

PLANNING BOARD
Meeting Minutes
Thursday, August 13, 2015
Judge Welsh Room
4:00 P.M.

Members Present: John Golden, Brandon Quesnell, Mark Weinress and Grace Ryder-O'Malley.

Members Absent: Ryan Campbell and Jim Woods.

Staff: Gloria McPherson, Town Planner.

Chair Golden called the meeting to order at 4:05 pm.

Public Comments

There were no public comments

Public Hearings

There were no public hearings

Work Session

Case #FY16-02 - ANR

Application by Slade Associates, Inc. on behalf of John W. Kearney, Trustee for endorsement of a plan believed not to require approval (ANR) to divide an existing lot into two separate lots at the property located at 3 Aunt Sukey's Way(Assessor's Map 13-1, Parcel 25-C).

Chet Lay, surveyor with Slade Associates, presented the application. He described the lot in question that was to be divided, noting it had frontage on a paved road.

Ms. Ryder-O'Malley stated that she had visited the site, checked the requirements for the Res 3 Zoning District, and the proposed new lots meet all the dimensional requirements. She believed the request is straightforward. She asked Ms. McPherson if she had any comments.

Ms. McPherson agreed that it was straightforward, noting that the plan appears to meet all the requirements of the registry for recording.

Ms. Ryder-O'Malley made a motion that the Planning Board endorse the plan as presented. Mr. Quesnell seconded. The motion passed unanimously.

Reading of 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. Ryder-O'Malley and Mr. Weinress read the draft decision. Looked for consistency and discussed changes to clarify.

Ms. McPherson noted that Section 4053, Commercial Design Standards, of the Zoning Bylaw should be added under the section "Applicable Law and Decision Criteria." The Board agreed.

Ms. McPherson asked the Board if it discussed materials for the walkway, which was not included in the decision. The Board crafted the wording for an additional item under the section "Decision" that would allow for the use of other permeable paving materials on the walkway.

Ms. Ryder-O'Malley made a motion to approve the decision with the changes discussed. Mr. Quesnell seconded. The motion passed 3-0-1, with Mr. Weinress abstaining because he did not sit on the case.

Minutes

The Board postponed review of the Minutes to the next meeting.

Discussion regarding potential Zoning Bylaw amendment: Inclusionary Bylaw and Incentive Zoning

The Board postponed the discussion to the next meeting.

Other Business

Ms. McPherson informed the Board that the Provincetown Municipal Airport had filed a Development of Regional Impact (DRI) application with the Cape Cod Commission. The CCC is in the process of determining whether the application is complete. When it is deemed complete, a public hearing will be scheduled within 45 days.

Ms. Ryder-O'Malley offered to scan the application and email it to the Board members.

There was a motion by Mr. Quesnell to adjourn the Planning Board meeting at 4:35 pm. Mr. Weinress seconded. The motion passed unanimously.

Respectfully submitted,
Gloria McPherson

Approved by _____ on _____, 2015
John Golden, Chair