

336 Commercial Street, Unit 10
PROPERTY ADDRESS OF PROJECT



19-42
CASE NO.

TOWN OF PROVINCETOWN PLANNING BOARD

SPECIAL PERMIT

TO THE TOWN CLERK, PROVINCETOWN, MASSACHUSETTS: (please print legibly)

1. The undersigned hereby files with specific grounds for this Special Permit application:
Applicant seeks a **Special Permit** under:

- Article 2, Section 2440, Permitted Principal Use, Accessory Dwelling Units (under footnote 20 & 21 Use table)
- Article 2, Section 2440, Permitted Principal Uses, B13, Large Scale Ground-Mounted Solar;
- Article 2, Section 2440, Permitted Principal Uses, B14, Marijuana Establishment, Retail;
- Article 2, Section 2440, Permitted Principal Uses, B15, Marijuana Establishment, Industrial;
- Article 4, Section 4180, Inclusionary and Incentive Zoning Bylaw, Development of two or more dwelling units; or
- Article 7, Section 7080, Application Requirements, Wireless Telecommunications Towers & Facilities.

2. **PRIOR RELIEF GRANTED TO PROPERTY:** SPECIAL PERMIT VARIANCE UNKNOWN

3. **PLEASE ATTACH A NARRATIVE DESCRIBING YOUR PROJECT**

4. **Applicant/Representative** Robin B. Reid Esq., o/b/o BWell, Inc. robin@RobinBReidEsq.com
(full name) (email)
POB 1713, Provincetown, MA 02657 508 487 7445
(mailing address including zip code) (phone number)

5. **Owner (if other than applicant)** 336 Commercial Street LLC
(full name) (email)
10R Commercial Street, Provincetown, MA 02657
(legal mailing address including zip code) (phone number)

6. **Property located at:** 336 Commercial Street, Unit 10 (email)
Assessors Map & Parcel 12-1-142 Zoning District TCC
 Present use of premises retail Proposed use of premises marijuana production establishment

7. **Deed Book & Page:** 30426 / 29 **or Land Court Certificate #:** _____

Signing this application declares that the statements and information on the foregoing application are true and accurate, to the best of your knowledge and belief. Signing this application also signifies that you have read and fully understand the attached instructions and general information

[Signature]
Applicant's Signature

Owner's Signature

03/08/19

date

date



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SPECIAL PERMIT APPLICATION INSTRUCTIONS

- Step 1.** Applicant schedules a pre-application meeting with the Permit Coordinator, and other appropriate Town staff if necessary, to review the project, the type of zoning relief required and the type and extent of materials required for the application(s).
- Step 2.** Applicant requests abutters list from the Assessor's Office, including 2 sets of labels (Fee required).
- Step 3.** Applicant submits the following fee and documentation: (**collated into 9 packets; 2 signed originals, plus 7 copies**)

Special Permit fee is \$200 for all applications, except for a Wireless Telecommunications application, which is \$1500

2 copies of abutters list (one in each of the first two packets)

2 copies of the property deed, a lease or a Purchase and Sale Agreement, etc. (one in each of the first two packets)

2 original plus 7 copies of:

- Application for Hearing, signed and dated, accurately completed and legibly written
- Detailed project narrative
- Certified Site Plan (refer to Article 4, Section 4025 for further information) indicating the following (as appropriate):
 - exact location of work
 - zoning setbacks
 - existing and proposed parking spaces
 - existing and proposed grading and drainage
 - landscaping, fences and other buffers
 - pedestrian and vehicular circulation
 - lighting
 - existing large trees of 10" dbh, noting whether they will be saved or not
 - materials
 - buildings, additions, decks, etc.
 - wetland resource areas
 - all nonconforming aspects of the property
- Include a Zoning Table on the Site Plan, please indicate:
 - Zoning District
 - Lot area
 - Number of existing and proposed dwelling units on the lot
 - Number of existing and proposed commercial accommodations on the lot
 - Number of existing and proposed principal buildings on the lot
 - Number of existing and proposed accessory buildings on the lot
 - Square footage of existing and proposed lot coverage
 - Percentage of existing and proposed lot coverage
 - Square footage of existing and proposed green area
 - Percentage of existing and proposed green area
 - All existing and proposed floor plans, drawn at the same architectural scale, with all rooms labeled and plans fully dimensioned
 - All existing and proposed elevations, drawn at the same architectural scale, fully dimensioned both vertically and horizontally and properly labeled. Highlight or note nonconforming aspects
 - Demolition plans, if applicable

Notes for completing Zoning table if the application involves a new structure, or an addition, alteration or change to an existing structure.

- Lot Coverage (40% maximum) = Total Area covered by structures or roofed (including pools greater than 4000 gallons)
- Green Area (30% minimum) = total area – lot coverage – parking, driveways, walkways, palletized decks, patios and any hardscape.