

TOWN OF PROVINCETOWN

ZONING BOARD OF APPEALS

Meeting Minutes
October 14, 1999

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Members Present: Gary Reinhardt (Chair), Peter Bez (Vice Chair), Barbara Gard (Clerk), Ken Janson, Ray Boylan, Steve Melamed, Larry Mahan (arrived at 6:13 P.M.)

Members Absent: None

WORK SESSION

Chair Gary Reinhardt called the Work Session to order @ 6:00 P.M.

PENDING DECISIONS –

- 98-112 243-249 Commercial Street, Crown and Anchor** - Gary Reinhardt, Barbara Gard, Peter Bez, Ken Janson, Ray Boylan sat on case. Attorney Jamie Veara appeared to discuss the decision. Gary Reinhardt distributed copies of the decision he had written and made minor corrections. *Ken Janson moved to accept the decision as corrected, Peter Bez seconded and it was so voted, 5-0.*
- 99-068 32 Conwell Street, Edward Malone** – Gary Reinhardt, Ken Janson, Barbara Gard, Ray Boylan, Steve Melamed sat on case. Ken Janson read the decision. Edward Malone appeared to discuss the decision and suggested minor corrections. *Steve Melamed moved to approve the decision as corrected, Ray Boylan seconded, and it was so voted, 5-0.*
- 99-081 421 Commercial Street, 421 Commercial Street Realty Trust** - Gary Reinhardt, Ken Janson, Barbara Gard, Peter Bez, Steve Melamed sat on case. Gary Reinhardt read the decision. Mr. McGowan appeared to discuss the decision and suggested corrections. After Board discussion, Gary Reinhardt agreed to rewrite the decision.
- 99-083 50 Bradford Street, Gregory Lambrou, d/b/a Provincetown House of Pizza** - Gary Reinhardt, Ken Janson, Barbara Gard, Peter Bez, Ray Boylan sat on case. Peter Bez read the decision. *Ken Janson moved to accept the decision with a minor change, Ray Boylan seconded, and it was so voted, 5-0.*

PENDING CASES

- 99-84 12 Conwell Street, Pamela J. Baron** – Gary Reinhardt, Peter Bez, Ken Janson, Barbara Gard, Ray Boylan sat on case. Mr. Robinson appeared and spoke concerning abutter notification. Case pending possible withdrawal or revised plans.

MINUTES

- October 7, 1999, Regular Meeting** - *Steve Melamed moved to accept the minutes as written, Larry Mahan seconded and it was so voted unanimously.*

October 7, 1999, Executive Session - *Ken Janson moved to accept the minutes as written, Steve Melamed seconded and it was so voted unanimously.*

Chair Gary Reinhardt postponed the Work Session until after the Public Hearing.

PUBLIC HEARING

Chair Gary Reinhardt convened the public hearing at 7:00 P.M. and explained the hearing procedures to the audience. All seven members of the Board were present.

99-085 **593 Commercial Street, Joel Meyerwitz** - Gary Reinhardt, Peter Bez, Barbara Gard, Ken Janson, Ray Boylan sat on case. Mr. Meyerwitz appeared to present the application, which is for a special permit to construct an addition. No one spoke either in favor or in opposition. There were no letters in file. **Board Discussion:** Non-conformancy created by ownership dispute over adjacent right-of-way, which reduces side setback; require 4 in 12 roof slope. ***Ken Janson moved to grant under Goldhirsch with the condition that the roof slope of the addition conform to a 4 inch in 12 feet pitch, Barbara Gard seconded and it was so voted, 5-0.*** Peter Bez wrote the decision using the standard Goldhirsch form.

99-086 **28 Bradford Street, Terence M. Welch** – Gary Reinhardt, Peter Bez, Barbara Gard, Ken Janson, Ray Boylan sat on case. Harry Palmer appeared to present the application, which is for a special permit to construct a second floor addition. No one spoke either in favor or in opposition. There were no letters in file. **Presentation:** footprint remains the same; no increase in non-conformancy. **Board Discussion:** problems with scale calculations; need for additional site visit; need to show existing building on drawing; will become two family. Taken under advisement.

99-087 **541 Commercial Street, Kevin Lundgren** – Gary Reinhardt, Peter Bez, Ken Janson, Barbara Gard, Ray Boylan sat on case. Mr. Lundgren appeared to present the application, which is for a special permit to construct an addition by enclosing a second story overhang. **Presentation:** Non-conformancy is in east side setback. No one spoke either in favor or in opposition. There were no letters in file. **Board Discussion:** enclosing a first floor area beneath a second floor overhang; increasing the volume of the first floor inhabitable space. ***Peter Bez moved to grant under Goldhirsch, Ken Janson seconded, and it was so voted, 5-0.*** Peter Bez wrote the decision using the standard Goldhirsch form.

Chair Gary Reinhardt closed the Public Hearing at 7:49 P.M.

WORK SESSION (continued)

Chair Gary Reinhardt reconvened the work session at 7:49 P.M.

ADJOURNMENT

Ray Boylan made a motion to adjourn at 7:52 P.M. and it was so voted unanimously.