

Planning Board Meeting
Judge Welsh Hearing Room, Town Hall, Provincetown, MA 02657
February 4, 2004, 7:00PM

Members Present: Anne Howard (Chairperson), Barnett Adler and Ellen Battaglini,

Members Excused: Howard Burchman

Advisors: Mark Latour

Anne Howard called the meeting to order at 7:05 PM

Review of By-laws Proposed by the LCPIC

Presented by Ginny Binder who thanked Mark Latour for his assistance. These changes were OK'd by the Board of Selectmen who sent them to Planning Board for review.

Motion: Anne Howard made a motion to adopt by-law changes and direct town to advertise for a Public Hearing for March 3, 2004. Ellen Battaglini seconded and it passed 3:0:0.

Public Hearing

Case #2004-01 Site Plan Review Application by **E. James Veara, Esq. on behalf of V.S.H. Realty, Inc.** for Site Plan Review under Article 4, Section 4000 of the Zoning By-law, Commercial Business Retail, Wholesale, Service and Industrial. The applicant seeks Site Plan Review approval for renovation of a existing non-conforming structure by reducing the square footage, eliminating separate retail space for lease and adding additional gas pumps and required parking at the property located at **100 Shank Painter Road** (GC Zone)

Meeting was opened to the public at 7:30 PM

-return receipts for abutter notification were submitted to Planning Board

-presentation was made by E. James Veara, Esq. who indicated that plan has received Board of Health approval; scheduled to go before Zoning Board of Appeals on February 5, 2004. Also representing V.S.H. Realty was Reggie Donahue from Coastal Engineering, Devra Bailin, Sr. Corporate Counsel from Cumberland Farms. Also present and participating in the discussion were Patrick Manning representing the Provincetown Housing Authority and Patrick Patrick representing Shank Painter Associates, an abutter to the property in question.

Motion: Ellen Battaglini made a motion to approve site plan with the condition that they receive special permit from the ZBA. Anne Howard seconded and it passed 3:0:0.

Minutes from November 19, 2003 were reviewed

Motion: Barnett Adler made a motion to approve minutes. Ellen Battaglini seconded and it passed 3:0:0.

Meeting was adjourned at 8:25 PM

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved by _____ on _____ date
Anne Howard (Chairperson)