

**Public Hearing
Planning Board
April 2, 2003
Judge Welsh Room at Provincetown Town Hall**

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

Excused Absence: Barnett Adler

Town Representative: Mark LaTour, Deputy Director of Community Development

Anne Howard called the meeting to order at 7:00 PM introducing the members of the Planning Board present as well as Mark LaTour.

Public Hearing

STM Article 7 – Zoning Amendment – Highway Corridor Overlay District Uses and Dimensions.

Mark LaTour stated that the changes in this Article are intended to increase uses to go into the HCOD and to increase setbacks. He also mentioned that the abbreviation “U.S.S” as used in the Article was a typographical error and should read “U.S.C.”

No one from the public had any comments for or against these changes in the Article.

William Rogers stated there would be a possibility of need for Special Permit for rescale.

A motion was made to approve the Article as written.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 3-0-0

A motion for an amendment to the Article deleting certain words (as described in the minutes of March 5th, 2003). It was moved to support the article as amended.

Moved by: Anne Howard

Seconded by: Ellen Battaglini

Vote: 3-0-0

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).

Mrs. Kuliopulos provided corrected plans to be signed by the Planning Board members which was accomplished.

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., and 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).

Anne Howard and Howard Burchman attended a Site Visit at 5:30, April 2nd. It was moved to approve this plan as submitted.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 3-0-0

Case #2003-06**Approval Not Required 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.

Anne Howard and Howard Burchman attended a Site Visit at 5:15, April 2nd. It was moved to endorse this Approval Not Required Plan as submitted.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 3-0-0

Case #2003-08**Approval Not Required Plan Review**

A plan for the removal off removing lot lines creating two lots from four at **23 and 43 Race Point Road**.

A Site Visit was made at 5:45, April 2nd to **23 and 43 Race Point Rd**. for a walk-through. Emilio and Charlotte Rogel, owners of the property, attended this meeting as well. Ted Malone described changes by removing lot lines. Four lots will become two. Both lots have adequate frontage and real access.

It was moved to endorse this Approval Not Required Plan as submitted.

Moved by: Ellen Battaglini

Seconded by: Howard Burchman

Vote: 3-0-0

Ted Malone then discussed his going before the Zoning Board for relief from some Zoning By-laws regarding property at **34-36 Conwell Street**. He requested support from the Planning Board. It was moved to support his plan to the Zoning Board.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 3-0-0

A discussion of various Articles of the Warrant that the Planning Board will or will not support ensued. The results were as follows:

STM Article 5 It was moved to support this Article.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 3-0-0

STM Article 9 It was moved **not** to support this Article.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 3-0-0

STM Article 10 It was moved **not** to support this Article.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 3-0-0

STM Article 12 It was moved to support this Article.

Moved by: Ellen Battaglini

Seconded by: Howard Burchman

Vote: 3-0-0

STM Article 14 No Comment.

STM Article 18 It was moved to support this Article.

Moved by: Ellen Battaglini

Seconded by: Howard Burchman

Vote: 3-0-0

ATM Article 10 No Comment.

ATM Article 15 No Comment.

ATM Article 17 It was moved **not** to support this Article.

