



## Public Meeting

April 11, 2011  
Caucus Hall  
6:30 p.m.

**Members Present:** Marianne Clements, Eric Gelinas, Peter Page,  
Dorothy Palanza, and Mark Weinress.

**Member Absent:** John Golden

**Staff:** Maxine Notaro

The meeting was called to order at 6:32 p.m.

### Public Comments

There were none.

### Continued Case

#### Case #FY11-04 Site Plan Review

Application by Victor DePoalo under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval to reconfigure the parking having the same number of parking spaces, which is 28 spaces reducing the handicap spaces from three to two at the property located at 175 Bradford Street Extension, Provincetown, MA (Res3 Zone).

Marianne Clements stepped down since she is an abutter.

Mr. DePoalo had a letter from the Architectural Access Board who approved his plan. Dorothy Palanza read the letter and the parking plan. The main change was that any handicapped space has to have solid, permanent footing. Peter Page asked for a few specifics regarding the parking area and then the following motion was made.

**Motion: Move to approve the amended parking plan to reflect that parking space #14 will be paved and the walkway which is adjacent to #14 shall have an 8 ft. width. Plan dated 1.25.11 and job number 210151.**

**Motion: Dorothy Palanza      Seconded: Peter Page      Vote: 4-0-0.**

### **Request for Approval Not Required**

Application by John McElwee of Felco, Inc. on behalf of 170 Commercial Street LLC and 168 Commercial Street Condominium to combine two lots into one at 170 Commercial street and dividing a parcel to be conveyed to the 168 Commercial Street Condominium with no new ways being created.

John McElwee presented the plan to the committee and said that the property had a bit of history. In May and June of last year it was decided to divide this property into two lots. It was approved last June. In August the ANR was detailed and 170 gave a parcel to 168. Then a 4 ft high retaining wall was found and John wondered if the owner knew about the wall which was considered a structure.

The solution was to do one of two things: create parcel 1 in a small rectangular piece explaining how he created the lot lines – but then Gregg Russo decided to keep the parking lot and when the plan is completed - lot 2 will become a private parking lot for 168 Commercial Street. The date of the plan is March 19, 2011.

**Motion: Move to endorse job #10079 for the ANR at 168 and 170 Commercial Street.**

**Motion: Dorothy Palanza      Seconded: Mark Weinress      Vote: 5-0-0**

### **Request for Approval Not Required**

Application by John McElwee of Felco, Inc. on behalf of Timothy Barry, to convey a portion of 242 Commercial Street to 101 Bradford Street, Provincetown, MA

This case was presented at the meeting of March 21<sup>st</sup> and the minutes of that date reflect the case. John McElwee said that the case is currently in the hands of the ZBA and they have yet to write a decision but John is asking Planning for its endorsement of the plan.

Maxine further explained the issue and the Board found that there were no title issues.

**Motion: Move to endorse the 242 Commercial and 101 Bradford Street reconfiguration.**

**Motion: Peter Page      Seconded: Dorothy Palanza      Vote: 5-0-0.**

### **Pending Cases (for final signature on plans)**

**Case #FY11-16 Site Plan Review (Public Hearing completed - Signing of final plans only)**

Application by John McElwee of Felco, Inc. on behalf of Robert M. Levin and Jerome P. Colin under Article 2, Section 2320 of the Zoning Bylaws for High Elevation Protection District A. The applicant seeks approval to remove an existing 12' x 24' swimming pool and install a new 18' x 34' swimming pool and landscape the backyard

at the property located at 65 Bayberry Avenue, Provincetown, MA (Res1 Zone). John Mc explained the changes that had been requested. (The March 21<sup>st</sup> minutes detail the conditions in the motion.)

**Motion: The revised plan was approved with one condition: they will have to bring in the lighting plan to be signed.**

**Motion: Eric Gelinas    Seconded: Dorothy Palanza            Vote: 5-0-0.**

**Case #FY11-17 Site Plan Review** (Public Hearing completed - Signing of final plans only) Application by Christopher J. Snow, Attorney on behalf of 698 Commercial Street Realty Trust (The Provincetown Harbor Hotel) under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval for landscaping alterations and parking reconfiguration at the property located at 698 Commercial Street, Provincetown, MA (Res1 Zone).

The chair of the Board drove by the hotel in the afternoon and noticed that areas of concrete had already been torn up. She wondered if they had received a permit.

Maxine went downstairs to research their building permit.

Marianne doesn't want to sign the plan and would like the inspector to go out tomorrow. Mark said that we actually approved it based on a stamp by an architect which they have done.

It was noted that the plan didn't have a locus map, or a north arrow, or directional signage for the entrance nor a plan of vegetation for the corner of Snail Road and Route 6A.

**Motion: Move to allow FY 11-17 to continue with their project based on supplying the Planning Board with a locus map, a north arrow, directional signage for the entrance, and a plan of vegetation for the Snail Road/Route 6A corner.**

**Motion: Marianne Clements            Seconded: Dorothy Palanza    Vote: 5-0-0.**

**Minutes of March 21, 2011**

**Motion: Move to accept the minutes of the March 21<sup>st</sup> meeting as amended.**

**Motion: Marianne Clements    Seconded: Dorothy Palanza            Vote: 5-0-0.**

**Any other business that shall properly come before the Board**

There was none.

The meeting adjourned by popular vote at 7:54 pm

THE NEXT TWO MEETINGS WILL BE HELD ON:  
MONDAY – MAY 2<sup>ND</sup>  
and  
MONDAY – MAY 16<sup>TH</sup>

Respectfully submitted,  
*Evelyn Gaudiano*  
Evelyn Rogers Gaudiano

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2011.  
Marianne Clements, Chair