

Provincetown Planning Board

Wednesday, July 11, 2001

7:00 p.m.

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

Member absent: John Paul Grunz (excused)

The meeting was called to order at 7:00p.m.

Public Statements: There were none.

2001-011

Application by Moors Realty Trust represented by William N. Rogers, II, under Article III, Section 3100 of the Zoning By-law, Dwelling Units and Commercial Accommodations. The applicant seeks Site Plan Review approval to remove restaurant and construct three multi-family units at the property located at 5 and 15 Bradford Street Extension (Residential Class B Zone).

Motion: Ellen Battaglini made a motion to continue the case until the July 18th meeting. Richard Olson seconded it and it passed unanimously.

50 Pointe Street Revisions to Site Plan

Request for revision to plans without new site plan review.

The revision in the plan consisted of moving the proposed deck a bit to the south. A couple of Board members looked at it and saw no reason for a new site plan review. Thus:

Motion: Ellen Battaglini made a motion stating that the magnitude of the change was so minor that no additional site plan review is needed. Anne Howard seconded the motion and it passed 3-0-1 abstention (MB).

Approval Not Required (Case #2001-012)

William N. Rogers, II, for Moors Realty Trust, map/parcel numbers 05-3-024 and 05-3-025, 5-15 Bradford Street Ext.

Motion: Richard Olson made a motion to continue the case until the July 18th meeting. Ellen Battaglini seconded it and it was passed unanimously.

Approval Not Required - 64 Franklin Street – Case #2001-013

Motion: Richard Olson made a motion to continue the case until the July 18th meeting. Anne Howard seconded the motion and it was approved unanimously.

Motion: Richard Olson made a motion to approve the minutes of the June 20th meeting. Ellen Battaglini seconded it and it was approved 3-0-1 abstention (MB).

Motion: Richard Olson made a motion to approve the minutes of the June 29th meeting. Ellen Battaglini seconded it and it was approved 3-0-1 abstention (MB).

BOARD DISCUSSION:

Judith Oset asked the Board to discuss the letter received from Margo Fenn regarding changes in regulations as they refer to 40B (commonly referred to as “snob zoning”). Richard Olson mused that “Provincetown did not have a dog in this fight” but he felt that the Board should give support to it in order to gain solidarity with other Cape towns.

Motion: Richard Olson made a motion to support Margo Fenn in the proposed changes to 40B. Ellen Battaglini seconded the motion and it passed 3-0-1 abstention (MB).

Richard continued on another topic. He felt since there were upcoming discussions regarding responsibilities under the Local Comprehensive Planning Implementation Committee. Thus far the only categories to be checked are Yes or No; Richard would like an additional category for all the areas labeled C (as in consulted). Mr. Olson felt that many times the area of responsibility may not be overseen directly by a Board but he would like to have the opportunity of consulting about it. He tossed out another of his sayings which seemed to sum up his concerns: “Don’t run with this ball until we’ve had our say.”

Mindy Baransky asked about the status of the Memorandum of Understanding (MOU) as it referred to the change of by-laws. Anne Howard said she had requested an update but, at this time, the disposition of the MOU is unclear. Anne will ask Judith Oset about it.

Richard Olson said he is writing two sets of notes: one refers to the need for more time between the closing of the warrant and the happening of the Town Meeting. He also felt the Town need a Warrant Committee that will simplify and explain articles to the voters well in advance of Town meeting. In that regard the Town would gain informed voters and, perhaps, a faster Town Meeting. His other set of notes referred to affordable housing ideas. He has spoken to Michael Bunn and Richard has proposed the possibility of satisfying affordable housing needs by the building of mini town wharves i.e. Captain Jack's (which is a condo) in order to supply affordable housing. Richard questioned whether he should pursue either cause.

Anne Howard said the warrant closure timeframe would be a matter of the Town Charter being readjusted. Perhaps a meeting with the Charter Enforcement Commission would be valuable to discuss the issue. Anne told Richard she would support him all the way on both issues.

Anne also informed the Board that the Health Agent, Jackie Silver, has resigned. Ms. Silver's last official day will be July 20th.

Motion: Richard Olson made a motion to adjourn the meeting at 7:30 p.m. It was seconded by Ellen Battaglini and approved unanimously.

NEXT MEETING IS JULY 18th AT 7:00 P.M.

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Respectfully submitted

Approved by _____ on _____
Anne Howard, Chairman date

Received; Town Clerk, SJN/gwd/ July 27, 2001 4:45p