

Planning Board Minutes
Monday, October 04, 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 and John Golden.

Staff Present: Maxine Notaro, Permit Coordinator and David Gardner, Assistant Town Manager.

Howard Burchman called the meeting to order at 6:02 p.m.

Meeting Agenda

Public Comments

None.

Request for Approval Not Required

Case FY11-05

Application by William A. Gordon, Jr. to convey a portion of Lot #9 to 29 Tremont Street at the property located at **15 Spinnaker Lane and 29 Tremont Street, Provincetown, MA.**

Peter Page asked if the present owner is the one who built into the setback area.

William Rogers said it was three owners prior to the present owner who had built into the setback area and over the property line. The agreement is to go around the structures that will still make the property non-conforming but the structures will be contained on the 29 Tremont Street parcel.

Motion: To endorse plan P-10-1744B as presented.

Moved: Howard Burchman. Seconded: Dorothy Palanza. Voted: 3-0-0.

Request for Approval Not Required

Application by Martin R. Donoghue, P.E. of Coastal Engineering Co., Inc. on behalf of Lands End at Gull Hill to reconfigure the lot lines of the subject properties in order to convey a portion of 22 Commercial Street to 20A Commercial Street at the property located at **20A and 22 Commercial Street, Provincetown, MA.**

Reggie Donoghue stated they were conveying a portion of the Lands End Inn property to 20A Commercial Street. Because of the shape of the parcel, it gives more land to 20A Commercial Street and has no benefit to Lands End Inn.

Motion: To endorse Plan C1.1.1 dated 9-17-10 as submitted.

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

Continued Public Hearing

Case #2010-17 Site Plan Review

Application by Anne K. Malone, Esq. of Prince, Lobel, Glovsky & Tye LLP on behalf of Nextel Communications of the Mid-Atlantic, Inc. and its affiliate Sprint Spectrum, L.P. under Article 7, Wireless Telecommunication Towers and Facilities of the Zoning Bylaws. The applicant seeks to modify their Special Permit (Case No. 2002-12 dated August 25, 2003) regarding the requirement for the Radio frequency ("RF") Emissions monitoring at the property located at **232-236R Bradford Street, Provincetown, MA (Res3 Zone).**

Motion: To continue to October 18, 2010 waiving all time constraints.

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

New Hearing

Case #FY11-02 Site Plan Review

Application by Craig Combs under Article 2, Section 2320 of the Zoning Bylaws for High Elevation

Protection District A. The applicant seeks approval to remove the covered front stoop, Cupola and chimney and construct a 304 square foot Kitchen and Front Hall and Roof Deck addition and remove the rear deck and add two window bays and, to extend the existing roof over the new Front Hall at the property located at **15 Standish Way, Provincetown, MA (Res3 Zone).**

Tom Thompson represented the applicant. He submitted a letter describing the existing property and the proposed renovations to the property. He also submitted photos showing the property from different elevations and locations. The proposed 14' x 16' addition on the front second floor shows the rooflines and deck above the kitchen. The addition steps down 12" to the property and the west and east elevation are open.

The elevation shows footings. The proposal is to create a 4' crawl space below. The stoop outside would be brick on slab and the preference would be to have a crawl space but they could do sono tubes. The slop is very gradual. There are existing retaining walls that will not be touched. One retaining wall is approximately 8' and one is stacked stone for the garden and esthetic purposes.

Howard Burchman said the Planning Board looks at things like disturbing the dune, illumination plan and a planting plan.

Tom Thompson said they propose to create a drive in front of the house for two parking spaces. The idea is to do plantings, as greenery is nicer than walls. They will be keeping the Birch tree and Cherry tree as well as other trees as they see fit to keep. He felt this was a very simple proposal for this site. He said the lighting on the property will be low and under the hoods. They intend to install low planting lighting.

An abutter asked if the spotlights on the building would go away.

Howard Burchman said the board will be requiring an illumination plan showing the lighting.

Dorothy Palanza said the plantings on the property would have to be native species to the area.

Abutters, Sheila McGuinness and Mike Wright spoke in favor but questioned the lighting.

Tom Thompson said the applicant will submit a planting plan and lighting plan for the next meeting of the board. He believes he addressed Section 2320, subsections C, Category 1 and included photos from the street. Subsection d. Erosion – minimal excavation so they do not expect to create a lot of erosion with the proposed addition. The intent is not to disturb the area. They will stake the corners of the site.

Category 2A. The answer is yes. There is no impact of the scenic qualities; they already exist. The answer to B is No and with c. the answer is no structure they are only creating an addition.

d. The crawl space steps down.

e. Landscaping plan to be submitted.

f. No retaining walls created, only a foundation wall. They will remove the stacked wall.

They will be using existing stone on the property. There will be some earth moving during excavation but will be replaced. Electric and petroleum not affected. There are no pervious surfaces except for the front stoop and a French drain will be installed.

k. Not affected; there's no stripping.

Howard Burchman said 3430 and 4162 will need to be addressed.

Tom Thompson said the East side of the structure is not being touched.

An abutter, Susan Davis submitted a letter stating she had no objection to Mr. Combs proposal.

The board members scheduled a site visit for 5:00 p.m. on October 18, 2010.

Motion: To continue Case FY11-02 to October 18, 2010.

Moved: Dorothy Palanza.

Seconded: Peter Page.

Voted: 3-0-0.

Discussion on Proposed Zoning Bylaw Changes

David Gardner said Town Counsel reviewed the proposed bylaws and made some recommended changes. There are approximately 10 pages to read through.

The Planning Board public hearing on the proposed bylaws is scheduled for November 1, 2010.

The Planning Board must do a report for Town Meeting.

Any other business that shall properly come before the Board

None.

Adjournment

Motion to adjourn at 8:04 p.m.

Respectfully submitted,

Maxine Notaro, Permit Coordinator