

Planning Board Public Hearing

Monday, March 15, 2010

Grace Gouveia Building, Room 6

26 Alden Street, Provincetown, MA 02657

Planning Board Members Present: Howard Burchman, Dorothy Palanza and Peter Page.

Excused Absent: Marianne Clements.

Staff Present: Maxine Notaro, Permit Coordinator.

Howard Burchman, Chairman called the meeting to order at 7:00 p.m.

Meeting Agenda 6:00 p.m.

Request for Approval Not Required Pre-Application

Application by Chester N. Lay, RLS on behalf of Lora Papetsas for a perimeter plan at the property located at 101 Commercial Street, Provincetown MA.

Chet Lay explained to the board members that was he was seeking is endorsement of a Perimeter Plan. Howard Burchman aside why not an Approval Not Required Plan and Chet said they are not showing a subdivision plan.

Howard Burchman asked about the frontage and Chet Lay said two lots exist. There are two separate buildings on two separate parcels with two separate deeds dating back from 1945. This property had never been survey until now.

Howard Burchman asked how the property was taxed and Laura Papetsas said as of now, it's a single bill but there will be two separate tax bills should this be approved.

Attorney Donna Robertson stated there was never a plan done for this property so Chet Lay was hired to do a survey plan which was based on the 1945 deeds. It is much more conducive to have the smaller house on the single lot than on the whole lot.

Howard Burchman asked why not just clean the plan up and divide the lots.

Laura Papetsas said it is her goal to sell 101 Commercial Street separately as a single family home.

Howard Burchman asked if there would be further subdividing and Chet Lay said no. There can never be any further subdividing; it can only be two lots.

Dorothy Palanza asked if there was a copy of the 1945 deed and Attorney Robertson presented the board with a copy. She further stated, when you don't have a perimeter plan it can be difficult at the sale. Cape Cod Five wanted to see a plan. There are future plans to do a perimeter plan for the other parcel at a later date for financial reasons.

Motion: To approve the Perimeter Plan as requested.

Moved: Dorothy Palanza. Seconded: Pete Page. Voted: 3-0-0.

Public Hearing 7:00 p.m.
Case #FY10-11 Site Plan Review

Application by Deborah Paine, Inc. on behalf of Daniel Edward Ponton under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District B. The applicant seeks approval to replace a retaining wall in the rear of the structure at the property located at 7 Creek Round Hill Road, Provincetown, MA (Res1 Zone).

Deborah Paine presented to green cards. She stated the house was built in the 1980's. The retaining wall in the rear of the property by the pool area is failing. She plans to install sheet piling in front of the retaining wall. All construction of the wall will be done from the street side. It's a really steep slope and it is all sugar sand. When all is done, the hill will be replanted with native plantings. The sheet piles will be staged on the street and stored on a flat bed.

Peter Page asked what the life expectancy of the piles was. Deb Paine said approximately 50 to 60 years.

Howard Burchman asked what would be visible. He feels the property should be screened.

Deb Paine asked what was meant by screened.

Howard Burchman pointed out that the bylaw states retaining walls shall be screened with appropriate materials.

Deb Paine said the original wall is 8' in height.

Howard Burchman stated that the board has made others do plantings to make the wall less visible.

Deb Paine said they would do serious plantings such as Rosa Regosa.

Howard Burchman said the landscaping must be as native as possible.

Deb Paine said she did not realize that something of this size would need to be screened and apologized to the board. She will submit a planting plan.

The board members have scheduled a site visit for 5:00 p.m. on March 29, 2010.

Deb Paine will have East Cape Engineering stake out the area.

Motion: To continue the case to March 29, 2010 at 6:00 p.m.

Moved: Peter Page. Seconded: Dorothy Palanza. Voted: 3-0-0.

Minutes of February 1, 2010

Motion: To approve the minutes as presented.

Moved: Dorothy Palanza moved to approve. Seconded: Peter Page. Voted: 3-0-0.

Wind Turbine Discussion

The board members feel that wind turbines should be handled through the Planning Board the same way the Telecommunications Cell Towers do.

Adjournment

Motion to adjourn at 7:45 p.m.

Respectfully submitted,

Maxine Notaro

Permit Coordinator/Recording Secretary