

Town of Provincetown Planning Board

Meeting Minutes December 6, 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: John Paul Grunz, Anne Howard, David Nicolau, and Richard Olson

Members absent: Jeff Carroll (alternate) and Gordon Gaskill (excused)

Agenda:

7:00 p.m.

2000-015, 6 Telegraph Hill

2000-016, 4 Telegraph Hill

2000-017, 16 Thistlemore Road

2000-018, Site plan review for demolition of "Weathering Heights" restaurant

Approval Not Required – Shank Painter Rd & Province Rd

Election of Officers

Approval of Minutes

Any other business that shall properly come before the board.

The Planning Board meeting was called to order by Anne Howard in the Police Station meeting room at 7:00 p.m.

David Nicolau stepped down on most of the cases heard except for the 16 Thistlemore Road plan.

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

The attorney, Jamie Veara, presented both cases to the Board. Due to an apparent "no-fault" miscommunication, the site visit scheduled for December 4th did not take place. **The site visit was rescheduled for Wednesday, December 13th at 3:00 p.m. with a newly added Planning Board meeting on December 19th at 7:00 p.m..**

Motion: Richard Olson made a motion to continue the case until the December 19th meeting. John Paul Grunz seconded the motion and it passed unanimously. 3-0

2000-017 – 16 Thistlemore Realty Trust

William H. King, one of the members of the Realty Trust, Chris Snow, an attorney, and John Bologna, an engineer, presented the plans to the Board. It was suggested that Richard Olson step down from the deliberations since he had not been in attendance for the original presentation. Chris Snow said he had no objection to having Mr. Olson sit on the case, especially since he had attended the site review and had studied the plan. Attorney Snow also lauded the Realty Trust on its pictorial presentation (glossy book) of the proposed project.

Two abutters were in attendance, Mark Baker and Ellen Daley. Mr. Baker had William Rogers II, an engineer, representing him. Mr. Rogers had asked for a new set of plans because the proposal had been redesigned. No new plans had been received and Mr. Rogers was objecting as a point of order. John Bologna countered that the new plan had been hastily prepared based on the comments from the December 1st site visit.

David Nicolau wondered about the safety of the driveway without curbing. He was informed that the driveway will have a 6" curbing. Responding to questions regarding run-off, Chris Snow said the run-

off design of the property was superior to most of the hill.

Mark Baker said that tonight was the first time he had seen the elevation and he was shocked at the size; the driveway is to be elevated from the existing terrain by at least 6 feet. He also said he has had no input on landscaping and had been told that it would be either rock-faced or landscaped. Mark also worried about the large oak tree which sits at the top of the property.

After a thorough airing of concerns of all parties, the following motion was made:

Motion: David Nicolau made a motion to approve the project with the following conditions:

- 1. a letter will be sent to Mark Baker from Will Knight informing him of when the work will be done.**
- 2. a written construction protocol will be supplied.**
- 3. an arborist will be consulted regarding the large oak tree at the top of the property.**
- 4. an escrow fund of \$2,500 will be established to ensure landscaping upon completion of the project.**
- 5. all the conditions must be either met or received prior to the January 3rd meeting of the Planning Board.**

John Paul Grunz seconded the motion and it passed 3 in favor and 1 abstention (R. Olson)

Motion: A motion was made and seconded to allow taking an Approval Not Required (ANR) case out of order. Everyone approved of taking map/parcel #s 70-3-003, 4, & 5 out of order.

ANR - Shank Painter Road and Province Road (map/parcel 07-3-003, 004, and 005)

Mark Joy of Coastal Engineering Co, Inc. presented on behalf of Charles W. Silva. The property is being reconfigured from three lots down to two. The approval was necessary in order to allow the next case to proceed.

Motion: Richard Olson made a motion to approve the October 12, 2000 site plan for an ANR. John Paul Grunz seconded the motion and it passed 3-0.

2000-18 68 Shank Painter Road–Demolition of restaurant to make room for new bldg.

Once again, Mark Joy from Coastal Engineering Co., Inc. presented the proposal for Charles W. Silva. A two-level bldg. sunk into the hillside has been designed which would house Penny's Liquor Store in the lower level with the upper floor housing two retail spaces. The building is being contemplated because the A & P wants to expand into the existing liquor store area. It was decided that a site visit would be necessary before the Planning Board rendered an opinion. **The site visit is scheduled for Thursday, December 14th at 3:45 p.m.** The case will be heard at the regularly scheduled January 3rd meeting of the Board.

Annie Howard also scheduled a **site visit of George's Path on January 3rd at 3:45 p.m.** Kathie Meads had been promised a site visit of the road prior to the January 3rd meeting.

David Nicolau who owns the gym at 81 Shankpainter Road encouraged all members of the Board to look at the landscaping in front of the gym. David has money tied up in an escrow account for the landscaping.

Election of Officers

Motion: John Paul Grunz made a motion to appoint Anne Howard as Chair of the Planning Board. Richard Olson seconded it and it passed unanimously.

Motion: David Nicolau made a motion to appoint John Paul Grunz as the Vice Chair. Richard Olson seconded the motion and all approved.

Motion: A motion was made to approve the minutes of the November 15, 2000 meeting. It was seconded and unanimously approved.

Motion: A motion to adjourn the meeting came at 9:15 p.m. It was unanimously approved.

The next meeting of the Board will be held on: **TUESDAY, December 19th at 7:00 p.m.**[\[ERG1\]](#)

PLEASE MARK YOUR CALENDARS WITH THE FOLLOWING DATES AND TIMES:

4 & 6 Telegraph Hill site visit	Wednesday	December 13 th	3:00p
Weathering Hgts Restaurant site visit	Thursday	December 14 th	3:45p
Special Planning Board mtg	Tuesday	December 19 th	7:00p
George's Path site visit	Wednesday	January 3 rd	3:45p
Planning Board regularly scheduled mtg	Wednesday	January 3 rd	7:00p

Respectfully submitted

Evelyn Gaudiano
Evelyn Rogers Gaudiano

Approved by _____ on _____
Anne Howard, Chairman date