

Town of Provincetown Planning Board

Public Hearing Minutes May 17, 2000

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Members present: Jay Coburn, John Paul Grunz, Anne Howard and Richard Olson

Members absent: Jeff Carroll (alternate) and Gordon Gaskill, Chairman

Agenda:

6:30 p.m. site visit at 24 Captain Bertie's Way, Sanjo Realty Trust

7:00 p.m. Public Meeting

Approval Not Required:

2000-009 171-173 Bradford Street, Wm Rogers, II on behalf of Young's Court Realty Trust

Agenda Items:

1. William Rogers, II on behalf of Fayette Watkis
30-43 Atkins-Mayo Road
2. Edward Malone
35 Conwell Street (Henschel Lane) – request for approval of modifications

Approval of Minutes

Any other business that shall properly come before the board.

2000-09 William Rogers II on behalf of Young's Court Realty Trust 171-173 Bradford St.

Mr. Rogers presented a proposal which has already been approved by other Boards. He proposes dividing the large lot (171-173 Bradford Street) into two lots; proposal stems from title problems. Mr. Murphy is presently engaged in clearing the title.

Motion: Anne Howard moved to accept the proposal as presented, John Paul Grunz seconded it and it passed unanimously.

William Rogers, II on behalf of Fayette Watkis, 30-43 Atkins-Mayo Road

The property is currently on an 8-foot wide private way and Billy wanted to explore splitting the property. Jay Coburn said he really didn't have the expertise to advise them. Fayette Watkis asked if it would be appropriate for her to go directly to Warren Alexander to ask for advice. She was encouraged to do so.

Edward Malone, 35 Conwell Street – request for approval of modifications.

Ted Malone had three requests: First he sought approval to reduce the number of bedrooms in Units #10 and #22. Most of the people who qualified for affordable housing wanted single bedroom units, thus the reason for the request.

Motion: Richard Olson made a motion to approve the modification of units #10 and #22 as presented without the necessity of an additional site plan. It was seconded by Anne Howard and received unanimous approval.

Secondly, Ted presented a plan for reconfiguration of parking places. As his plans progressed he could see the field modification as beneficial to all.

Motion: Anne Howard moved to accept the reconfiguration of the parking places without requesting a new site plan reflecting the change. John Paul Grunz seconded it and it passed unanimously.

Thirdly, Ted presented his final change request. As the complex developed he saw changes which would save some large trees. By realigning the buildings and slightly changing the original roadway into the area, he would be able to save several mature trees.

Motion: Richard Olson made a motion to approve the change request without requiring a new site plan. John Paul Grunz seconded it and it was passed unanimously.

Ted, concluding his requests, asked the Board if this were a proper way to present the adjustments he has proposed. The Board agreed this was a proper way to present. Mr. Malone also agreed to furnish an "as built" site plan to the Planning Board upon completion of the project.

BOARD DISCUSSION:

The 6:30 p.m. site visit of Captain Bertie's Way was discussed. It was decided that the Board would like to have Gordon Gaskill go out and look at what they found problematical at the site. The following motion was then decided upon:

Motion: Anne Howard moved to demand no further excavation or foundation pourings be done at the lot they inspected this very evening. (They have already informed Billy Rogers of this. The excavation in question is a 24' X 24' one which is parallel to Captain Bertie's Way and is the first one on the left.) **Richard Olson seconded it and it passed 3 in favor with 1 abstention (JPG).**

Board members wondered what the procedure would be to issue a "stop work order." Jay Coburn said he intended to call Warren Alexander as soon as he got home and tell him about the decision of the Board.

Motion: Anne Howard made a motion to accept the minutes of the May 3rd meeting. John Paul Grunz seconded the motion and it passed unanimously.

Motion: A motion was made to adjourn the meeting at 7:40 p.m. It was seconded and passed unanimously.

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

Respectfully submitted,

Evelyn Rogers Gaudiano

Approved by _____ on _____
Gordon Gaskill, Chairman date