

Town of Provincetown Planning Board

Meeting Minutes August 23, 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: Gordon Gaskill (Chairman), Anne Howard, and Richard Olson

Members absent: Jeff Carroll (alternate) and John Paul Grunz (excused)

Agenda:

Case #2000-014 – 10 Pilgrim Heights Road

Application by Joseph P. Kelley on behalf of Barbara Murphy under Article III, Section 3900 of the Zoning By-law, High Elevation Protection District A. The applicant seeks Site Plan Review approval to construct a single-family dwelling at the property located at 10 Pilgrim Heights Road (Residential Class B Zone)

Approval of Minutes

Any other business that shall properly come before the Board.

Gordon Gaskill called the meeting to order at 7:04 p.m.

Case #2000-014 – 10 Pilgrim Heights Road

Joseph P. Kelley presented on behalf of Barbara Murphy. Completed plans of the house were shown to the Board. A verbal description of the property was given accompanied by the detailed plans. The lot contains 30,000 square feet and the house plan has been on the drawing board for the past three years. Because of the change in by-laws, the house, as a primary residence, can be built shortly. There are three trees in the middle of the footprint of the building that will have to be eliminated. The plan is to plant replacements. The back of the property is a protected wetland and the building will be 100 feet away from it. The house will contain 1400 square feet with the footprint covering 1600 square feet. The scale unit calculation comes to 195 scale units with the average house in the area having 218 scale units.

Anne Howard had a question about the plan not having a surveyor's stamp. Mr. Kelley said he would secure the stamp from Mr. McElwee who had already surveyed the property. Gordon Gaskill said the building wouldn't affect the skyline so pictures of the area would not be necessary.

SITE VISIT: It was determined by the Board that a site visit will be held on Wednesday, September 13th at 4:30 p.m.

Motion: Richard Olson made a motion naming Anne Howard the acting Vice Chair for the next Board meeting on September 6th. Gordon Gaskill seconded the motion and it passed unanimously.

Anne Howard gave everyone an update on the Local Comprehensive Planning Implementation Committee. Mindy Baransky, Sally Brophy, Anne Howard, and Rex Peterson are members of the Committee. (A new member was recently added – Ted Malone) Anne said the two issues the Committee determined to be the main focus will be: 1) housing, and 2) growth management by-laws – with a concentration on water usage. The Department of Regulatory Management will be going over the Zoning By-laws and thinking about rewriting some of them.

The minutes for the August 2nd meeting could not be approved since Richard Olson had recused himself from most of the meeting and there were only two people in attendance who could vote on them.

Motion: A motion to adjourn the meeting came at 7:55 p.m. It was unanimously approved.

THE NEXT MEETING WILL TAKE PLACE ON SEPTEMBER 6TH, 2000 AT 7:00 P.M.

Respectfully submitted,

Evelyn Rogers Gaudiano

Approved by _____ on _____
Gordon Gaskill, Chairman date