

TOWN OF PROVINCETOWN

ZONING BOARD OF APPEALS

**MEETING MINUTES OF
November 10, 2005**

MEETING HELD IN TOWN HALL

Members Present: Gary Reinhardt, Peter Page, Lynn Davies and Steve Melamed and Patrick Eeley.

Members Absent: Peter Bez (excused).

Others Present: Doug Taylor (Building Commissioner), Maxine Notaro (Permit Coordinator) and Ellen C. Battaglini (Recording Secretary).

WORK SESSION

Chair Gary Reinhardt called the Work Session to order at 6:02 P.M.

PENDING DECISIONS:

2005-064 291 Commercial Street (Town Commercial Center Zone), Richard Corsino -
Gary Reinhardt, Peter Bez, Peter Page, Lynne Davies and Patrick Eeley sat on the case. Gary Reinhardt read the decision. *Lynne Davies moved to accept the language as written, Patrick Eeley seconded and it was so voted, 4-0-1 (Peter Bez absent).*

PENDING CASES:

2005-070 125 Bradford Street Extension (Residential 1 Zone), Regina Binder on behalf of Victor de Poalo -
The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend a pre-existing, non-conforming structure up and along a non-conforming setback. Gary Reinhardt, Peter Page, Lynne Davies, Steve Melamed and Patrick Eeley sat on the case.

Presentation: Victor de Poalo appeared to discuss the application. The applicant obtained an approval for a change of use to 7 apartments at the property and submitted new site plans to reflect the change.

Board Discussion: The Board questioned Mr. de Poalo.

FINDINGS OF FACT:

- The property is composed of four buildings, three of which are not changing footprints. The proposed change in the fourth building will make it more conforming with the existing setbacks.
- The proposed building will meet the height requirements of the Zoning By-Laws.

Lynne Davies moved to approve a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend a pre-existing, non-conforming structure up and along a non-conforming setback at the property located at 125 Bradford Street Extension (Res 1), Peter Page seconded and it was so voted, 5-0. Patrick Eeley will write the decision.

2005-068 59 Commercial Street (Main House) (Residential 2 Zone), Neal Kimball -

The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend a pre-existing, non-conforming structure (cottage #3) up and along a non-conforming setback. This case is still pending until a change of use has been approved.

PENDING DECISIONS:

2005-063 42 Franklin Street (Rear) (Residential 3 Zone), Ron Reil –
Gary Reinhardt, Peter Bez, Peter Page, Lynne Davies and Steve Melamed sat on the case. Lynne Davies read the decision. *Steve Melamed moved to approve the language as written, Peter Page seconded and it was so voted, 4-0-1 (Peter Bez absent).*

2005-066 7 West Vine Street (Residential 3 Zone), Thadd and Julie Papetsas -
Gary Reinhardt, Peter Bez, Peter Page, Lynne Davies and Steve Melamed sat on the case. Lynne Davies read the decision. *Steve Melamed moved to approve the language as written, Peter Page seconded and it was so voted, 4-0-1 (Peter Bez absent).*

2005-069 184 Commercial Street (Town Commercial Center Zone), Neal Kimball –

Gary Reinhardt, Peter Bez, Peter Page, Lynne Davies and Steve Melamed sat on the case. Peter Page read the decision. *Lynne Davies moved to accept the language as written, Steve Melamed seconded and it was so voted, 4-0-1 (Peter Bez absent).*

ADMINISTRATIVE AMENDMENT:

2005-019 151A Commercial Street (Town Commercial Center Zone), Joe Smith -

The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend a pre-existing, non-conforming structure up and along a non-conforming line on the east, west and north elevations by raising the roofline and the addition of dormers over an existing footprint. Gary Reinhardt, Peter Bez, Peter Page, Steve Melamed and Patrick Eeley sat on the case.

Presentation: Joe Smith appeared to discuss the request. The applicant seeks to remove the dormer on the east side per the request of the Historic District Commission.

Board Discussion: The Board questioned Mr. Smith.

Peter Page moved to consider the request as an Administrative Amendment, Patrick Eeley seconded and it was so voted, 4-0.

Peter Page moved to approve the Administrative Amendment for Case # 2005-019, Patrick Eeley seconded and it was so voted, 4-0.

NEXT MEETING:

The next meeting will be on December 1, 2005 and will consist of a Public Hearing at 7:00 P.M.

ADJOURNMENT:

Patrick Eeley moved to adjourn at 7:00 P.M. and it was so voted unanimously.

These minutes were approved by a vote of the Zoning Board of Appeals at their meeting on December 1, 2005.

Respectfully submitted,

Zoning Board of Appeals Signature

Ellen C. Battaglini