Snow and Snow, representing Verizon Wireless, requested waiver of site plan review as proposal is for an antenna and not a tower. This issue is the same as was previously waived for Cingular.

Anne Howard made a motion to waive requirement for a site plan review. Winthrop Smith seconded and it passed 4:0:0.

### Case #2005-06-Special Permit

Application by Bell Atlantic Mobile of Massachusetts Corporation, dba Verizon Wireless seeks a special permit from the Provincetown Planning Board with Waiver requests pursuant to Article 5 Section 5300 and Article 7 of the Provincetown Zoning By-Law for the placement of an antenna system on the top of the building and for space on the second floor for radio equipment on the property located at 9 Ryder Street Extension, Provincetown, MA. (TCC Zone). Additionally, the Applicant seeks Waivers from the Planning Board from the following provisions of Article 7 of the Provincetown Zoning By-law: Section 7070A (access roads and above ground utilities; the applicant will be using the existing wharf access-road and will not be routing any overhead utility line to the existing wharf warehouse); Section 7070B (setback for new towers; the applicant is not proposing a tower); Section 7070F (tower finish, heights and types; the applicant is not proposing Abutter notifications were submitted.

James Valeriani, attorney for Verizon Wireless, requesting Special Permit.

Reviewed plans with board.

Louis Deves, radio frequency engineer for Verizon Wireless explained proposed site coverage for Provincetown.

Doug Sheadel, environmental consultant for noise and air for Verizon Wireless explained impact for proposed site which will be very minimal and consistent with by-law.

Don Hayes, emissions specialist for Verizon Wireless. (presented for Cingular, as well). Emissions will be far below state and federal guidelines.

Edward Farris, Provincetown resident spoke in favor of granting special permit.

Doug Taylor, Building Commissioner spoke in favor of granting special permit and stated that this proposed site is the most appropriate location in town.

Anne Howard made a motion to waive 7080B-pre-application conference and filing requirements. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to grant a waiver for 7070A. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to grant a waiver for 7070D. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to grant a waiver for 7070F. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to grant a waiver for 7070L and 7070M.4. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to grant a waiver for 7080D.10. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to grant a waiver for 7140. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to grant a special permit to Verizon Wireless. Ellen Battaglini seconded and it passed 4:0:0.

### Case #2005-02-Preliminary Subdivision Plan

Anne Howard made a motion to continue until May 18, 2005. Ellen Battaglini seconded and it passed 4:0:0.

### Case #2005-03-ANR Application

Anne Howard made a motion to continue until May 18, 2005. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard nominated Winthrop Smith as a representative/liaison to the CPC. Ellen Battaglini seconded and it passed 3:0:0.

Ellen Hevenor from the Cape Cod Commission will attend the June 1, 2005 meeting.

Anne Howard made a motion to approve minutes from March 2, 2005. Ellen Battaglini seconded and it passed 3:0:0.

Anne Howard made a motion to approve minutes from March 30, 2005. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to approve minutes from April 20, 2005. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard thinks Planning Board should stay directly out of Affordable Housing issues.

Next meeting is May 18, 2005 at 7:00 p.m.

Planning Board has 2 openings.

Ellen Battaglini made a motion to adjourn. Anne Howard seconded and it passed 4:0:0.

Meeting adjourned at 8:55 p.m.

Respectfully submitted

Phyllis Lutsky

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Recording Secretary