

Public Meeting

January 26, 2017

The Provincetown Planning Board will hold a Public Hearing at **6:30 P.M.** on followed by a Work Session on Thursday, January 26, 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 #FY17-13** (continued from the meeting of January 12th)

Application by **William N. Rogers, II**, on behalf of **Elizabeth S. Athineos**, requesting a Special Permit pursuant to Article 4, Section 4015, a (4), Site Plan Review by Special Permit, of the Zoning Bylaws to construct a second floor addition and install a retaining wall on a commercial property with a curb cut greater than 25% of its existing street frontage located at **63 Shank Painter Road**.

b) **Case #FY17-14** (postponed to the meeting of February 9th)

Application by **William N. Rogers, II**, on behalf of **Milan Realty, LLC**, requesting a Special Permit pursuant to Article 4, Section 4015, a (4), Site Plan Review by Special Permit, of the Zoning Bylaws to construct a second floor addition for employee housing on a commercial property with a curb cut greater than 25% of its existing street frontage located at **130 Bradford Street**.

c) **Land Use or Development Articles**

In accordance with §2-2-3 of the Provincetown Charter, the Provincetown Planning Board will hear comments from the public and determine the number of Board members in favor or opposed to the proposed warrant article for the February 6, 2017 Special Town Meeting concerning the acquisition by the Provincetown Year-Round Market Rate Rental Housing Trust of four parcels of land (containing 1.2 acres in total) and the 26 housing units thereon, together comprising the Harbor Hill Condominium, located at 3, 4, and 8 Harbor Hill Road and at 37 Bradford St. Extension, Provincetown.

3. **Work Session**

a) Pending Decisions:

i. **Case #FY17-06 & Case #FY17-07 (Ryan)**

Application by **Coastal Custom Builders**, requesting Site Plan Approval pursuant to Article 2, Section 2320C, High Elevation Protection District (A) and a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Zoning Bylaws for the demolition of an existing single-family house and garage and the construction of a new single family residence, with carport, pool, landscaping, new septic system, and associated site work including earthmoving of greater than 750 cu yds. at the property located at **226B Bradford Street**.

b) Discussion regarding the draft Inclusionary Bylaw

c) Discussion regarding Outer Cape Health plantings and whether they are in accordance with the approved plan

d) Discussion of final draft of proposed Tree Bylaw (postponed to the meeting of February 23rd)

e) Discussion of proposed planting list (not ready)

f) Discussion of proposed standard conditions for telecommunications facilities (not ready)

g) Minutes of April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and January 12, 2017 meetings.

h) Any other business that may properly come before the Board

John Golden, Chair

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