

Public Meeting December 10, 2020

The Provincetown Planning Board will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, December 10, 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: 982 137 596, 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 Comment:**
2. **Consent Agenda:** Approval without objection required for the following item:

3. **Public Hearings:**

PLN 20-34 (*postponed from the meeting of November 12th*)

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 20-2013 (*continued to the meeting of January 14, 2021*)

Application by **Richard Figueroa**, on behalf of **Curaleaf**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B14, Marijuana Establishments, Retail, of the Zoning By-Laws to expand a retail marijuana establishment at the property located at **170 Commercial Street (Town Center Commercial Zone)**.

PLN 20-2014

Application by **Eric Larsen**, on behalf of **Corinne LeGoff & Sharon Pollack**, requesting Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to construct a garage and an entryway on the property located at **16 Creek Round Hill Road**.

4. **Work Session:**

a) Vote to extend the May 28, 2020 Amendment and Minor Modification under the Board of Health Rule and Order with a new expiration date to be “until 60 days after the end of the state of emergency.”

b) Pending Decisions:

PLN 20-2009

Application by **Lester J. Murphy**, on behalf of **Jay Anderson**, seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a.1) and a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, A1b, Two-Family Dwelling, for the redevelopment of a site to authorize the construction of two single-family structures, resulting in three or more residential units, on the property located at **53 Commercial Street** with requested waivers from Article 4, Sections 4163, Residential Design Standards, (2) and (3) and 4035, Review Criteria, (2).

PLN 20-2012

Application by **Ted Smith**, on behalf of **John Gaitenby**, seeking a Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to renovate a structure, including adding a roof deck on the east elevation, reconfiguring decks on the north and south elevations, moving interior stairways to the exterior within existing footprints of stairways, retaining walls and decks, reconfiguring walkways, re-grading, and installing new exterior light fixtures on the property located at **41 Bradford Street Extension**.

c) Minutes of November 12, 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 12/04/2020, 11:50 pm AR