

**Planning Board Public Meeting**  
Wednesday, May 18, 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

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

**Case #2005-05/#2005-06 Vote on Special Permit for Verizon, 9 Ryder Street Extension**

Anne Howard made a motion to approve special permit. Winthrop Smith seconded and it passed 4:0:0.

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

Anne Howard made a motion to continue until June 1, 2005. Ellen Battaglini seconded and it passed 4:0:0.

**Case #2005-03 ANR Application**

Anne Howard made a motion to continue until June 1, 2005. Ellen Battaglini seconded and it passed 4:0:0.

**Case #2005-07 ANR**

Anne Howard made a motion to continue until June 1, 2005. Ellen Battaglini seconded and it passed 4:0:0.

**Case #2005-08 Request for Approval Not Required Pre-Application**

William N. Rogers II, P.E., P.L.S. on behalf of Claudia Jean Martin. Applicant seeks approval to take a 6'x22' piece of land from 18 Winslow Street and combine it to 20 Winslow Street to secure proper frontage for the property at 20 Winslow Street, Res 3 Zone.

Chris Snow representing proposed buyer of property spoke in favor. Planning Board recommends that applicant file an application.

Informal discussion regarding 125 Bradford Street Extension with Victor DePoalo (proposed buyer) and Ginny Binder. Proposal is to convert property (Dunes Motel) into 9 units. Preliminary plans submitted and discussed.

Anne Howard said that plans and intent are on the right track regarding Planning Board issues and encouraged applicant to proceed with plans. Howard Burchman agreed.

Update on Cape Tip Storage, 85 Shankpainter Road.

Doug Taylor is going to do a site visit with the Building Inspector to see what is going on as far as Planning Board non-conforming violations.

Update on Moors Condominium Complex, 5-15 Bradford Street Extension

Doug Taylor said that they have promised to comply with previous agreements with the Planning Board and he will continue to apply pressure to encourage them to do so.

Winthrop Smith reported that the Economic Development Task Force is becoming a Town Committee and was wondering if Planning Board wants to formally have a member on committee since part of their mission is to be in compliance with the LCP which is now under the purview of the Planning Board. Doug Taylor thinks it may be redundant as any changes they propose must be approved by Planning Board. Winthrop Smith is going to attend anyway but not as a representative of the Planning Board.

David Martin has been appointed to the Planning Board by Mary-Jo Avellar and will be at the June 1, 2005 meeting.

Winthrop Smith made a motion to adjourn.

Meeting adjourned at 8:00 p.m.

Respectfully submitted

*Phyllis Lutsky*

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Recording Secretary