

**Planning Board Public Meeting**  
Wednesday, September 21, 2005  
Caucus Hall, Town Hall, Provincetown, MA 02657

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

**Members Absent:** David Martin

**Members Excused:** Kevin Rich

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

Meeting was called to order at 7 p.m.

Ned Bradford - The Moors Condo Complex 5-15 Bradford Street Extension

Site visit was conducted by Howard Burchman, Winthrop Smith and Doug Taylor prior to meeting.

Discussion of site plan: Mr. Bradford requested that site plan be accepted as complete. Anne Howard made a motion to accept site plan as complete. Winthrop Smith seconded and it passed 4:0:0. This vote will release money in escrow.

Discussion of property ingress/egress ensued. Mr. Bradford submitted a preliminary proposal for future re-design which would be an administrative amendment to site plan. Anne Howard requested that if the proposal will in fact be implemented that Planning Board be notified in writing and design be put into file.

Continued discussion with Martha Hevenor on Zoning Bylaws.

Outside display was discussed and draft was presented for discussion purposes only. The idea is to make it easier for businesses to have displays. After much discussion it was decided that Martha will draft changes into article form and send it to Doug Taylor. Planning Board will vote to put it into the warrant for Special Town Meeting at next meeting on October 5, 2005 and then schedule a public hearing.

Winthrop Smith reported on Community Preservation Committee.

CPC has received 10 proposals requesting funds. Concern is that since CPC really functions as a bank and that they want to establish procedures that take into consideration the history of properties in question. It was suggested that CPC members go to their respective boards and discuss with members. It was also noted that applications must go through regulatory permitting process review which would flag potential problems.

Anne Howard read into the record a letter she received from a resident. Doug Taylor knew of situation and was already working on it.

Anne Howard made a motion to approve minutes from August 3, 2005. Winthrop Smith seconded and it passed 4:0:0.

Motion to adjourn meeting. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Phyllis Lutsky  
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Recording Secretary