

PLANNING BOARD
Meeting Minutes
Thursday, July 9, 2015
Judge Welsh Room
6:30 P.M.

Members Present: Grace Ryder-O'Malley, Brandon Quesnell, Ryan Campbell and Jim Woods.

Members Absent: Mark Weinress and John Golden.

Staff: Gloria McPherson, Town Planner.

Acting Chair Ryder-O'Malley called the meeting to order at 6:35 pm.

Public Comments

There were no public comments

Public Hearings

There were no public hearings

Work Session

Decision for Case #FY15-16

Application by William N. Rogers II, PE & PLS on behalf of Demetrios Daphnis requesting Site Plan Approval pursuant to Article 4, Section 4015(a)(1)(5), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct 4 structures containing 5 dwelling units and perform associated site work resulting in the moving of more than 750 cubic yards of earth at the property located at 67 Harry Kemp Way.

Mr. Quesnell read the draft decision he had written, that had been revised by Ms. Ryder-O'Malley.

The Board made comments and suggestions that were minor and not substantive in nature.

Mr. Campbell made a motion to approve the decision with the changes discussed. Ms. Ryder-O'Malley seconded. The motion passed 3-0-1, with Mr. Woods abstaining.

The Board signed plans and signature sheets. Ms. McPherson will revise the decision for Mr. Golden's signature.

Decision for Case #FY15-20

Application by Elizabeth Athineos dba Bike Shack requesting Site Plan Approval pursuant to Article 4, Section 4015(a)(4), Site Plan Review by Special Permit, to modify an approved site plan(FY14-09) for a property with a curb cut greater than 25% of the street frontage, at the property located at 63 Shank Painter Road.

Ms. McPherson read a draft decision that had been written by Ilana Quirk, Town Counsel, and the Board discussed changes.

The Board generally agreed that, in addition to the changes, the decision would need to be restructured as it was not in the proper format and didn't include applicable law and decision criteria used by the Board in deliberating and making a decision. Ms. McPherson will revise the decision, incorporating the comments and changes discussed.

Discussion regarding potential Zoning Bylaw amendment: Curb Cuts

The Board informed Ms. McPherson, who was not present at the last meeting, that Town Counsel had mentioned that it might not be advisable to put curb cuts under the purview of the Planning Board, that The Board of Selectmen might have to review and approve them because there is likely to be work performed in a public way and the work could increase costs to the Town. Only the BOS can approve something that will increase costs to the Town.

The Planning Board discussed changing the procedure in evaluating curb cuts so all staff comments go to the Planning Board, then the Planning Board could make the final recommendation to the BOS. This could perhaps be a consent agenda item.

Ms. McPherson will follow up with Town Counsel and the Acting Town Manager.

Minutes

The Board reviewed the Minutes of June 11, 2015.

Mr. Campbell made a motion to approve the Minutes of June 11 with minor amendments on pages 1 and 2. Mr. Woods seconded. The motion passed unanimously.

The Board reviewed the Minutes of June 25, 2015.

Mr. Campbell made a motion to approve the Minutes of June 11 with minor amendments on page 2. Mr. Woods seconded. The motion passed unanimously.

Other Business

Ms. McPherson informed the Board that she would be putting the draft Inclusionary Bylaw on the next meeting agenda, July 23rd, and would email the draft to the Board in advance of the meeting.

There was a motion by Mr. Campbell to adjourn the Planning Board meeting at 8:00 pm. Mr. Woods seconded. The motion passed unanimously.

Respectfully submitted,
Gloria McPherson

Approved by _____ on _____, 2015
John Golden, Chair