

**Public Hearing
Planning Board
May 7, 2003
Judge Welsh Room at Provincetown Town Hall**

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

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.

Site Visit – 5:30 PM

Case #2003-010 Site Plan Review

Application by **Lester J. Murphy, Jr. Attorney, on behalf of Thomas J. Bombardier**, under Article 2, Section 2320 of the Zoning Bylaw, High Elevation Protection District B. The applicant seeks a Site Plan Amendment (previously approved in Case No. 2000-15) for construction of a single-family residence at the property located at 6 Telegraph Hill (Res1 Zone).

All four Planning Board members visited the site. See below for the Public Hearing of this Case.

Public Hearing – 7:00 PM

Case #2003-009 Site Plan Review

Application by **Mark P. Kinnane of Cape Associates, Inc. on behalf of Taylor-Zemo Realty Trust** under Article 4, Section 4100 of the Zoning Bylaw, Dwelling Units and Commercial Accommodations. The applicant seeks Site Plan Review approval to convert a 15-room guesthouse to a 4-unit condo-minium at the property located at 165 Commercial Street (Sandpiper Guest House) (TCC Zone).

Appearing for The Sandpiper Guest House at 165 Commercial Street were Steve Zemo and Mike Taylor as well as Mark Kinnane. They explained that there were no changes made in the plans that were submitted to other Boards and Commissions for approval. The building will be run as a guesthouse until conversion to condominiums. There will be 11 bedrooms instead of 15.

A motion was made to approve the plans as presented.

Moved by: Howard Burchman

Seconded by: Barnett Adler

Vote: 4-0-0

Case #2003-010 Site Plan Review

Application by **Lester J. Murphy, Jr. Attorney, on behalf of Thomas J. Bombardier**, under Article 2, Section 2320 of the Zoning Bylaw, High Elevation Protection District B. The applicant seeks a Site Plan Amendment (previously approved in Case No. 2000-15) for construction of a single-family residence at the property located at 6 Telegraph Hill (Res1 Zone).

Besides Mr. Murphy, appearing in behalf of the owner of the property, were John Fowler, Kurt Raybar, Architect and William Rogers, Engineer. Each person explained the changes that have occurred to the building. Talks with the abutter at 4 Telegraph Hill (Gordons) were made and they agreed to the design of the buffer, plantings, etc. The plan described is a revised plan of 3/26/03. Anne Howard explained a new procedure required which is that a letter stating as-built actual elevation plans have to be supplied to the Planning Board after completion.

A motion was made to grant revisions to the plan with the condition that an as-built plan be supplied and reviewed by the Planning Board prior to issuance of a Certificate of Occupancy.

Moved by: Barnett Adler

Seconded by: Howard Burchman

Vote: 4-0-0

Public Hearing - 7:30 PM

There was a general discussion of the fee increases and explained by Mark LaTour and Maxine Notaro. The new fee schedule with changes, is as follows:

Fee Type	Current Fee	Proposed Fee
Building Permit Fees		
Demolition Permit	\$25.00 for accessory structure; \$50.00 for principal structure	\$25.00 for accessory structure; \$150.00 for principal structure
Gas Permit Fees		
Gas Fitting Permit, residential	\$20.00 plus \$5.00 for each fixture	\$30.00 plus \$6.00 for each fixture
Gas Fitting Permit, commercial	\$30.00 plus \$5.00 for each fixture	\$40.00 plus \$7.50 for each fixture
Plumbing Permit Fees		
Plumbing Permit, residential	\$20.00 plus \$5.00 for each fixture	\$30.00 plus \$6.00 for each fixture
Plumbing Permit, commercial	\$30.00 plus \$5.00 for each fixture	\$40.00 plus \$7.50 for each fixture
Electrical Permit Fees		
Electrical Permit, residential , alteration/addition	\$30.00 plus \$20.00 each additional unit	\$40.00 plus \$25.00 each additional unit
Electrical Permit, residential , new building	\$50.00 plus \$20.00 each additional unit	\$60.00 plus \$25.00 each additional unit
Electrical Permit, commercial , alteration/addition	\$60.00 plus \$25.00 each additional unit	\$75.00 plus \$30.00 each additional unit
Electrical Permit, commercial , new building	\$60.00	\$75.00
Electrical, temporary service, new service, change in service	\$30.00	\$40.00 per service
Mechanical Permit (any heating, ventilation, cooling, refrigeration, exhaust system, incinerators, solar heating, etc.; not covered above)		
Commercial	\$30.00	\$50.00
All permit fees will be doubled when work is started without obtaining required permits		

Planning Board Fees	Current Fee	Proposed Fees
Approval Not Required	\$50.00	\$75.00
Site Plan Review (non-telecoms)	\$60.00	\$150.00
Preliminary Subdivision	\$100.00	\$100.00 per lot created
Definitive Subdivision	\$250.00	\$100.00 per new lot created with a minimum of \$250.00
<u>Telecom Company Special Permit*</u>	<u>\$0.00</u>	<u>\$1,000.00</u>
Telecom Company Site Plan Review	\$60.00	\$1,000.00
Modification to a Plan/Administrative Amendments	\$0.00	\$50.00 per amendment
Zoning Board of Appeals Fees		
Special Permit for large & small projects (non-telecoms)	\$50.00	\$100.00
Variance	\$50.00	\$150.00
Appeal	\$50.00	\$200.00
Modification to a Plan/Administrative Amendments	\$0.00	\$50.00 per amendment
Records Search	\$0.00	\$15.00/hour

The underscored items reflect the changes made by the Planning Board.

*This item was deleted from the Zoning Board of Appeals Fees and added to the Planning Board Fees list.

A motion was made to approve the fee schedule as amended.

Moved by: Howard Burchman

Seconded by: Ellen Battaglini

Vote: 4-0-0

The new fees have to be published and then will go into effect.

James M. Costa, 89 Shank Painter Road was invited to the Planning Board meeting to review a previous Site Plan approval for exterior building materials.

Anne Howard was concerned with the appearance of the building. A Certificate of Occupancy was issued for the 1st floor for rental to begin. The Planning Board requires, from Mr. Costa, assurances, in writing, when the building will be ready for occupancy. A timeline is needed for completion, in writing, within a week and no later than May 16th. Mr. L. Murphy, Mr. Costa's attorney, will provide this. Completion of the building by September 15th, 2003 is required. Mr. Nicklau of 81 Shank Painter Road, an abutter, felt that Mr. Costa was doing everything possible to comply. He wanted to know how does the building plan get enforced. Anne Howard replied that an as-built actual elevation plan and a request for a meeting are required before the Certificate of Occupancy is issued.

It was moved to require that the building remain under the temporary Certificate of Occupancy until Sept. 15th and no permanent Certificate of Occupancy will be issued until work has been completed. Before issuance of the permanent Certificate of Occupancy is issued, an as-built actual elevation plan is issued.

Moved by: Barnett Adler

Seconded by: Ellen Battaglini

Vote: 4-0-0

It was moved to accept the minutes of April 23rd.

Moved by: Barnett Adler

Seconded by: Howard Burchman

Vote: 4-0-0

At the next meeting of the Planning Board there will be a discussion on a case-by-case basis on how to do an order of convenance (wording).

There will be a meeting of the Planning Board, LCPIP and the Board of Selectmen on May 12th at 4:00 PM.

It was moved to adjourn the meeting at 9:00 PM.

Moved by: Anne Howard

Seconded by: Ellen Battaglini

Vote: 4-0-0

Respectfully Submitted
Joel Glasser

Approved by: _____ on _____
Anne Howard, Chair (Date)