

**Votes to support various Town Meeting articles**  
**Review of Planning Board Report to Town Meeting**  
**Review of Proposed fee increases and setting date for Hearing**  
**Public Hearing**  
**Planning Board**  
**March 19, 2003**  
**Caucus Room at Provincetown Town Hall**

**Members Present:** Anne Howard (Chair), Ellen Battagalini, and Howard Burchman

**Excused Absence:** Barnett Adler

**Town Representative:** Jon Gilmore, Director of Community Development

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 (continued from February 5, 2003, February 19, 2003 & March 5, 2003)**  
**Maria Kuliopulos on behalf of White Sands Beach Club, Inc. under Article 4, Section 4100 of the Zoning By-law, 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).

Ms. Kuliopulos returned to the Board with a new, corrected set of drawings. Thanassi Kuliopulos explained the changes submitted by the architect. A motion was made to approve the plans subject to a deed restriction to limit to three one-bedroom units and submission of architectural plans to show the correct roof pitch.

**Moved by:** Howard Burchman

**Seconded by:** Ellen Battagalini

**Vote:** 3-0-0

**Public Hearings**

**Case #2003-04 Site Plan Review**

Application by William N. Rogers II, P.E., P.L.S., on behalf of P-Town Moon, L.L.C., do Terese F. Nelson, under Article 2, Section 2320 of the Zoning By-law, High Elevation Protection District. The applicant seeks Site Plan Review approval for building construction and septic system installation with appurtenances at the property located at **21 Priscilla Alden Road** (Res3 Zone).

Gary Locke presented this Case. He stated some points as: Four bedroom, single family dwelling; 52' x 26' building; a gravity septic system; parking area with planting over the septic system; parking area lined with landscape timber.

He stated that the building was designed that there might be possible changes and to make it into two separate units in the future.

Mike Wright and Sheila McGinnis, abutters, questioned items on the plan.

A site visit was scheduled for Wednesday, April 2<sup>nd</sup> at 5:30 PM and this Case will be continued at the meeting of April 2<sup>nd</sup>.

**Case #2003-06 Site Plan Review**

William Rogers brought this Case in which was not on Agenda. He proposes to remove a lot line at **25-25A Bangs Street** to make one lot from two.

A site visit was scheduled for Wednesday, April 2<sup>nd</sup> at 5:15 PM and this Case will be continued at the meeting of April 2<sup>nd</sup>.

