

**TOWN OF PROVINCETOWN  
ZONING BOARD OF APPEALS  
MEETING MINUTES OF  
March 8, 2012**

**MEETING HELD IN CAUCUS HALL**

**Members Present:** Anne Howard, Robert Littlefield, Tom Roberts and Harriet Gordon.

**Members Absent:** Amy Germain, David Nicolau, Joe Vasta, Elisabeth Verde (all excused).

**Others Present:** Maxine Notaro (Permit Coordinator) and Ellen C. Battaglini (Recording Secretary).

**PUBLIC HEARING**

Chair Anne Howard called the Public Hearing to order at 6:30 P.M. There were four members of the Zoning Board of Appeals present and four absent.

**CONTINUED CASES:**

**FY12-49**     **21 Bradford Street Extension (*Residential 1 Zone*), WK Red Clay, LLC –**  
The applicant seeks to modify a Special Permit, under Article 3, Section 3110 of the Zoning By-Laws, granted in Case #2007-018, with revisions under Case #2007-57, FY11-035 and FY11-43 (under Article 4, Section 4170) for minor adjustments to re-orient approved unit numbers 12, 13, 14 & 15 and to adjust parking/road alignment with minor grade changes.

**Presentation:** Jim Watkins appeared to discuss the case. New site plans, as approved by the Conservation Commission, were submitted for the Board's review.

**Board Discussion:** The Board questioned Mr. Watkins. The Conservation Commission, in addition to approving revisions shown on plan C2.1.1, requested that hatch marks be placed on the 'no parking areas' at the south end of the driveway. Mr. Watkins reviewed the requested changes. Unit #13 and #14 are being re-oriented, the foundation of Unit #14 will be moved and connected to Unit #15 via a shed to form one structure, two parking spaces will be added, the dimensions of patios will be changed per the revised site plan, walkways between the units will be comprised of stepping stones, the driveway extension to the south of the property will be paved, except in the buffer zone where the surface will be pervious pavers and there will be an increase in the size of the rain garden at the south end of the property.

***Tom Roberts moved to grant a Special Permit, under Article 3, Section 3110 of the Zoning By-Laws, granted in Case #2007-018, with revisions under Case #2007-57, FY11-035 and FY11-43 (under Article 4, Section 4170) for minor adjustments to re-orient approved unit numbers 12, 13, 14 & 15 and to adjust parking/road alignment with minor grade changes at the property located at 21***

***Bradford Street Extension as shown on site plan C2.1.1, Robert Littlefield seconded and it was so voted, 4-0. Robert Littlefield will write the decision.***

**NEXT MEETING:** The next meeting will take place on March 15, 2012. It will consist of a Work Session at 6:30 P.M. and a Public Hearing at 7:00 P.M.

**ADJOURNMENT:** *Tom Roberts moved to adjourn at 6:50 P.M. and it was so voted unanimously.*

These minutes were approved by a vote of the Zoning Board of Appeals at their meeting on March 15, 2012.

Respectfully submitted,  
Ellen C. Battaglini

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2012  
Anne Howard, Chair