

Planning Board Minutes

February 21, 2001

Present: Anne Howard, David Nicolau, Richard Olson, and Ellen Battaglini

Excused: Jean-Paul Grunz

Convened at 7:00

The following minutes are available on-line as a service and are not the official record due to changes in formatting for the Internet. The minutes may have attachments that are not included here in this format. The official, complete paper copy can be viewed during regular office hours, Monday - Friday: 8 a.m. to 5 p.m. in the Office of the Town Clerk, 260 Commercial St. Provincetown, MA 02657.

2001-004 Application by Foley Fiore Architectures, on behalf of Lands End @ Gull Hill, Inc. under Article III, Section 3900 of the Zoning By-law, High Elevation Protection District A. The applicant seeks Site Plan Review approval to construct a new single family residence at the property located at 50 Point Street.

Richard Olson recused himself due to conflict of interest as an abutter. David Nicolau sitting on rule of necessity.

Andrea Morton, representing the applicant, presented a model of the building and renderings. She stated that it is invisible from the shoreline. Ellen and Anne Howard had already made a site visit. Letters from John Leith/Bradley Cook and Dan Petrucci were presented in favor of the plan. Ellen Battaglini asked about landscaping. Andrea Morton replied that a concrete retaining wall will be negotiated. Dan Petrucci spoke in favor – no further discussion was held.

A motion was made by Ellen Battaglini to approve plan #2001-004 for 50 Point St; seconded by Anne Howard. The motion passed 2 in favor; one abstain (David Nicolau).

2001-005 Application Bradford Street Condominiums represented by Coastal Engineering Company, Inc., owner Linda Jain under Article III, Section 3900 of the Zoning By-law, High Elevation Protection District A. The applicant seeks Site Plan Review approval to construct an addition to the existing building at the property located at 208 Bradford Street.

Representing the applicant were John Bologna and John Lisbon (Contractor).

Ellen Battaglini recused herself as an abutter.

The applicant stated that renovation is necessary because water is leaking into the unit below. Robin Reid, attorney, appeared as representative for Harborview Condo, an abutter, and stated that the application was incomplete as per Zoning By-laws 3900, sec. C1 – no elevations and erosion control. She asked if the deck was always there – John Lisbon replied yes. The abutters are concerned about dune slippage on the north side of the building – would like it protected. There are concerns about erosion – how far along the has the project come without approval by the Planning Board? Plans dated January, not the end of February. John Lisbon responded that the set of footings were already there and eroding. He stated that they will plant and vegetate if needed. It was pointed out that the Building Inspection Dept. approved work thus far.

Robin Reid sought clarification on time line and slippage. She indicated that she is also an abutter. The north side was stressed as being important. John Lisbon showed prior building and spoke about poor construction of the building. A letter from the owners was presented – they are in New York, and were not able to be present (see letter).

Richard Olson and Anne Howard questioned use – only proposed addition requires site plan review, not remodeling, but erosion control needs to be addressed. David Nicolau addressed elevation – nothing changed. In the future, Anne Howard would like a report from the Building Inspector regarding this type of project.

David Nicolau made a motion to approve the proposed addition as shown on Coastal Engineering Company, Inc. plan Project No. C15073 with the conditions that the Planning Board does a site visit and require an escrow of x \$ to prevent concerns of erosion surrounding the bldg. Applicant will submit a description of what they intend to landscape at the meeting of March 7th, Thursday, 4:00 p.m. 3/1/01. Richard Olson

seconded; Passed, 3 in favor and 0 opposed.

Any other business that shall properly come before the board.

30 Hensche Lane – Ted Malone

David Nicolau recused himself (client)

Applicant requested changes on site plan regarding moving parking and changing the originally shown garage and studio to two artist studios for two buildings – minor changes

Richard Olson moved that the changes are minor and modification on Plan # P99-14378, rev. 9/23/99, are insignificant and do not require a new site plan review. Seconded by Ellen Battaglini – Passed, 3 in favor and 0 opposed.

Discussion on new changes to bylaws.

Richard Olson wants to hold meetings after town meeting.

Richard Olson moved to release the escrow money for landscaping of the Provincetown Gym at 81 Shankpainter Road. Anne Howard seconded – Passed, 3 in favor and 0 opposed. (David Nicolau stepped down from this issue.)

Approval of Minutes

Richard Olson moved to approve minutes from February 7, 2001; Ellen Battaglini seconded. Passed, 3 in favor and 0 opposed.

Meeting adjourned at 9:00 p.m.

_____ on _____
Anne Howard, Chairman date