

**TOWN OF PROVINCETOWN**  
**ZONING BOARD OF APPEALS**

**MEETING MINUTES OF**  
**January 18, 2007**

**MEETING HELD IN TOWN HALL**

**Members Present:** Peter Page, Patrick Eeley, Elisabeth Verde, Keith Amato and Robert Littlefield.

**Members Absent:** Lynne Davies (excused) and Todd Dever (excused).

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

**WORK SESSION**

Vice Chair Peter Page called the Work Session to order at 6:37 P.M.

**MINUTES: January 4, 2007 – Robert Littlefield moved to approve the language as amended, Elisabeth Verde seconded and it was so voted, 5-0.**

**PENDING DECISIONS:**

**2007-06 10 George's Path (Residential 3 Zone), Neal Kimball on behalf of Kathleen Meads -** Lynne Davies, Peter Page, Patrick Eeley, Elisabeth Verde and Robert Littlefield sat the case. Patrick Eeley read the decision. *Elisabeth Verde moved to accept the language as written, Robert Littlefield seconded and it was so voted, 4-0.*

**2007-07 11 George's Path (Residential 3 Zone), Neal Kimball on behalf of Kathleen Meads -** Lynne Davies, Peter Page, Patrick Eeley, Elisabeth Verde and Keith Amato sat the case. Patrick Eeley read the decision. *Elisabeth Verde moved to accept the language as written, Keith Amato seconded and it was so voted, 4-0.*

**PENDING CASES:**

**2007-04 175 Bradford Street Extension (Residential 3 Zone), Victor DePoalo -** The applicant seeks a Special Permit under Article 2, Section 2471 (Parking Requirements – Applicability) of the Zoning By-Laws for relief from parking requirements. The applicant requested a continuance until the February 1, 2007 hearing and a waiver of the time constraints. *Elisabeth Verde moved to accept the request for a continuance and a waiver from the time constraints for Case #2007-04, Patrick Eeley seconded and it was so voted 3-0.*

**ADMINISTRATIVE REVIEW:**

**2006-081 481 Commercial Street, Unit #2, Neal Kimball on behalf of Cynthia Simmons -** The applicant requests a change in approved plans due to design changes requested by the Historic District Commission. Peter Page, Patrick Eeley, Elisabeth Verde, Robert Littlefield and Keith Amato sat on the case.  
**Presentation:** Neal Kimball appeared to present the request for Administrative Review.  
**Board Discussion:** The Board questioned Mr. Kimball.  
*Elisabeth Verde moved to accept the request as an Administrative Review, Robert Littlefield seconded and it was so voted, 5-0.*  
*Keith Amato moved to grant an Administrative Review for Case #2006-081, a change in the approved plans due to design changes requested by the Historic District Commission, Elisabeth Verde seconded and it was so voted, 5-0.*

**PENDING CASES:**

**2006-070**      **150 Bradford Street (*Residential 3 Zone*), Tom Boland and James Farley -**

This case is continued until the April 19, 2007 hearing.

Vice Chair Peter Page adjourned the Work Session at 7:06 P.M.

**PUBLIC HEARING**

Vice Chair Peter Page called the Public Hearing to order at 7:06 P.M. There were five members of the Zoning Board of Appeals present and two absent.

**CONTINUED CASES:**

**2007-01**      **29 Alden Street, Units 7 & 8 (*Residential 3 Zone*), Douglas Taylor -**

The applicant seeks a Special Permit under Article 4, Section 4800 and Article 5, Section 5330 of the Zoning By-Laws to create two middle income community housing units.

- 2007-02**      **29 Alden Street (Residential 3 Zone), Douglas Taylor -**  
The applicant seeks a Special Permit under Article 2, Section 2440 A1b of the Zoning By-Laws to convert an existing building into two community housing units for a total of eight units.
- 2007-03**      **29 Alden Street (Residential 3 Zone), Douglas Taylor -**  
The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend up and along a pre-existing, non-conforming front and side yard setback.  
These 3 cases are continued at the request of the applicant until the February 15, 2007 hearing.
- 2007-05**      **43 Commercial Street (Residential 2 Zone), Robert Valois on behalf of Dr. Don Butterfield -**  
The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend up and along a pre-existing, non-conforming side setback and to enlarge a loft and add dormers and stairway. The applicant requested a continuance until the February 1, 2007 hearing when the applicant will submit revised plans.  
*Elisabeth Verde moved to accept the continuance of Case #2007-05 until the February 1, 2007 hearing, Robert Littlefield seconded and it was so voted, 5-0.*

**NEXT MEETING:**

The next meeting will be on February 1, 2007 and will be held in the Judge Welsh Hearing Room and will consist of a Public Hearing at 7:00 P.M. with a Work Session to follow.

**ADJOURNMENT:**

*Elisabeth Verde moved to adjourn at 7:15 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 February 1, 2007.

Respectfully submitted,

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*Zoning Board of Appeals Signature*

Ellen C. Battaglini