

**Public Hearing
Planning Board**

November 20, 2002, 7:00 PM

Judge Welsh Room at Provincetown Town Hall

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

Also Attending: Katharine Doyle, Town Counsel from Kopelman and Paige, and Mark LaTour, Assistant Town Manager

Anne Howard called the meeting to order at 7:05 PM and introduced the Planning Board members present.

Meeting Agenda

Case #2002-017 Site Plan Review (Continued from Nov. 6, 2002)

Application by John Lisbon on behalf of Miriam Collinson and James Buckingham under Article 4, Section 4100 of the Zoning Bylaw, Dwelling Units and Commercial Accommodations. The applicant seeks Site Plan Review approval to construct six (6) two-bedroom duplexes and one (1) residential garage/storage building at the property located at **48 Race Point Road (Res3 Zone)**.

This Case was continued from the last meeting as Page 2 of 2 of the plans was not submitted to the Board so they could not judge what was being done. John Lisbon spoke about the design of the buildings and the planned layout of the area.

It was moved to accept the plans as presented.

Motion by: Barnett Adler

Seconded by: Len Bowen

Vote: 4-0-0

A site visit was scheduled on December 18th at 4:00 PM for Case #2002-019 which is on the Agenda for the Public Meeting on that date. The location is 31 Miller Hill Road for the 31 Miller Hill Road Realty Trust.

Anne Howard requested a 15-minute recess until Board member Ellen Battaglini arrives.

It was moved to approve the minutes of November 16th with corrections.

Motion by: Barnett Adler

Seconded by: Howard Burchman

Vote: 4-0-0

Case #2002-012 Special Permit (Continued from September 4, 2002, October 2, 2002, October 16, 2002, and November 6, 2002)

Application by Nextel Communications of the Mid-Atlantic, Inc. d/b/a Nextel Communications ("Nextel"), seeks a **Special Permit** from the Town of Provincetown Planning Board with Waiver requests under *Article 5 Section 5300 et. seq. and Article 7 et. seq.* of the Town of Provincetown Zoning By-Law concerning construction of a Wireless Telecommunication Facility with six (6) panel antennas to be camouflaged inside a cupola together with an underground ten foot by twenty foot (10' x 20') equipment room all as proposed to be constructed on land owned by Richard P. Wrigley located at 232-236R Bradford Street, Provincetown, MA. Additionally, Nextel requests Waivers from the Planning Board for provisions of the following Sections of *Article 7* of the Provincetown Zoning Bylaw including: *Section 7070, subsections L. & M.3 (Location, Class/Type 4)*, five hundred foot (500') horizontal setback requirement; *Section 7110*, Monitoring and Evaluation of Compliance; *Section 7130*, Indemnification, Insurance and Fees; and *Section 7140*, Term of Special Permit.

The Board is required to go through the Findings as per the Zoning By-laws one at a time and vote on each, as follows:

The attached Draft document supplied by Katharine Doyle gives the voting by the Planning Board on the Findings plus other pertinent information.

