



Public Meeting
October 17, 2011
Judge Welsh Hearing Room
6:30 p.m.

Members Present: Marianne Clements, Eric Gelinas, John Golden, Peter Page, Dorothy Palanza, and Mark Weinress (arr 6:40p).

Staff: David Gardner and Maxine Notaro

The meeting was called to order at 6:30 p.m.

Agenda

Public Comments

There were none.

Public Hearing

Case #FY11-24 Site Plan Review (Request continuance to November 07, 2011)
Application by William N. Rogers, II, P.E. & P.L.S. under the Zoning Bylaws Article 4, Section 4100 for Dwelling Units and Commercial Accommodations. The applicant seeks approval for the construction of five buildings to consist of 6 dwelling units with a total of 15 bedrooms at the property located at **67 Harry Kemp Way, Provincetown, MA (Res3 Zone).**

Postponed as requested by applicant.

Request for Approval Not Required Pre-Application Meeting Application by Donald T. Poole, P.L.S. on behalf of Jane Taves to create one lot into two lots with the required frontage and lot area per lot at the property located at **48 Shank Painter Road.**

Sitting on this case were M. Clements, E. Gelinas, J. Golden, P. Page, and D. Palanza.

Donald Poole presented the plan to the Planning Board.

After a brief presentation of the plan, Dorothy Palanza noticed that there was no indication of the location of the wetland. David Gardner produced the Assessor's map

which showed a wetland and said that we'd probably ask that the wetland be clearly stated on the ANR.

Motion: Move to ask the applicant to show the wetland area clearly on the next plan submission.

Moved, seconded, and approved by all by a vote of 5-0-0.

53, 55, 57, 59, & 61 Harry Kemp Way.

This plan had been previously approved and Wm. Rogers, II was merely returning for the formal signatures. The delay was due to waiting to see if one of the buyers wanted to purchase one of the lots.

Motion: Move to endorse plan 11-1921B dated November 17, 2011.

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

Public Hearing on Proposed Zoning Bylaw Amendments

The Provincetown Planning Board will hold a public hearing to hear comments from the public and make recommendations on the proposed changes to the Zoning By-laws of the Town of Provincetown, including any proposed petitioned articles concerning land use or development for the October 24, 2011 Special Town Meeting Warrant. MGL C. 40A, §5 charges the Planning Board to hold public hearings on all proposed amendments to the Zoning By-law, and provides that no vote of town meeting on the zoning by-law "shall be taken until a report with recommendations by a planning board has been submitted to the town meeting."

It was decided by the Board to take **Article 13 (Zoning Bylaw Article 7 Wireless Telecommunication Towers and Facilities)** out of order since the only two attendees at the meeting wanted to comment on it.

Gary Delius, a 12 year resident of Provincetown, spoke in favor of the article and cited a \$40M grant he is working on now to do with fiber optics. He also mentioned the dangers of having no phone communication, i.e., how do you get in touch with fire, police, and any other emergency agency, etc. Robert O'Leary contacted Verizon and told them of this lack of emergency communication which was not acceptable. Verizon said it was not economically feasible and they suggested that the Town explore other means of communication; Gary D. has now been charged with this task via the \$40M grant. We need emergency service at all times!

Dorie Seavy, Phd, who has spoken before on the health dangers of telecommunication subject said that she has submitted statements in the past. She wanted the issue to wait until the April town meeting to allow for further research. Also a short letter was read from Celine Gandolfo voicing the same request – April town meeting.

Article 12 – Zoning Bylaw Article 6 Growth Management

Motion: Move to support Article 12 regarding Growth Management.

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

Article 14 – Solar Photovoltaic Facilities

David Gardner said that this is an article that deals with large solar facilities. It also has necessary site plan review.

Motion: Move to recommend Article 14.

Motion: John Golden Seconded: Dorothy Palanza Vote: 5-0-0.

Planning Board Report

Motion: Move to accept the Planning Board report as written.

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

Seminars for Planning Board members

David G. said that the Town will pay for registration for anyone wishing to attend any of the seminars. Because of limited funds we can only reimburse gas expenses for the classes held on Cape Cod.

Minutes of previous meeting

Motion: Move to approve the minutes of the September 19th meeting as amended.

Motion: John Golden Seconded: Marianne Clements Vote: 5-0-0.

The presenters for the Special Town Meeting – either volunteered or were assigned as follows:

Article 10	Eric Gelinas
Article 11	Mark Weinress
Article 12	Marianne Clements
Article 13	John Golden
Article 14	Dorothy Palanza

Adjournment happened at 8:20 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ on _____, 2011.

John Golden, Chairman