

Town of Provincetown Planning Board

Meeting Minutes November 15, 2000

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Members present: Gordon Gaskill (Chairman), John Paul Grunz, Anne Howard, and David Nicolau

Members absent: Jeff Carroll (alternate) and Richard Olson (excused)

Agenda:

7:00 p.m.

2000-007, 676 & 684 Commercial Street

2000-015, 6 Telegraph Hill

2000-016, 4 Telegraph Hill

2000-017, 16 Thistlemore Road

Approval Not Required – Shank Painter Rd & Province Rd

Approval of Minutes

Any other business that shall properly come before the board.

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

David Nicolau stepped down on three of the cases heard. They were 676-684 Commercial Street (Locke property) and the two located at 4 and 6 Telegraph Hill.

2000-007 – 676 and 684 Commercial Street (Locke)

The attorney, Lester Murphy, presented the case for 676-684 Commercial Street (also referred to as the Locke Property). He told the Board that he was there because the Cape Cod Commission (CCC) had denied a DRI (Determination of Regional Impact). Attorney Murphy presented two arguments for postponement: 1) a challenge of the CCC authority to hear the case and 2) a denial based on procedural grounds. He also felt that due to the ongoing negotiations between the Locke Family Trust and the Town, a postponement should be granted until the January 17th meeting of the Board.

Motion: Anne Howard made a motion to continue the case until the January 17, 2001 meeting. John Paul Grunz seconded the motion and it passed 3-0.

2000-015 and 2000-016 – 6 and 4 Telegraph Hill

The attorney, Jamie Veara, presented both cases to the Board. He provided written plans for erosion control and a complete landscape plan. He also told the Board he had Bill Whitney, the landscape architect, in attendance in order to address any questions the Board might have about the proposed plantings. The Board decided they would like to reserve any comments or decisions until after a site visit of both properties. **The site visit is planned for Monday, December 4th at 2:00 p.m.**

Motion: Anne Howard made a motion to postpone both Telegraph Hill properties until the next meeting of the Board on December 6th. John Paul Grunz seconded the motion and it passed with a vote of 3-0.

2000-017 – 16 Thistlemore Realty Trust

William H. King, one of the members of the Realty Trust, and John Bologna, an engineer, presented the plans to the Board. John Bologna explained that he was substituting for the engineer, Reggie Donahue, who had made the plan but was unable to attend. Mr. Bologna handed out plans to all members of the Board and proceeded to explain all facets of the design. Gordon Gaskill, chairman of the Board, told Messrs King and Bologna that the plans would necessitate a site visit. Mr. Gaskill also asked that - prior to the site visit - the area should be staked so all the reference points in the plans could readily be seen. **The date for the site visit was established for Friday, December 1st at 3:00 p.m.**

[ERG1]

David Nicolau had a few questions regarding the plan, i.e., scale calculations?, curb cut needed?, lot coverage? – 23%?, recalculate scale? (has been done by Warren Alexander), and actual square footage of the proposed addition? Answer: Approximately 800 sq. ft. in the footprint area.

Gordon Gaskill then read letters into the record from abutters. There were six letters read; five of them negative and one in support. The negative letters were from: name withheld, Bonnie Deezendorf, Mark Baker, Anne Lord Malicoat, and Stephen Nofield. The one letter in support of the project came from Constantine and Denise Abbott.

William Rogers, II requested a new set of plans since the proposal had been redesigned. Mr. Rogers was representing Mark Baker, an abutter who is located immediately downhill of the project.

Motion: Anne Howard made a motion to hear the case at the December 6th meeting. John Paul Grunz seconded it and it passed 4-0..

Approval Not Required – Shankpainter and Province Roads – Charles W. Silva

The proposal was presented to the Board by Mark Joy of Coastal Engineering Company. The plan was not clearly marked and promoted confusion. The Board asked Mr. Joy to please resubmit the plan with (*perhaps cross-hatching*) clear changes in the lot lines being proposed. He was asked to speak to Judith Oset and ask to be put on the agenda for the December 6th meeting.

Motion: Anne Howard made a motion to approve the minutes of the November 1st, 2000 meeting. David Nicolau seconded it and it was approved unanimously.

Kathie Meads came before the Board to ask their advice regarding a release of a road covenant. If the Board is agreeable, she and her builder will return to the Board in January 2001 after the Board conducts a site visit of the preliminary road that's planned.

Motion: A motion to adjourn the meeting came at 8:25 p.m. It was unanimously approved.

The next meeting of the Board will be held on: **December 6th at 7:00 p.m.**[ERG2]

Respectfully submitted,

Evelyn Rogers Gaudiano

Approved by _____ on _____
Gordon Gaskill, Chairman date