

# Public Meeting

March 15, 2017

The Provincetown Historic District Commission will hold a Work Session at 3:30 P.M. and a Public Hearing at 4:00 P.M. on Wednesday, March 15, 2017, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

## 1. Work Session

- a) **Vote to recommend or not recommend Town Meeting article on solar policy.**
- b) **Update on potential violations reported to the Building Commissioner:** 469 Commercial St. for modified fence sections.
- c) **Discussion:** Building Commissioner's report regarding 600 Commercial St.
- d) **Determinations as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; with Full Reviews to be placed on the April 19<sup>th</sup> agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
  - i. [160 Bradford St.](#) – To replace siding in kind;
  - ii. [509 Commercial St.](#) – To alter a previously approved plan and no longer enclose under a second floor deck and change in window size and location on the east and west elevations;
  - iii. [436 Commercial St.](#) – To replace a single door with a double door on west elevation;
  - iv. [39 Pearl St.](#) – To add an atrium space in the rear a structure, reconstruct the main roof line, replace existing windows, add a small storage shed in the rear and add a new spiral staircase to replace a deteriorating wood stair;
  - v. [552 Commercial St.](#) – To fill in below an existing overhang and remove an existing door and replace with 2 double-hung windows;
  - vi. [14 Center St.](#) – To replace 3 casement windows in kind;
  - vii. [31 Commercial St.](#) – To remove and replace doors on an east elevation and windows on the south and west elevations in kind;
  - viii. [328 Commercial St.](#) – To remove and replace a window on the west elevation;
  - ix. [382 Commercial St.](#) – To remove and replace a window in kind;
  - x. [333R Commercial St.](#) – To install 6' high mahogany security gates on two stair landings; and
  - xi. [136 Commercial St., UC](#) – To rebuild an existing deck.
- e) **Review and approval of Minutes:** July 20, August 3, September 21, October 5, 2016, February 1 and 15, and March 1, 2017.

## 2. Public Hearings

- a) [Case #FY17-124](#) (continued from the meeting of March 1<sup>st</sup>)  
Application by **Todd Westrick**, on behalf of **John C. Roettger**, requesting to modify and add to an existing picket fence and replace two side elevation portions of it with a solid board privacy fence at the property located at **82 Commercial Street**.
- b) [Case #FY17-164](#) (continued from the meeting of March 1<sup>st</sup>)  
Application by **Peter McDonald**, on behalf of **Jay Anderson**, requesting to raise a building, to up-grade stairs and re-locate to the north elevation, to re-locate an existing entry door on the north elevation to the east elevation, to remove glass block and basement cellar sash windows and replace with new windows on the east elevation, to add and replace windows on the west elevation, to re-configure windows and doors on the south elevation, to remove two skylights and a rear hip roof, to add shed and gable dormers on the east and west elevations and to remove a chimney on the structure located at **137 Commercial Street**.

- c) [Case #FY17-165](#) (continued from the meeting of March 1<sup>st</sup>)  
Application by **Papetsas Building Co., Inc.**, on behalf of **Tom Penque**, requesting to remove a rear deck and rebuild in the same footprint with a new post-and-rail-style system and to replace the roof under the deck with a rubber membrane and to remove and replace a block chimney with a red brick chimney on the structure located at **18 Franklin St., #2**.
- d) [HDC 17-174](#)  
Application by **MEILI, LLC**, on behalf of **Edward M. Roach**, requesting to renovate and raise an existing multi-family structure and cottage pursuant to FEMA regulations and to reconfigure an exterior rear stairway .and to reconfigure windows and doors on all elevations of the principal structure on the property located at **58-60 Bradford Street**.
- e) [HDC 17-177](#)  
Application by **ARC Designs, LLC**, on behalf of **Lopes Square Properties, LLC**, requesting to reconfigure doors and windows on first floor shops on the property located at **309 Commercial Street**.
- f) [HDC 17-178](#)  
Application by **John Culver and Peter Warnock** requesting to remove a door on the east elevation and install a skylight on a south-facing roof of the structure on the property located at **288C Commercial Street**.
- g) [HDC 17-181](#)  
Application by **Over the Bridge Construction**, on behalf of **Center Brook, LLC**, requesting to build a second and third floor egress on the east and west elevations of the structure located on the property at **192-194 Commercial Street**.
- h) [HDC 17-182](#)  
Application by **Eric Martin**, on behalf of **Oliver Davis**, requesting to replace 2 windows on the east elevation, replace a door with a window on the north elevation and add a bathroom window on the west elevation of the structure on the property located at **306 Commercial Street, Unit B**.
- i) [HDC 17-185](#)  
Application by **Thomas R. Huth, Architect**, on behalf of **John Roettger**, requesting to amend a previously approved project by replacing an existing triple-gang double-hung kitchen window with 2 existing double-hung windows, replacing French doors with a triple-gang double-hung window unit and retaining an existing entrance door in its current location all on the north elevation of the structure on the property located at **82 Commercial Street**.
- j) [HDC 17-186](#)  
Application by **Deb Vanderveen & Chris Norcross** requesting to put a second story addition over 16' of the existing first floor and to add a 7' rear deck with a stairway for a second means of egress from the structure on the property located at **9 Atlantic Avenue**.

**3. Any other business that shall properly come before the Commission**

**VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS**

Thomas Biggert, Chairman

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 3/10/17 8:30 am dv