

**TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS
MEETING MINUTES OF
October 23, 2014**

MEETING HELD IN CAUCUS HALL

Members Present: Robert Littlefield, Amy Germain, Joe Vasta and Jeffrey Haley.

Members Absent: David M. Nicolau (excused) and Peter Page (unexcused).

Others Present: Gloria McPherson (Town Planner) and Ellen C. Battaglini (Recording Secretary).

PUBLIC HEARING

Vice Chair Robert Littlefield called the Public Hearing to order at 5:34 P.M. There were four members of the Zoning Board present and two absent.

FY15-22 60A Commercial Street (*Residential 2 Zone*), Joe Connolly and Robert J. Foy –

The applicant seeks a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, of the Zoning By-Laws to construct two dormers on the rear cottage. Vice Chair Robert Littlefield explained that that there were only four members seated on the case and four favorable votes are needed or a Special Permit. The applicant had the choice of proceeding or continuing until a five-member Board could be seated. The applicant chose to proceed. Robert Littlefield, Amy Germain, Joe Vasta and Jeffrey Haley sat on the case.

Presentation: Joe Connolly appeared to present the application. The applicants seek to raise the height of the building by installing two dormers, one on the east side and one on the west side of the structure, in order to gain more interior headroom. The dormers will go up and along the non-conforming side and rear yard setbacks. Mr. Connolly requested that the Board hear the matter under the *Goldhirsh v. McNear* ruling.

Jeffrey Haley moved to hear Case #FY15-22 under the *Goldhirsh v. McNear* ruling, Joe Vasta seconded and it was so voted, 3-1 (Amy Germain opposed).

Public Comment: None. There were 4 letters in support of the application and 2 letters of 'no objection' to the project.

Board Discussion: The Board questioned Mr. Connolly. The Board noted that no non-conforming checklist had been submitted.

Amy Germain moved to approve a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, of the Zoning By-Laws to construct two dormers on the rear cottage at the property located at 60A Commercial Street (Res 2) under the *Goldhirsh v. McNear* ruling, Jeffrey Haley seconded and it was so voted, 4-0.

FY15-24 10 Telegraph Hill Road (Residential 1 Zone), B+C Construction on behalf of Evelynn Gentemann –

The applicant seeks a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a new dormer and roof deck. Vice Chair Robert Littlefield explained that that there were only four members seated on the case and four favorable votes are needed or a Special Permit. The applicant had the choice of proceeding or continuing until a five-member Board could be seated. The applicant chose to proceed. Robert Littlefield, Amy Germain, Joe Vasta and Jeffrey Haley sat on the case.

Presentation: Kevin Bazarian and Evelynn Gentemann appeared to present the application. Mr. Bazarian stated that the project would add 350 cu. ft. to the structure. On the east side of the building, there are two existing doghouse dormers that will be connected with a shed dormer measuring 9', combining all three dormers. The height of the proposed connecting dormer will not exceed the height of the two existing dormers. There will be a small cantilevered deck coming out from that dormer about 1'8" from the fascia of the house. The Board was not able to locate the correct assessor's scale calculations for the addition and decided to continue the matter.

Amy Germain moved to continue Case #FY15-24 until the November 6, 2014 Public Hearing, Joe Vasta seconded and it was so voted, 3-1 (Jeffrey Haley opposed).

NEXT MEETING: The next meeting will take place on Thursday, November 6, 2014. It will consist of a Work Session at 6:00 P.M. and a Public Hearing at 7:00 P.M.

ADJOURNMENT: *Jeffrey Haley moved to adjourn at 6:15 P.M. and it was so voted unanimously.*

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on November 6, 2014
David M. Nicolau, Chair