

Planning Board Public Meeting

Wednesday, August 25, 2004

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

Members Present: Anne Howard, Chair, Barnett Adler, Ellen Battaglini and Howard Burchman.

Meeting was called to order at 7:05 PM

Public Meeting

Barnett Adler recused himself as he is an abutter to property in following case.

Case# 2004-10

Request for Approval Not Required

Application by John McElwee of Felco Inc. on behalf of Basil Santos and Gloria Santos. Applicant seeks approval to create two lots from one lot at the property located at **664R Commercial Street**, (Res 3 Zoning District), Provincetown, MA.

Members of Planning Board had a site visit prior to meeting.

A motion was made by Howard Burchman to endorse plan. Ellen Battaglini seconded and it passed 3:0:0.

Ginny Binder has requested appointment to the Planning Board.

Barnett Adler made a motion to appoint Ginny Binder as a full-time member with a term expiring 12/31/06.. Ellen Battaglini seconded and it passed 4:0:0.

Case# 2004-11

Request for Approval Not Required Pre-Application

Pre-Application by William N. Rogers II, P.E., P.L.S. on behalf of David L. Butler. The applicant seeks approval to convey a portion of 13 Creek Round Hill Road to 15 Creek Round Hill Road to accommodate a septic system for the property located at **15 Creek Round Hill Road**, (Res 1 Zoning District), Provincetown, MA.

William Rogers presented and explained proposed plans. A site visit was scheduled for September 1, 2004 after the scheduled site visit at 9 Holway at 6PM.

Case# 2004-12

Request for Approval Not Required Pre-Application

Pre-Application by William N. Rogers II, P.E., P.L.S. on behalf of Willa Realty Trust. The applicant seeks approval to create two lots from one lot at the property located at **9 Holway Avenue**, (Res 3 Zoning District), Provincetown, MA.

Site visit scheduled on September 1, 2004 at 6PM

New Business

Planning Board received a letter dated August 25, 2004 from William Meadows who was present at the meeting and expressed concern regarding Growth Management Allocation Permit. Mr. Meadows was assured that these issues are on it's agenda for revisions by the Planning Board in the near future.

Mark Taylor came before the board and explained that he had a project at 171 Bradford Street going on 1-1/2years ago. At that time he was required by a member of Planning Board to enter \$1000 in escrow for a landscape plan. He is requesting return of his \$1000. An informal site visit will be conducted by members who will then report back to Chair. and if all is in compliance check will be returned.

Minutes

Howard Burchman made a motion to approve minutes from August 4, 2004 as presented. Barnett Adler seconded and it passed 4:0:0.

Other business

Barnett Adler asked what the procedure is when a modified site plan has received Planning Board approval and then hasn't been adhered to. The Moors condos is the property in question. Planning Board has the right to inspect any ongoing project to make sure plans are being adhered to. Board decided that they are going to request that building commissioner make a site visit to determine whether they are in compliance.

Questions were also raised about storage facility on Shankpainter Road. A decision was made to request Cape Tip Storage to come before the Planning Board to address the minimal progress in completing the project.

Meeting Schedules

September 1, 2004 will be a regular meeting.

September 8, 2004 will be a Public Hearing for proposed zoning changes concerning the proposed Health Care facility.

September 22, 2004 is a Public Hearing for proposed changes to Adult Entertainment by-laws.

Meeting was adjourned at 8:15PM

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved

Date