

Public Meeting May 14, 2020

The Provincetown Planning Board will hold a Work Session at 6:00 P.M. followed by a Public Hearing on Thursday, May 14, 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 428 438 712 #. 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. **Consent Agenda** – Approval without objection required for the following item:

PLN 20-43

Application by **Guy Busa** for endorsement of a plan believed not to require approval (ANR) to combine two parcels at **2 & 2A Conway Street (Map 15-3, Parcels 45 & 46)** 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.

2. **Work Session:**

a) Pending Decisions:

PLN 20-19

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

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

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 20-31

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 20-36

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**.

PLN 20-40

Application by **Ted Smith, Architect, LLC**, on behalf of **Steven Lagana**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, A1b, Two Family Dwelling, 1., One per lot, of the Zoning By-Laws to construct a new structure containing two dwelling units on a vacant lot located at **46.5 Harry Kemp Way**.

PLN 20-35

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 20-39

Application by **James & Luanne McCullum** seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to construct an enclosed screened-in porch over an existing deck and to add egress stairs to grade to the structure on the property located at **28 Berry Lane**.

PLN 20-42

Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Adam S. Ackerman**, seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to add a new entryway and a new covered porch and to convert an existing deck into a screened-in porch on the structure located at **2 Willow Drive**.

b) Minutes of April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016, March 26 and April 23, 2020.

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

3. **Public Hearings:**

PLN 20-34 (*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 20-44

Application by **Robin B. Reid, Esq.**, on behalf of **Pensco Trust Company, Custodian**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B15, Marijuana Establishment, Industrial, of the Zoning By-Laws to establish a marijuana production facility on the property located at **220 Commercial Street, U2 (Town Center Commercial Zone)**.

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Brandon Quesnell, Chair

Posted by the Assistant Town Clerk www.provincetown-ma.gov , 05/08/2020, 10:50 am AR