

Public Meeting

March 23, 2017

The Provincetown Planning Board will hold a Public Hearing at **6:30 P.M.** followed by a Work Session on Thursday, March 23, 2017, in Judge Welsh Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. **Public Comments** on any item not on the agenda below
2. **Public Hearings**
 - a) **Proposed Zoning Bylaw Amendment**
Discussion of proposed amendment to Article 1, Definitions, of the Provincetown Zoning Bylaw (ATM Warrant Article 33).
 - b) **Proposed Zoning Bylaw Amendment**
Discussion of proposed amendment to bylaw to Article 1, Definitions, of the Zoning Bylaws (ATM Warrant Article 34).
 - c) **Proposed Zoning Bylaw Amendment**
Discussion of proposed amendment to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, of the Provincetown Zoning Bylaw (ATM Warrant Article 35).
 - d) **Proposed Zoning Bylaw Amendment**
Discussion of proposed amendment to Article 4, Special Regulations, Section 4120, Density Schedule, of the Provincetown Zoning Bylaw (ATM Warrant Article 36).
 - e) **Proposed Zoning Bylaw Amendment**
Discussion of proposed amendment to Article 3, General Requirements, Section 3110, Change, Extensions or Alterations, of the Provincetown Zoning Bylaw (ATM Warrant Article 37).
 - f) **Proposed Zoning Bylaw Amendment**
Discussion of the proposed amendment to Article 4, Special Regulations, Section 4810, Inclusionary and Incentive Zoning Bylaw and corollary amendments of the Provincetown Zoning Bylaw (ATM Warrant Article 32).
 - g) **Petitioned Warrant Articles Related to Land Use and Development**
Discussion of Article 13: **Zoning Amendment Regarding Detached Structures**. (*A Non-binding Resolution*).
To see if the Town shall instruct the planning board to work with all other relevant boards and committees to develop zoning and other related bylaw changes, additions, or deletions and return to the next town meeting with articles that allow for detached structures to be used as detached bedrooms for workforce housing use, and/or find other ways that bylaws can be modified to allow for workforce housing use both seasonal and year-round; or to take any other action relative thereto.
 - a) **Case #FY17-14** (*continued from the meeting of March 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**.

(Public Hearings continued on the next page)

- b) **Case #FY17-17** (continued to the meeting of April 27th)
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** (continued from the meeting of March 9th)
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**.
- d) **PLN 17-20** (continued from the meeting of March 9th)
Application by **Christopher D. Wise**, on behalf of **Coastal Acres Properties, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (5), Site Plan Review by Special Permit, of the Zoning Bylaws for the upgrading of an electrical system, including the installation of meter pedestals and electrical packs, and the extension of a line of service to meter sites which requires trenching and earth moving of more than 750 cu. yds. at the property located at **76R Bayberry Avenue**.
- e) **PLN 17-21** (postponed from the meeting of March 9th)
Application by **Scott N. Adams, Advanced Engineering Group, P.C.**, on behalf of **7-Eleven, Inc.**, 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 improvements on a commercial property with a curb cut greater than 25% of its existing street frontage, including realigning an existing curb gutter line, replacement of a bike rack, re-striping an existing parking lot and the installation of a 4' wide sidewalk with granite curbing, a crosswalk striping across curb cuts, landscape plantings, composite traffic dividers, two additional light poles, two street trees and an additional handicap ramp within a proposed sidewalk at the property located at **137 Bradford Street**.

3. Work Session

- a) Annual Board Organizational Meeting
 - i) Election of Chair
 - ii) Election of Vice Chair
- b) Discussion regarding Outer Cape Health plantings and whether they are in accordance with the approved plan (postponed until after Town Meeting)
- c) Discussion of proposed planting list (placeholder)
- d) Discussion of proposed standard conditions for telecommunications facilities (placeholder)
- e) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, December 8, 2016, February 28 and March 9, 2017 meetings.
- f) Any other business that may properly come before the Board

4. Informational Items

- a) Reminder: Planning Board Forum on Inclusionary and Incentive Zoning, Thursday March 30 at 6:30

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

John Golden, Chair

Posted by the Town Clerk www.provincetown-ma.gov, 3/21/17 1:50 pm dv