

Public Meeting May 28, 2020

The Provincetown Planning Board will hold a Joint Meeting with the Provincetown Zoning Board of Appeals at 6:00 P.M. followed by a Public Hearing and a Work Session on Thursday, May 28, 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 987 175 592 #. 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. **Joint Meeting with the ZBA:** Consideration of proposed motions drafted by Town Counsel to temporarily delegate to staff certain zoning process relief pursuant to Town of Provincetown Board of Health Rule and Order for the protection of public health by facilitating the Town's social distancing compliance under the Governor's Reopening Plan for all duly licensed businesses in Provincetown.
2. **Public Comment**
3. **Consent Agenda** – Approval without objection required for the following items:
4. **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**.

5. **Work Session:**

a) Discussion with Ginny Binder regarding the Local Comprehensive Plan.

b) Pending Decisions:

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**.

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

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Brandon Quesnell, Chair

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