

TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS

MEETING MINUTES OF
April 21, 2005

MEETING HELD IN TOWN HALL

Members Present: Gary Reinhardt, Peter Page, Lynne Davies, Steve Melamed and Patrick Eeley

Members Absent: Peter Bez (excused).

Others Present: Doug Taylor (Building Commissioner), Maxine Notaro (Permit Coordinator) and Ellen C. Battaglini (Recording Secretary).

WORK SESSION

Gary Reinhardt called the Work Session to order at 6:50 P.M.

PENDING DECISIONS:

2005-014 4 Franklin Street (Residential 3 Zone), Golden Hammer Construction on behalf of Patty DeLuca -

Gary Reinhardt, Peter Bez, Peter Page, Steve Melamed and Patrick Eeley sat on the case. Patrick Eeley read the decision. *Steve Melamed moved to accept the language as written, Peter Page seconded and it was so voted, 4-0-1 (Peter Bez absent).*

2005-015 7 Tiny's Way (Residential 3 Zone), Golden Hammer on behalf of Carlos Silva -

Gary Reinhardt, Peter Bez, Peter Page, Steve Melamed and Patrick Eeley sat on the case. Gary Reinhardt read the decision. *Patrick Eeley moved to accept the language as written, Steve Melamed seconded and it was so voted, 4-0-1 (Peter Bez absent).*

2005-018 284B Commercial Street, Unit #5 (Town Commercial Center Zone), Paul Van Apeldoorn on behalf of Cassandra Benson -

Gary Reinhardt, Peter Bez, Peter Page, Steve Melamed and Patrick Eeley sat on the case. Gary Reinhardt read the decision. *Patrick Eeley moved to accept the language as written, Steve Melamed seconded and it was so voted, 4-0-1 (Peter Bez absent).*

Chair Gary Reinhardt postponed the Work Session at 7:05 P.M.

PUBLIC HEARING

Chair Gary Reinhardt called the Public Hearing to order at 7:05 P.M. There were five members of the Zoning Board of Appeals present and one absent.

2005-021 16 Race Road (Residential 3 Zone), Ronald Goldstein -

The applicant seeks a Special Permit under Article 2, Section 2450 G12 of the Zoning By-Laws for the installation of a swimming pool. The case was mis-advertised and will be heard on May 19, 2005. The applicant had a draft decision written, which he submitted to Lynne Davies who will write the decision.

2005-017 1 High Pole Hill Road (Residential 3 Zone), Cape Cod Pilgrim Memorial Association (continued from March 17, 2005) -

The applicant seeks a Special Permit under Article 2, Section 2440 of the Zoning By-Laws to provide paid parking. Gary Reinhardt, Peter Page, Lynne Davies, Steve Melamed and Patrick Eeley sat on the case.

Presentation: Ellen Burbank, Executive Director of the Cape Cod Pilgrim Memorial Association, appeared to present the application. The applicant seeks a renewal of the current Special Permit. There have been no problems with the neighbors.

Public Comment: None. There were no letters in the file.

Board Discussion: The Board had letters recommending approval of the Special Permit from the Building Commissioner, the Deputy Fire Chief and the Police Chief. The Board discussed several changes to the site plan, including new signs and safety bumps. The Board decided to life the yearly restriction on the Special Permit.

Steve Melamed moved to grant a Special Permit under Article 2, Section 2440 of the Zoning By-Laws to provide paid parking at the property located at 1 High Pole Hill Road (Res3), Lynne Davies seconded and it was so voted, 5-0.

The applicant submitted a draft decision to the Board. Gary Reinhardt read the decision. *Lynne Davies moved to accept the language as written, Patrick Eeley seconded and it was so voted, 5-0.*

2005-020 277 Commercial Street (Town Commercial Center Zone), Chhring Chhomo Lama -

The applicant seeks a Special Permit under Article 3, Section 3420 of the Zoning By-Laws for outdoor display. Gary Reinhardt, Peter Page, Lynne Davies, Steve Melamed and Patrick Eeley sat on the case.

Presentation: Chhring Chhomo Lama appeared to present the application.

Public Comment: None. There were no letters in the file.

Board Discussion: The Board briefly questioned Ms. Lama.

Steve Melamed moved to grant a Special Permit under Article 3, Section 3420 of the Zoning By-Laws for outdoor display at the property located at 277 Commercial Street (TCC), Patrick Eeley seconded and it was so voted, 5-0. The Special Permit is good for 3 years.

Chair Gary Reinhardt adjourned the Public Hearing at 7:30 P.M.

WORK SESSION

Chair Gary Reinhardt reconvened the Work Session at 7:30 P.M.

MINUTES:

March 17, 2005 – *Steve Melamed moved to accept the language as written, Peter Page seconded and it was so voted, 4-0-1 (Lynne Davies abstain).*

The Board briefly discussed the issue of pushcarts..

NEXT MEETING:

The next meeting will be on May 19, 2005 and will consist of a Work Session at 6:45 P.M. and a Public Hearing at 7:00 P.M.

ADJOURNMENT:

Patrick Eeley moved to adjourn at 8:00 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 May 19, 2005.

Respectfully submitted,

Zoning Board of Appeals Signature

Ellen C. Battaglini