



Conservation Commission

Public Meeting Agenda

January 3, 2017

The Provincetown Conservation Commission will hold a Public Hearing which will be held at 6:30 p.m. on **Tuesday, January 3, 2017 in the Judge Welsh Hearing Room**, Town Hall, 260 Commercial Street, Provincetown, MA.

- 1) **Public Comments** on any item not on the agenda below
 - 2) **Public Hearings**
 - a) Case # [CON-17-092](#) **4 Maple Court** DEP File # 058-0560
Notice of Intent application by Paul R. Schofield and Andrew Jorgensen pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s.40) and Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw to remove the existing deck and replace it with an addition and new deck. Work to take place within the 100-foot Buffer Zone to a Bordering Vegetated Wetland and within NHESP Estimated and Priority Habitat.
 - b) Case # [CON-17-094](#) **119R and 129R Bradford St Extension**
Local Bylaw Filing by Edward G. MacLean and Steven Avruch pursuant to Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw to rebuild decks, install timber and boulder retaining walls, construct a parking area and stone steps, install landscape plantings, relocate the driveway and re-grade. Work to take place within NHESP Estimated and Priority Habitat.
 - c) Case # [CON-17-095](#) **793 & 795 Commercial St** DEP File # 058-0561
Notice of Intent by Jason Shinder Trust pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s.40) and Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw to install a new Title 5 septic system for an existing 4-bedroom condominium. Work to take place within the Coastal Dune, Coastal Beach and 100-foot Buffer Zone to the Coastal Beach, Land Subject to Coastal Storm Flowage, and NHESP Estimated and Priority Habitat.
 - d) Case # [CON-17-097](#) **21 Dewey Avenue Unit 9**
Request for Determination of Applicability by Timothy Scott and Patrick Rorke pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s.40) and Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw to remove the existing roof on the southern side of the property and replace it with a flat roof and second story deck. Work to take place within the 100-foot Buffer Zone to the Coastal Dune.
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- e) Case # [CON-17-102](#) **457 Commercial St**
Administrative Review application by Seth Kaplowitz pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s.40) and Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw to remove the honey locust on the street side of the property and replace it with a dogwood. Work to take place within the 100-foot Buffer Zone to the Coastal Beach and Land Subject to Coastal Storm Flowage.
 - f) Case # [CON-17-103](#) **247 Commercial St**
Administrative Review application by Richard J. Murray pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s.40) and Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw requesting to use a portion of the private beach to install a dance floor, truss and performance stage for a function to take place on July 3, 2017. Work to take place on the Coastal Beach and Land Subject to Coastal Storm Flowage.
 - g) Case # [CON-17-104](#) **288 Bradford St**
Notice of Intent application by Provincetown Tennis Club pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s.40) and Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw to resurface the lower tennis court, replace steps and landscape timbers, and build a new storage shed and new bioretention swale along the northern side of the tennis court. Work to take place within the 100-foot Buffer Zone to a Bordering Vegetated Wetland, Bordering Land Subject to Flooding and within NHESP Estimated and Priority Habitat.
 - h) Case # [CON-17-106](#) **149 A Commercial St Building C**
Request for Determination of Applicability by Michael J. McCabe pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s.40) and Provincetown General Bylaws Chapter 12, Wetland Protection Bylaw to construct 2 dormers. Work to take place within the 100-foot Buffer Zone to the Coastal Beach.
- 3) **Administrative Matters**
- a) Discussion of the proposed **Tree Bylaw** ([link to document](#)) to be presented to the Board of Selectmen for submission for the Town Warrant. Vote on whether or not to endorse it.
 - b) Follow-up discussion regarding the **Long Point Dike Ecosystem Restoration Project**: 30-day public comment period ends January 11, 2017 (link to [PowerPoint presentation](#) and [Report](#))
 - c) Foundation excavation at **76 Commercial St** in the 100-foot Buffer Zone to the Coastal Beach without Conservation Commission review.
- 4) **Conservation Agent Report**
- a) 350 Bradford St
 - b) 225 Commercial St

c) 29 Point St

5) **Information**

- a) Administrative Review Applications Approved by Agent with Standard Order of Conditions
- i) Case # CON-17-100 **555A Commercial St** Install 2 windows in-kind and 1 larger window requiring a new opening to be framed.
 - ii) Case # CON-17-107 **262 Bradford St** Add a second story onto the northeast rear corner of a single family dwelling on a fully developed site.
 - iii) Case # CON-17-108 **36 Shank Painter Rd Unit 20** Replace shingles on 1 wall and replace 1 window in-kind.
 - iv) Case # CON-17-109 **73 ½ Commercial St** Replace 2 asphalt roofs, 1 entry door slab, 1 double hung window. Install 2 new skylights.
 - v) Case # CON-17-110 **259 Commercial St Unit 1** Remove 27 double hung window units and install new ones.
 - vi) Case # CON-17-111 **45 Commercial St Unit 2** Replace 3 awning windows and 1 picture window in-kind.
 - vii) Case # CON-17-112 **324 Bradford St** Remove and replace 2nd floor windows and re-shingle.
 - viii) Case # CON-17-113 **14 Sandy Hill Lane** Install 19 solar panels on the roof of an existing dwelling.
 - ix) Case # CON-17-115 **262A Bradford St Unit 1** Install egress window at pre-existing window location.
- b) MassDEP on-site meeting for Superseding Order of Conditions for **101 Commercial St** DEP File # 058-533: Tuesday, January 17 at 11:00 a.m.
- c) **MACC Annual Conference**: Saturday, March 4 College of the Holy Cross Worcester, MA
- d) **2017 Meeting Schedule** (updated copy available at meeting and linked [here](#))

6) **Approval of Minutes of 12/6/16**

7) **Any other business that shall come properly before the Commission**

Dennis Minsky, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 12/29/16 2:45 pm dv