

Planning Board Public Hearing  
Monday, April 12, 2010  
Grace Gouveia Building, Room 6  
26 Alden Street, Provincetown, MA 02657

Planning Board Members Present: Howard Burchman, Marianne Clements and Peter Page and John Golden.

Excused Absent: Dorothy Palanza.

Staff Present: Maxine Notaro, Permit Coordinator.

Howard Burchman, Chairman called the meeting to order at 6:00 p.m.

**Request for Approval Not Required Pre-Application**

Application by John McElwee of Felco, Inc. on behalf of Paul & Victoria Mendes to reconfigure two lots to create frontage for Lot 47 on Captain Bertie's way at the property located at 55 & 55R Captain Bertie's Way Street, Provincetown MA.

John McElwee of Felco, Inc. presented a plan showing two lots. One lot has a dwelling on it and the one lot is vacant land that is land locked. They are creating fifty feet (50') of frontage in order to give the back parcel sufficient frontage and access. Lot 47 is a 21,111 square foot lot and Lot 46 is a 10,915 square foot lot with 73 feet of frontage on Captain Bertie's Way. There will be an easement on Lot 47 that is in favor of Lot 46 for an existing driveway.

Paul Mendes stated he purchase the front lot in 1972. At a later date, George Holmes sold the back parcel to Mr. Mendes who stated he has been paying separate taxes for each lot. He would not like to make it a legal lot with sufficient frontage. No non-conformances are being created.

John McElwee will submit a final plan for a future meeting.

**Request for Approval Not Required Pre-Application**

Application by William N. Rogers, II, P.E. & P.L.S. to divide lots 30, 31, 32, 33 and 41 into lots 42, 43, 44 and 45 at the property located at 55-61 Harry Kemp Way, Provincetown MA.

William Rogers explained to the board members that this is actually a plan that they had reviewed and approved under a previous owner. The previous owner did not go forward with the project due to the restrictions of MESA. One of the lot areas had a sufficient amount of Crowberry Bush that could not be disturbed. Therefore, the previous owner withdrew from the project entirely.

There are now prospective buyers for the property which consists of parcels 30, 31, 32 and 33 presently owned by Olga Gee and parcel 41 owned by Ken Weiss.

Mr. Rogers said they are removing all the lot lines and putting in new lot lines to create parcels 42, 43, 44 and 45. They will be utilizing the same access as that of the previously approved project. There are three separate buildings on separate lots; lots 42, 43 and 44 that will have a shared septic system with an additional septic system for the two buildings on lot 45 that will service units D and E.

The Planning Board has scheduled a site visit for 5:00 p.m. on May 3<sup>rd</sup> prior to the public hearing for the site plan review of the same property.

William Rogers will stake out the property prior to site review.

**Minutes of March 29, 2010**

Motion: To approve with correct date of meeting.

Moved: Peter Page.

Seconded: Marianne Clements.

Voted: 3-0-1 (John Golden).

**Adjournment**

Motion to adjourn at 7:02 p.m.

Respectfully submitted,

Maxine Notaro

Permit Coordinator/Recording Secretary