

Public Hearing - Planning Board
March 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

Excused Absence: Len Bowen

Town Representative: Mark LaTour, Deputy Director of Community Development

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

Anne Howard announced that the Board of Selectmen and the Moderator have accepted the resignation of Len Bowen from the Planning Board.

Public Meeting

Case #2003-03 Site Plan Review (continued from February 5, 2003 and February 19, 2003)

Maria Kulopulos 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).

Maria Kulopulos submitted changed plans in accordance with the Planning Board's request of February 5th. The members looked over the plans and found that the dormer was designed for almost the full size of the roof, which is against zoning by-laws, which state that a dormer should cover only approximately 1/3rd of the roof. The pitch of the dormer was not shown on the new plans as well. Ms. Kulopulos has to go back to the architect and return when she receives revised plans.

It was moved to continue this case until the meeting of March 19th.

Motion by: Howard Burchman

Seconded by: Barnett Adler

Vote: 4-0-0

**Public Hearing for
Proposed Zoning Amendment**

Mark LaTour stated that proper notices were not sent to all appropriate agencies regarding waivers from entity. The Public Hearing about the Highway Garage site will be moved from January to April 2nd. There are two articles for the Town Meeting. Mr. LaTour, representing the proponent, stated that seniors want to feel that they are part of the community so other buildings, such as the animal shelter and independent living units, around the senior Health Care Center are being planned for that purpose.

The following is the Proposed Zoning Amendment and the strikethrough text is the portion of text the Planning Board members suggested be removed.

Proposed Zoning Amendment

Article B. Highway Corridor Overlay District Rezoning: To see if the Town will vote to amend the Provincetown Zoning By-laws by amending the Highway Corridor Overlay District sections as follows:

- (1) **Purposes** in **Section 2351** to include the words "and similar uses listed below in Section 2353, Permitted Uses.
- (2) **Permitted uses** in **Section 2353** to include "Medical or Health Care Center; Animal Shelter; and Independent Living Units for seniors."
- (3) **Dimensional Regulations** in **Section 2354** to change minimum frontage from 200 feet on Route 6 to 100 feet on Route 6 and/or Race Point Road; to change minimum front yard setback from 75 feet to 30 feet; to change minimum rear yard setback from 50 feet to 25 feet; and to change minimum side yard setback from 45 feet of which 30 feet shall be maintained as a vegetative buffer to "25 feet of which a

