

**Public Hearing - Planning Board**  
February 5, 2003, 7:00 PM  
Judge Welsh Room at Provincetown Town Hall

**Members Present:** Anne Howard (Chair), Barnett Adler (Co-Chair), Ellen Battaglini, and Howard Burchman

**Members Absent:** Len Bowen

**Town Representative:** Mark LaTour, Town Planner

Anne Howard called the meeting to order at 7:00 PM introducing the Planning Board members present.

**Public Meeting**

**Case #2003-03 Site Plan Review**

Application by **Maria Kuliopulos on behalf of White Sands Beach Club, Inc.** under Article 4, Section 4100 of the Zoning Bylaw, Dwelling Units and Commercial Accommodations. The applicant seeks Site Plan Review approval to convert a single family dwelling use building into three one-bedroom units at the property located at **6 Sandy Hill Lane** (Res3 Zone).

Mrs. Kuliopulos explained the plans she had regarding the conversion of a single-family dwelling use building into three one-bedroom units on her property. Each unit will be 2,500 square feet for a total of 7,500 square feet. The total square feet for all of the buildings on the property will be 21,500. There are no changes in site lines; no variances and the facilities are already on the property.

After Mr. Kuliopulos presentation, Anne Howard opened the hearing for questions from the Board members. Anne Howard stated that 17% of the total area of the lot is built up on. Howard Burchman felt, that looking at the plans, it seems like a 2-bedroom building.

After discussion, it was decided that the roof pitch has to be verified and if a deed restriction is necessary.

Mrs. Kuliopulos stated that he family units are not part of the motel units. She already has signed/stamped plans for the Building Permit.

Anne Howard stated that these plans must be submitted to the Planning Board for final approval and moved that the Board cannot approve now but continue until the next meeting with the corrected, new plans so that a motion and signing can take place.

It was moved to continue until February 19<sup>th</sup> and the client will submit proper paperwork.

**Moved by:** Barnett Adler                      **Seconded by:** Howard Burchman                      **Vote:** 4-0-0

A motion was made to approve the minutes of January 15<sup>th</sup>, 2003.

**Moved by:** Barnett Adler                      **Seconded by:** Ellen Battaglini                      **Vote:** 4-0-0

It was moved to adjourn the meeting at 8:00 PM.

**Moved by:** Barnett Adler                      **Seconded by:** Ellen Battaglini                      **Vote:** 4-0-0

The next meeting will be on February 19<sup>th</sup> and a meeting of the Joint Planning Board / LCPIC will be on Tuesday, February 11<sup>th</sup>.

Respectfully Submitted

Joel Glasser

Approved by: \_\_\_\_\_ on \_\_\_\_\_  
Anne Howard, Chair (Date)