

Planning Board Public Meeting
Wednesday, December 21, 2005
Judge Welsh Hearing Room, Town Hall
260 Commercial Street, Provincetown, MA 02657

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

Members Excused: David Martin

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

Meeting was called to order at 7 p.m.

Request for Approval Not Required

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

Site visit was conducted and all board members were present. Anne Howard gave brief overview (4 lots instead of 3 lots) at Howard Burchman's request.

Letters in opposition to granting project access from Point Street were read by Howard Burchman. Letters were from: Sally Rudicel, 34 Commercial Street; Rose Gschwendtner, 34 Commercial Street; NancyAnn Meads, 1 Point Street and Lauren Richmond, 36 Commercial Street.

John McElwee said that he had briefly discussed possible options with applicant to address opposition which included: using wood foundations and/or easement for construction vehicles during construction only on Oppen Lane and using lot 1 as a staging area. Nothing definite has been decided and applicant would like to proceed with formal ANR application in near future.

All agreed that other issues would have to be dealt with in future and applicant was encouraged to proceed.

Administrative Amendment

John McElwee on Felco, Inc. on behalf of Stephen Antonelli, 12 Ship's Way Road Extension for the relocation of a driveway.

Retaining wall and driveway have been added to site since original plans were submitted and approved. John Crowley, resident and property owner of 6 Ship's Way Road (parcel 18) made a presentation objecting to placement of driveway, among other things which, according to Doug Taylor, may be valid but are a civil matter and not of concern to the Planning Board. The driveway is the only matter under the jurisdiction of the board.

A site visit was scheduled for Wednesday, January 4, 2006 at 4:00 p.m.

Anne Howard made a motion to continue case until January 4, 2006. Ellen Battaglini seconded and it passed 4:0:0.

Further discussion on By-laws.

Anne Howard made a motion to ask the Board of Selectmen to move/appoint Kevin Rich to full member status replacing Winthrop Smith. Ellen Battaglini seconded and it passed 3:0:1. Board still has vacancy for an alternative member. Board needs to select someone as a representative to the CPC.

Anne Howard raised concern about David Martin's current and especially future attendance record.

Approval of minutes postponed until January 4, 2006 meeting.

Motion to adjourn. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved by _____, on _____