

Provincetown Planning Board

Wednesday, May 2, 2001

7:00 p.m.

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.

Members present: **Ellen Battaglini, Anne Howard, and Richard Olson.**

Members absent: **David Nicolau and John Paul Grunz (both excused)**

Public Hearing Agenda

2000-015 (Continued from Nov 1, Nov 15, December 6, 2000, Jan 17, Feb 7, March 7, and April 11, 2001)

Application by William N. Rogers, II on behalf of Ozland Realty, LLC under Article III, Section 3900 of the Zoning By-law, High Elevation Protection District B. The applicant seeks Site Plan Review approval to construct a single family dwelling at the property located at **6**

Telegraph Hill (Residential Class B Zone).

2000-016 (Continued from Nov 1, Nov 15, December 6, 2000, Jan 17, Febr7, March 7, and April 11, 2001)

Application by William N. Rogers, II on behalf of Ozland Realty, LLC under Article III, Section 3900 of the Zoning By-law, High Elevation Protection District B. The applicant seeks Site Plan Review approval to construct a single family dwelling at the property located at **4**

Telegraph Hill (Residential Class B Zone).

Approval Not Required (Case #2001-009)

Felco, Inc., for John Reis , **map/parcel numbers 12-4-135 and 12-4-135A, Bangs Street Extension**

Approval Not Required (Case #2001-010)

William N. Rogers, II, for Stephen L. Fletcher, **map/parcel number 6-4-103, 15-17 Franklin Street**

Approval of Minutes

Any other business that shall properly come before the board.

Call to order at 7:00 p.m.

6 Telegraph Hill – 2000-015

Motion: Richard Olson made a motion to continue the case until the May 16th meeting (at the request of the interested parties). Ellen Battaglini seconded the motion and it passed unanimously.

4 Telegraph Hill – 2000-016

Motion: Richard Olson made a motion to continue the case until the May 16th meeting (at the request of the interested parties). Ellen Battaglini seconded the motion and it passed unanimously.

By way of further explanation, Anne Howard told the Board that the plans for both Telegraph Hill properties are now with the abutters and it looks as though May 16th will be a firm date for hearing both cases.

12-4-135 and 12-4-135 Bangs Street Extension (Approval Not Required) 2000-1-009

Motion: Richard Olson made a motion to “take no action” on the Bangs Street Extension plan since the paper work had not been filed in time. Ellen Battaglini seconded the motion and it passed unanimously.

15-17 Franklin Street (Approval Not Required) 2001-010

William Rogers, II presented the case on behalf of Mr. Fletcher who purchased the former Mello property. Gianaldo Fontana, an abutter is purchasing lot #2 and Mr. Barry & ux., another abutter, purchased lot #3. Lot #1 will be retained by Mr. Fletcher. Mr. Rogers went on to explain the rules of an ANR: “If you can convey to an abutter then it’s not considered a subdivision.”

Motion: Richard Olson moved to endorse the ANR – 2001-010. Ellen Battaglini seconded the motion and it was unanimously approved.

208 Bradford Street 2001-005

A letter was received by Judith Oset, DRM Director, describing the landscaping plan for the Bradford East Condominiums. They are having the lot landscaped by St. Aubins in Eastham and submitted a planting detail. The Board felt that since there is money in escrow to cover this facet of project completion that no motion would be necessary.

50 Point Street

A packet regarding this property was received in the mail but no-one appeared to present.

Approval of Minutes

March 1st minutes are going to be reworked for the Board and, when approved, will be transmitted to Stephan Nofield, the Town Clerk.

Motion: Richard Olson made a motion to approve the April 11th minutes, Ellen Battaglini seconded the motion and it was unanimously approved.

Motion: Richard Olson made a motion to approve the April 18th minutes as amended and also to approve the minutes of the March 29th meeting. Ellen Battaglini seconded the motion and it was approved unanimously.

The following Chapter 91 licenses have been applied for. The numbers on Commercial Street are 331, 403, 145-147, and 61B.

Letter re: Atkins Mayo Road – as it refers to Bangs Street – Will be discussed at the next meeting.

The Local Comprehensive Plan Implementation Committee is very excited about the Planning Board gearing up for next year’s Annual Town Meeting.. Wondered if Cape Cod Commission (CCC) have models of zoning by-laws. The LCPIC’s members are Rex Peterson, Mindy Baransky, Anne Howard, Ted Malone and Sally Brophy.

Anne Howard says the next step is to ask for a consultant but not until July 1st.

The next meeting of the Board will be on Wednesday, May 16, 2001 at 7:00 p.m.

Adjournment was at 7:50 p.m.

Respectfully submitted

Evelyn Gaudiano
Evelyn Rogers Gaudiano

Approved by _____ on _____
Anne Howard, Chairman **date**