

TOWN OF PROVINCETOWN

ZONING BOARD OF APPEALS

MEETING MINUTES OF MARCH 7, 2002

MEETING HELD IN TOWN HALL

Members Present: Peter Bez (Vice Chair), Larry Mahan (Clerk), Estherann Czyoski, Peter McDonough, Steve Melamed (arrived at 6:45 P.M.).

Members Absent: Gary Reinhardt (Chair)(excused).

Others Present: Ellen C. Battaglini (Recording Secretary).

WORK SESSION

Vice Chair Peter Bez called the Work Session to order at 6:30 P.M.

PENDING DECISIONS

2002 - 009 45 Captain Bertie's Way (Residential Class W Zone), E. James Veara on behalf of John C. Corea and Leona C. Mendes –

Gary Reinhardt, Peter Bez, Peter McDonough, Larry Mahan, Estherann Czyoski sat on case. The decision was not available to be read to the Board.

Attorney Christopher Snow appeared on behalf of the applicant and requested that the Board postpone filing its decision. He had just that day familiarized himself with the case and wants an opportunity to offer vital material that was not previously presented to the Board.

The case will be continued until the March 21, 2002 Work Session at which time Attorney Snow will present additional material.

2002-012 291-293 Commercial Street (Commercial Class R Zone), Joyce A. Cuming, Architect's Studio, LTD., on behalf of Hake Nominee Trust -

Gary Reinhardt, Larry Mahan, Peter Page, Peter McDonough sat on case. Chair Gary Reinhardt wrote the decision and since he was absent, the decision will be read at the March 21, 2002 Work Session.

- 2002-014** **175 Bradford Street Extension (*Residential Class W Zone*), P&L Cunliffe, LLC, on behalf of Paul Silva -**
Gary Reinhardt, Peter Page, Larry Mahan, Peter McDonough sat on case. Peter Page read the decision. ***Larry Mahan moved to accept the language as amended, Peter McDonough seconded and it was so voted, 3-0-2 (absent).***
The applicant has not filed a letter from the Health Agent, so the decision will not be filed until the Board receives the letter.

PENDING CASES

- 2002-010** **High Pole Hill (*Residential Class W Zone*), Chuck Turley on behalf of Cape Cod Pilgrim Memorial Association –**
Peter Bez, Larry Mahan, Estherann Czyoski, Peter McDonough, Peter Page sat on case. There was a letter on file from the Cape Cod Pilgrim Memorial Association requesting that their application seeking a Special Permit under Article I Section 1240-B7 of the Zoning By-Laws to operate a parking lot at the property located at High Pole Hill be withdrawn. The Association has received a number of letters from abutters in opposition to the project. In order to be more cooperative and sensitive to the apprehensions of the neighbors and the community, the Association decided to withdraw their application. They would like the opportunity to consult with abutters and members of the community in order to address their concerns about the project. There were also letters in the file from the Building Inspector and The Fire Department, expressing concerns about traffic patterns and congestion in the area of the Monument if the project were to proceed.
Estherann Czyoski moved to accept the withdrawal, Larry Mahan seconded and it was so voted, 5-0.
- 2002-015** **16 Harry Kemp Way (*Residential Class W Zone*), John Reis, Inc., on behalf of J&J Realty Trust -**
Gary Reinhardt, Larry Mahan, Peter Page, Steve Melamed, Peter McDonough sat on case. John Reis appeared to present a revised site plan to the Board. The new site plan included a revised location for Unit #5 and a parking plan. A quorum was not present to discuss the case so it will be continued until the March 21, 2002 Work Session.

REQUEST FOR ADMINISTRATIVE CHANGE

- 2001-072** Greg Russo, request to change location of display box without triggering a new Special Permit. The applicant did not appear to present the application.

PUBLIC HEARING

- 2002-013** **15 Commercial Street (*Residential Class B Zone*), David Silva representing the Red Inn at Provincetown, Inc., on behalf of The Red Inn, LLC (*Continued from February 21, 2002*) -**
The case will be continued until the March 21, 2002 Public Hearing.
- 2002-016** **540-544 Commercial Street (*Residential Class W Zone*), Lester J. Murphy, Jr., on behalf of Provincetown Hospitality, LLC -**
The case will be continued until the March 21, 2002 Public Hearing.

MINUTES

February 21, 2002 – *Larry Mahan moved to approve the minutes of February 21, 2002, Peter McDonough seconded and it was so voted, 4-0-2 (absent).*

NEXT MEETING

Next meeting (Work Session at 6:30 P.M. and Public Hearing at 7:00 P.M.) will be on March 21, 2002.

ADJOURNMENT

Peter McDonough moved to adjourn at 7:00 P.M. and it was so voted unanimously.

These minutes were approved by a vote of the Zoning Board of Appeals at their meeting on March 21, 2002.

Respectfully submitted,

Zoning Board of Appeals Signature

Title

Ellen C. Battaglini
On-call secretary