

Public Meeting January 23, 2020

The Provincetown Planning Board will hold a Public Hearing at 6:30 P.M. followed by a Work Session on Thursday, January 23, 2020, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

1. Public Hearing:

[PLN 20-14](#) (request to continue to the meeting of February 13th)

Application by **Edward Roach**, on behalf of **Meili West, LLC**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (1), Site Plan Review by Special Permit, to construct a three-story multi-family development that will result in three or more residential units on the property located at **30 Shank Painter Road** with requested waivers from Article 2, Sections 2470, Parking Requirements and 2560, Dimensional Schedule, pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, 5.A (3), and waivers from Article 4, Sections 4035, Review Criteria (e), 4053, Commercial Design Standards, 4120, Density Schedule, 4140, Lot Coverage, 4150, Green Area, and 4600, Street Trees.

[PLN 20-15](#) (request to continue to the meeting of February 13th)

Application by **Edward Roach**, on behalf of **Meili West, LLC**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, to develop 13 condominium units, 4 of which will be affordable, on the property located at **30 Shank Painter Road**.

[PLN 20-19](#) (request to continue to the meeting of February 13th)

Application by **Ted Smith** on behalf of **Mitchell Klein**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1), of the Zoning By-Laws to move 1 bedroom from the main structure to another structure on the site and to create a new dwelling unit in the main structure, resulting in three or more dwelling units, on the property located at **26 Bradford Street**.

[PLN 20-20](#) (request to continue to the meeting of February 13th)

Application by **Ted Smith**, on behalf of **Mitchell Klein**, seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District, of the Zoning By-Laws to move 1 bedroom from the main structure to another structure on the site and to create a new dwelling unit in the main structure on the property located at **26 Bradford Street**.

[PLN 20-24](#) (continued from the meeting of January 9th)

Application by **Christine Barker**, on behalf of **Bradford Rose**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1) & (2), of the Zoning By-Laws for the development of 31 hotel rooms and a restaurant/bar, consisting of 2,000 sq. ft. of new commercial area and the development of an aggregate of residential units that will result in four condominium units on the property located at [227R Commercial Street](#) with requested waivers from Article 4, Sections 4053, Commercial Design Standards, (1) (a), 4120, Density Schedule, and 4150, Green Area, of the Zoning By-Laws.

PLN 20-25 (continued from the meeting of January 9th)

Application by **Christine Barker**, on behalf of **Bradford Rose**, seeking a Special Permit pursuant to Article 2, Sections 2314, Special Permit Uses, 2440, Permitted Principal Uses, A2, Multi-Family Dwelling, 2560, Dimensional Schedule, and Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, of the Zoning By-Laws for the development of 31 hotel rooms and 4 condominium units in the Harborfront Overlay District and an increase in the allowable lot coverage on the property located at **227R Commercial Street**.

PLN 20-26 (continued from the meeting of December 12th)

Application by **Eliot Parkhurst**, on behalf of **Five Star Pet Services, LLC**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1) & (4), and a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws to add a dwelling unit and 3 dormers and a new egress on the existing structure and remove a shed, animal runs, and fenced pens in the rear of the site to construct a duplex on the property located at **79 Shank Painter Road** with waivers from Article 4, Sections 4053, Commercial Design Standards, 4163 Residential Design Standards, and 4150, Green Area, of the Zoning By-Laws.

2. **Work Session** :

Approval Not Required:

PLN 20-29

Application by **William N. Rogers, II**, on behalf of the **Town of Provincetown**, for endorsement of a plan believed not to require approval (ANR) to combine four parcels at **25 Winslow Street (Map 8-2, Parcels 23 & 26(3))** to form one lot containing the minimum area & frontage on a public way and in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P.

Pending Decision:

PLN 20-21 (Gloria)

Application by **John DeSouza** seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1) of the Zoning By-Laws to add a dwelling unit on the site, resulting in three or more dwelling units, at **22 Conwell Street, UD**.

a) Minutes of April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and December 12, 2019.

b) Any other business that may properly come before the Board.

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

Jason Potter, Chair

Posted by the Town Clerk www.provincetown-ma.gov 01/17/2020, 10:40 am AR

Revised 01/21/2020, 3:10 pm AR