

Town of Provincetown Planning Board

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Meeting Minutes July 5, 2000

Members present: Jay Coburn, Gordon Gaskill (Chairman), John Paul Grunz, Anne Howard and Richard Olson

Member absent: Jeff Carroll (alternate)

Agenda:

Site Visit

24 Captain Bertie's Way, Sanjo Realty Trust

448 Commercial Street, Copper Fox

Site plan review to convert 3 family house to guest house

198 Commercial Street, The Ranch

Site plan review to convert guest house to 3 retail shops & 2 dwelling units

Approval of Minutes

Any other business that shall properly come before the Board.

A site visit to 24 Captain Bertie's Way (Sanjo Realty Trust) was made at 6:30 p.m. All efforts to save the tree have been made and, at this time, they seem to have been successful. David Atkinson, the certified tree surgeon, sent a letter to the Planning Board detailing what he had done so far to ensure the continued health of the tree. David will continue to oversee the condition of the tree and the final pruning will take place after all the buildings have been completed.

Gordon Gaskill opened the meeting promptly at 7:00 p.m.!

448 Commercial Street, The Copper Fox (2000-07)

John Gagliardi, the owner, and Edward Veara, his attorney, appeared before the Planning Board with an application under Article III, Section 3100 of the Zoning By-law, Dwelling Units and Commercial Accommodations. The applicant was seeking a Site Plan Review approval to convert a three-family dwelling to a guest house. His original license had been for "camps and cabins" but he was seeking a "lodging house" approval. The attorney argued that all the criteria required in the By-laws had been met and he presented a list of reasons why the proposed change met all of the criteria. John Paul Grunz stepped down from the decision since he is an owner of a guest house.

John Gagliardi said he had been advised initially to keep the license as a "camps and cabins" license but now knows better and wants to get a "lodging house" license and do whatever is required by the Board to obtain it.

One member cautioned that they may be staring into the face of a loophole in the Growth Management By-laws.

Motion: Jay Coburn made a motion to approve the proposal, Anne Howard seconded it and the vote was 3-1-1. (3 in favor, Richard Olson opposed and John Paul Grunz abstained.)

198 Commercial Street, The Ranch (2000-08)

The new owner, Fred Bayer, attended the meeting with his designer, Robert Valois. The owner seeks Site Plan Review approval to convert a guest house to 3 retail shops and 3 dwelling units. He told the Board that he has already received approvals from the Historical Commission and the Zoning Board of Appeals. Fred Bayer presented the plans to the Planning Board and they were well received. The biggest change will be in water usage. It currently is at a 2,310 gallons-a-day level and when the renovations are completed, the use will drop to a rate of 405 gallons-a-day.

Motion: Jay Coburn made a motion to approve the site plan pending approval by the Board of Health. John Paul Grunz seconded it and it passed unanimously.

Motion: John Paul Grunz made a motion to accept the minutes of the June 21, 2000 meeting. It was seconded by Anne Howard and approved unanimously.

The group then individually thanked Jay Coburn for his valuable service to the Board and assured him he would be greatly missed. Tonight's meeting was his last; he has served on the Board for the past 2½ years.

The meeting adjourned at 8:00 p.m.

THE NEXT MEETING WILL TAKE PLACE ON JULY 19th, 2000 AT 7:00 P.M.

Respectfully submitted,

Evelyn Rogers Gaudiano

Approved by _____ on _____
Gordon Gaskill, Chairman date