

# Town of Provincetown Planning Board

## Public Hearing Minutes May 3, 2000

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:** Jay Coburn, Gordon Gaskill, Chairman, John Paul Grunz, Anne Howard (new member), and Richard Olson

**Members absent:** Jeff Carroll (alternate)

**Agenda:**

**Kathleen C. Meads, 37R and 39 Capt Bertie's Way**

(cont from 2/2/00, 3/15/00, 4/12/00, and 4/26/00)

**Determination of whether Whaler's Wharf at 237-241 Commercial Street requires a new site plan review process.**

**Approval of Minutes**

**Any other business which shall properly come before the Board**

Gordon Gaskill introduced everyone on the Board and called the meeting to order at 7:05 p.m.

**Kathleen C. Meads, 37R and 39 Captain Bertie's Way** (cont. from 2/2/00, 3/15/00, 4/12/00, & 4/26/00)

John McElwee furnished the Board with the necessary paper work and after a miniscule bit of discussion, the following motion was heard.

**Motion: Jay Coburn made a motion to definitively approve the revised plan dated 03/08/00. John Paul Grunz seconded the motion and it passed 4 in favor with 1 abstention, (Anne Howard who has just joined the Board).**

**Determination of whether Whaler's Wharf at 237-241 Commercial Street requires a new site plan review process.**

Chris Snow, the attorney representing Marine Specialties, argued long and hard for a new site plan review for the Whaler's Wharf project. He then introduced Mr. Mello, an architect who is registered in Massachusetts, and had many presentation boards referencing the project. The talk Mr. Mello gave was extraordinarily lengthy and quite technical.

Attorney Snow tried to abbreviate the scenario by asking Mr. Mello exactly how much of an increase Whaler's Wharf now was over the building it replaced. After much pondering, Mr. Mello said it amounted to about a 25% increase.

Next, speaking on behalf of Whaler's Wharf, were Ginny Binder and Steven Hayes (architects) and Robert Smith (attorney). Attorney Smith addressed the legal arguments which had been presented while Ms. Binder and Mr. Hayes addressed the calculation arguments.

Warren Alexander summed up the case next by saying the project has gone before the Zoning Board of Appeals and was approved by them. He said he also was assured by the Town Counsel that, since an appeal was not filed within 20 days, it is not a matter for a court case.

The Board members then had an opportunity to ask questions of all parties involved. The following was the outcome:

**Motion: Jay Coburn made a motion that no action be taken and no requirement for a new site plan. John Paul Grunz seconded it and it passed. 3 in favor – 2 abstentions (GG & AH)**

**Motion: Jay Coburn moved to accept the minutes of the April 12<sup>th</sup> meeting, John Paul Grunz seconded it and it was approved 4 in favor – 1 abstention (AH).**

**Motion: John Paul Grunz made a motion to accept the minutes of the April 26<sup>th</sup> meeting. Jay Coburn seconded the motion and it was approved 4 in favor – 1 abstention (AH).**

**Motion: Jay Coburn made a motion to send a letter the Board had worked on to Roslyn Garfield regarding presentation of articles at Town Meeting that they had championed. The motion was seconded and approved. 4 in favor – 1 abstention (AH)**

**Motion: A motion was made to adjourn the meeting at 9:00 p.m. It was seconded and passed unanimously.**

THE NEXT MEETING WILL TAKE PLACE ON MAY 17, 2000 AT 7:00 P.M.

Respectfully submitted,

Evelyn Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_  
Gordon Gaskill, Chairman date