

Public Meeting

February 23, 2017

The Provincetown Planning Board will hold a Work Session at **5:30 P.M.** followed by Public Hearings beginning at **6:30 P.M.** on Thursday, February 23, 2017, in the Auditorium, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session

- a) Discussion regarding the [draft Inclusionary Bylaw](#)
- b) Discussion of final draft of proposed [Tree Bylaw](#)

2. Public Comments on any item not on the agenda below

3. Public Hearings

- a) [Case #FY17-14](#)
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**.
- b) [Case #FY17-17](#) (*request to postpone to hearing of March 9th*)
Application by **TMC New England, LLC, c/o T.M. Crowley & Associates**, on behalf of **Riley Brothers Realty, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (4), Site Plan Review by Special Permit, of the Zoning Bylaws for exterior building, sidewalk, landscaping and parking improvements on a commercial property with a curb cut greater than 25% of its existing street frontage located at **132 Bradford Street**.
- c) [Case #FY17-18](#)
Application by **Chad, LLC and Villa, LLC** requesting a Site Plan Review pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning Bylaws to amend a previously-approved site plan for the property located at **336R Commercial Street**.

4. Work Session (continued)

- c) [Case #FY17-19](#)
Application by **William N. Rogers, II**, on behalf of **Seventy-One Race Point Road, LLC** and **Two Nelson Avenue, LLC**, for endorsement of a plan believed not to require approval (ANR) to create two conforming lots and a parcel where only one lot was located and combine the parcel to form a third conforming lot at the properties located at **71 Race Point Road (Map & Parcel 9-2-4-0)** and **2 Nelson Avenue (Map & Parcel 9-2-5-0)**.
- d) 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**.

ii) **Case #FY17-13 (Grace)**

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**.

- e) Annual Board Organizational Meeting
 - i) Election of Chair
 - ii) Election of Vice Chair
 - iii) Election of Clerk
- f) Discussion regarding Outer Cape Health plantings and whether they are in accordance with the approved plan (postponed to next meeting)
- g) Discussion of proposed planting list (placeholder)
- h) Discussion of proposed standard conditions for telecommunications facilities (placeholder)
- i) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, December 8, 2016, January 26 and January 31, 2017 meetings.
- j) Any other business that may properly come before the Board

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

John Golden, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 2/16/17 2:15 pm dv