

**TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS
MEETING MINUTES OF
August 25, 2015**

Members Present: David M. Nicolau, Robert Littlefield, Joe Vasta, Peter Page and Bryan Armstrong (arrived at 6:04 P.M.).

Members Absent: Amy Germain (excused), Jeffrey Haley (excused) and Rob Anderson (excused).

Others Present: Leif Hamnquist (Permit Coordinator) and Ellen C. Battaglini (Recording Secretary).

CAUCUS HALL

PUBLIC HEARING

Chair David M. Nicolau called the Public Hearing to order at 6:00 P.M. There were three members of the Zoning Board present and five absent.

Robert Littlefield moved to adjourn the Public Hearing at 6:00 P.M. and reconvene in the Judge Welsh Room, seconded and it was so voted, 4-0.

JUDGE WELSH ROOM

PUBLIC HEARING

Chair David M. Nicolau called the Work Session to order at 6:01 P.M. There were five members of the Zoning Board present and three absent.

PUBLIC HEARINGS:

FY15-58 **143 Commercial Street (Town Commercial Center Zone), Sean A. Curran on behalf of Nicolas G. Tagaris (continued from August 6) –**
The applicant seeks a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws for the construction of a new residential structure outside of the district's setbacks to replace a structure that was demolished 14 years ago. David M. Nicolau, Robert Littlefield, Joe Vasta, Peter Page and Bryan Armstrong sat on the case.
Presentation: Attorney Lester J. Murphy and George Tagaris appeared to discuss the application. Attorney Murphy said that the site plan had been revised to indicate the revised location of the waterfront building. The front building plans

were submitted at the previous hearing indicating the removal of the dormers from the building to reduce the scale and in addition to the revised scale calculations. He reiterated that the only issue with the front building was the increase in scale. The existing scale of the front building without the dormers is 18,763 cu. ft., the maximum allowable scale without a Special Permit is 21,577 cu. ft. and the proposed scale is 26,415 cu. ft.

Board Discussion: There was no questioning of the applicant or discussion of the matter by the Board.

Robert Littlefield made a finding that the front building meets test #5 of the Scale By-Law, Joe Vasta seconded and it was so voted, 4-1(David M. Nicolau opposed).

Robert Littlefield moved to grant a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws for the construction of a new residential structure outside of the district's setbacks to replace a structure that was demolished 14 years ago at the property located at 143 Commercial Street (TCC), Joe Vasta seconded and it was so voted, 4-1 (David M. Nicolau opposed). Robert Littlefield will write the decision.

The Public Hearing was adjourned at 6:15 P.M

WORK SESSION

PENDING DECISIONS:

FY15-76 O Conway Street (Residential 2, Zone), Salt Spray Sheds on behalf of Gary Danko –

Joe Vasta, Jeffrey Haley, Peter Page and Bryan Armstrong sat on the case. The decision was not ready.

FY15-81 19 Bangs Street (Residential 3 Zone), Scott William Grady, Architect, on behalf of Dwight P. Russell –

David M. Nicolau, Robert Littlefield, Joe Vasta, Rob Anderson and Bryan Armstrong sat on the case. The decision was not ready.

NEXT MEETING: The next meeting will take place on Thursday, September 3, 2015. It will consist of a Public Hearing at 6:30 P.M followed by a Public Hearing at 7:00 P.M.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on September 3, 2015
David M. Nicolau, Chair