

## Planning Board Public Meeting

Wednesday, December 7, 2005

Judge Welsh Hearing Room, Town Hall, Provincetown, MA 02657

**Members Present:** Anne Howard, Kevin Rich and David Martin

**Members Excused:** Ellen Battaglini and Howard Burchman

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

Meeting was called to order at 7:05 p.m.

Planning Board member Winthrop Smith resigned as of December 1, 2005

### **Request for Approval Not Required**

William N. Rogers II on behalf of Thomas R. Burke et al & Kay Halle et al, 14 West Vine Street and 27 Tremont Street to exchange a portion of land.

Kevin Smith made a motion to endorse (P-05-1233A) ANR. David Martin seconded and it passed 3:0:0.

### **Request for Approval Not Required**

William N. Rogers II on behalf of Town of Provincetown, Off Winslow Street and 5 Holway Avenue to combine parcel 4 to 5 Holway Ave property.

Preliminary plan was revised on December 3, 2005 to include drainage easement at the request of Town Counsel.

David Martin made a motion to endorse (P05-1855 revised Dec. 3, 2005). Kevin Smith seconded and it passed 3:0:0.

### **Request for Approval Not Required Pre-Application Meeting**

John McElwee of Felco, Inc. on behalf of Richard A. Oppen Investment Trust, 9 Oppen Lane for a division of one parcel into three lots with no new ways created.

Site visit today at 4:00 p.m. Anne Howard apologized for not being able to attend. Kevin Smith was only member to attend.

Preliminary plan has been revised into four lots instead of 3. One lot contains an existing structure.

After doing research, it was discovered that a section of Point Street was abandoned via 1994 Special Town Meeting and new plan reflects those boundaries. All 3 lots front Point Street.

Anne Howard asked that record reflect that Planning Board received 4 letters in opposition to original preliminary plan of 3 lots. Anne Howard expressed concern that lot 3 seeks minimum frontage on Point Street. She also stated that although plan meets all criteria for ANR endorsement, there is concern that Point Street is a really narrow street. Doug Taylor agreed and stated that he sees potential conservation issues on lot 4. Anne Howard requested another site visit be scheduled to make sure that all members attend and are adequately informed especially due to public opposition. John McElwee of Felco, expressed his displeasure with this request stating that he has done all that is required and met the burden of proof but agreed to a site visit scheduled for December 16, 2005 at 4:00 p.m.

Ellen Battaglini's term expires at the end of 2005 and will be asked to extend her service on the board.

Winthrop Smith needs to be replaced on the Community Preservation Committee.

**Discussion with Martha Hevenor on Bylaws**

In-depth discussion on Category 3 issues and Martha's proposed changes.

David Martin made a motion to adjourn.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

*Phyllis Lutsky*

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Recording Secretary