

Public Meeting

March 26, 2020

REVISED

The Provincetown Planning Board will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, March 26, 2020, in Provincetown, MA.

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Provincetown Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>.

For this meeting, members of the public who wish to watch/listen and participate in the meeting may do so in the following manner:

1. Watch on PTV GOV Channel 18, as well as an online livestream of PTV GOV at <http://www.provincetowntv.org/watch.html>
2. To listen and participate in this meeting, dial **(833) 579-7589** When prompted, enter the following conference number: **480 246 007#** When prompted, state your name, then press #. Please do not speak until the chair or the meeting moderator asks for public comments or questions. If possible, please mute your phone until you are called upon to speak.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Provincetown website an audio or video recording or other comprehensive record of proceedings as soon as possible after the meeting.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AND VOTES MAY BE TAKEN ON ANY ITEM

1. **Public Hearings:**

Proposed Zoning By-Law changes: To hear comments from the public and vote on the following proposed amendments to the Provincetown Zoning Bylaws for the April 6, 2020 Annual Town Meeting Warrant, as well as any proposed petitioned articles concerning land use or development: **A copy of this proposed zoning bylaw is available for public inspection at the Office of the Town Clerk, Provincetown Town Hall, 260 Commercial Street, Provincetown, MA 02657.**

[PLN 20-14](#) *(continued to the hearing 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](#) *(continued to the hearing 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](#) *(continued from the meeting of March 12th)*

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](#) *(continued from the meeting of March 12th)*

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 20-26](#) *(continued from the meeting of March 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, (1)(a), (1)(b), and (2)(a), 4150, Green Area, and 4163 Residential Design Standards, (3) of the Zoning By-Laws.

[PLN 20-30](#) *(requested to be postponed to the meeting of April 9th)*

Application by **Robin B. Reid, Esq.**, on behalf of **BWell Holdings, Inc.**, seeking a Special Permit pursuant to Article 2, Permitted Principal Uses, B15, Marijuana Establishment, Industrial, of the Zoning By-Laws to operate a cannabis-infusion production facility at the property located at **45 Court Street (General Commercial Zone)**.

[PLN 20-31](#) *(postponed from the meeting of March 12th)*

Application by **Don DiRocco**, of **Hammer Architects**, seeking Site Plan Review pursuant to Article 2, Section 2320 (B), High Elevation Protection District (B), of the Zoning By-Laws to construct a screen porch on an existing second floor deck and reconstruct an existing set of stairs on the structure located at **5 Telegraph Hill Road**.

PLN 20-34 (requested to be postponed to the meeting of June 11th)

Application by **Keith LeBlanc**, of **LeBlanc Jones Landscape Architects**, seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws for changes to parking, stairs, and walkways, and adding a wood deck, and installing a pre-fabricated swim spa, an outdoor shower, retaining walls and native plantings on the property located at **14 Thistlemore Road**.

PLN 20-35 (postponed from the meeting of March 12th)

Application by **Dave Krohn** seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015, a. (1) & (5), Site Plan Review by Special Permit, and Article 4, Section 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws to construct five dwelling units, two septic systems, gravel driveways, and retaining walls, re-align fencing, complete associated utility upgrades, add hardscape patios and other landscape improvements, resulting in the moving of more than 750 cu. yds. of earth, which will alter the topography from natural grade on the properties located at **66 & 72 West Vine Street**.

PLN 20-36 (postponed from the meeting of March 12th)

Application by **Deborah Rossi, Patricia Ackad & Jonathan Stevens** seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to add a wrap-around deck and remove a concrete ramp on the structure located at **19 Brewster Street**.

PLN 20-37

Application by **Melissa S. Schwartz & Linda M. Freundlich** seeking Site Plan Review pursuant to Article 2, Section 2320 (B), High Elevation Protection District (B), of the Zoning By-Laws to construct a three-season addition and two decks on the structure located at **24 Berry Lane**.

2. **Work Session** :

a) Minor modification: Sign modified site plan for 446 Commercial Street.

b) Pending Decisions:

PLN 20-24 (Town Counsel)

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 (Town Counsel)

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**.

- c) Minutes of April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and February 13, 2020.
- d) Any other business that may properly come before the Board.

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Brandon Quesnell, Chair

Posted by the Town Clerk www.provincetown-ma.gov 3/20/2020 12:25 pm dv

REVISED: 3/26/2020 10:30 am dv