

Public Meeting June 8, 2017

The Provincetown Planning Board will hold Public Hearings beginning at **6:30 P.M.** followed by a Work Session on Thursday, June 8, 2017, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

1. **Public Comments** on any item not on the agenda below
2. **Public Hearings**
 - a) **Article 1: Petitioned Article by Barbara Rushmore and Others.** To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise four parcels of land located at 132, 134, and 136 Bradford Street and 10 Conwell Street, including the buildings and parking lot located on said parcels, for general municipal purposes including but not limited to the site for a new police station; and further identified as Parcel Nos. 12-1-77-0 consisting of 30,710 square feet, 12-1-77-A consisting of 62,160 square feet, 12-1-78-0 consisting of 7,520 square feet; and 12-1-82-0 consisting of 92,565 square feet; and further to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Town Manager and the DPW Director, for said acquisition and for the design and construction of a new police station on said parcels, including costs incidental and related thereto; provided that said appropriation shall be contingent on a Proposition 2 and ½ debt exclusion ballot question; or to take any other action relative thereto.
 - b) **Case #FY17-17** (continued from the meeting of May 25th)
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**.
 - b) **PLN 17-20** (continued from the meeting of May 25th)
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.
 - c) **PLN 17-30** (continued from the meeting of May 11th)
Application by **E. James Veara, Esq.**, on behalf of **Lori E. Riley** and **Jeffrey A. Medeiros**, for Site Plan Approval pursuant to Article 2, Districts and District Regulations, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws to construct a new dwelling at the property located at **24 Ship's Way Road**.
 - d) **PLN 17-32** (request to withdraw without prejudice)
Application by **MEILI, LLC**, on behalf of **Edward M. Roach**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (1), Site Plan Review by Special Permit, to renovate and raise an existing multi-family structure, including adding a dwelling unit, and an existing cottage and to make associated site improvements on the property located at **58-60 Bradford Street**.
 - e) **PLN 17-33** (continued from the meeting of May 25th)
Application by **Mass Organic Therapy, Inc.**, on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, requesting a Special Permit pursuant to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, D7, Medical Marijuana Treatment Center, of the Zoning By-Laws to operate a medical marijuana treatment center at the property located at **2 Harry Kemp Way, Unit 2**.

(Public Hearings continued on next page)

- f) [PLN 17-34](#) (continued from the meeting of May 25th)
Application by [Mass Organic Therapy, Inc.](#), on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, for Site Plan Approval pursuant to Article 4, [Special Regulations](#), Section 4010, [Administrative Site Plan Review](#), of the Zoning By-Laws for a change in use of the structure from a professional office to a medical marijuana treatment center and to make associated site improvements at the property located at [2 Harry Kemp Way, Unit 2](#).
- g) [PLN 17-35](#)
Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Trust, William Gately, Trustee**, requesting a Special Permit pursuant to Article 2, [Districts and District Regulations](#), Section 2440, [Permitted Principal Uses](#), D7, [Medical Marijuana Treatment Center](#), of the Zoning By-Laws to operate a medical marijuana treatment center at the property located at **94 Harry Kemp Way**.
- h) [PLN 17-36](#)
Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Trust, William Gately, Trustee**, requesting Site Plan Approval pursuant to Article 4, [Special Regulations](#), Section 4010, [Administrative Site Plan Review](#), of the Zoning By-Laws for a change in use from a funeral home to a medical marijuana treatment center at the property located at **94 Harry Kemp Way** with waivers from Article 4, Sections 4053(1)(a), Curb cut width and number per business, 4053(2)(d), Screening of loading areas, 4163(2), Curb radii, 4163(3), Minimum width of traveled surface area, 4600, Location of street trees and Article 5, Section 5331, Submission of Development Impact Statement.

3. Work Session

- a) Discussion regarding [Outer Cape Health plantings](#) and whether they are in accordance with the approved plan (placeholder)
- b) Discussion of proposed planting list (placeholder)
- c) Discussion of proposed standard conditions for telecommunications facilities (placeholder)
- d) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and May 25, 2017.
- e) Any other business that may properly come before the Board

4. Informational Items

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

John Golden, Chair

Posted by the Town Clerk www.provincetown-ma.gov 6/2/17 9:35 am dv