

PLANNING BOARD
Meeting Minutes
Thursday, May 28, 2015
Judge Welsh Room
6:30 P.M.

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

Members Absent: none

Staff: Gloria McPherson, Town Planner.

Acting Chair Golden called the meeting to order at 6:35 pm.

Public Comments

There were no public comments

Public Hearings

Case #FY15-16 (Continued from May 14)

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**.

The applicant was not present.

The Board members questioned what was requiring the disturbance of 750 cy of earth, which they generally agreed appeared to be the septic system, fill, and building 3.

The Board asked Ms. McPherson if she had received any comments from the Fire Chief, to which she responded in the negative, noting that it was not unusual to not received comments. She will follow up to see if any comments are forthcoming.

Mr. Quesnell had a question about where stormwater runoff from all the buildings is going, especially building 3, which is set low into the ground.

Ms. McPherson stated that she will email the applicant with the questions the Board raised so they can be addressed during the public hearing.

At the end of the meeting before adjourning, having given the applicant an opportunity to arrive, Ms. Ryder-O'Malley moved to continue Case #FY15-16 to the next regular meeting on June 11 at 6:30 pm. Mr. Quesnell seconded. The motion passed unanimously.

Work Session

Case #FY15-7

Application by Five Star Pet Services, LLC dba Provincetown Pet Resort requesting Site Plan Approval and a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, for a commercial property with a curb cut greater than 25% of the frontage, for Phase 2 parking and landscaping improvements to a previously approved Site Plan (Case #FY14-21) at the property located at **79 Shank Painter Road**.

The decision and plans had been approved at a previous meeting. Mr. Weinress signed plans that were in need of his signature.

Update on MassHousing response to Planning Board and Cape Cod Commission letters regarding 350 Bradford Street

Ms. McPherson updated the Board on the conference call she participated in with Greg Watson from MassHousing, Jeffrey Ribeiro from the Cape Cod Commission, Michelle Jarusiewicz, and Chris Wise, the 40B project proponent. She stated that at this time, MassHousing could not issue a project eligibility letter for the proposal because it did not meet their design criteria. The applicant will work on revised schematic drawings for MassHousing to review the following week that hopefully respond better to the issues that were raised regarding scale, massing and community character.

Discussion and prioritization of potential Zoning Bylaw amendments in preparation for the joint meeting with Board of Selectmen on June 8

The Board discussed the memo to BOS regarding potential ZBL amendments that Ms. McPherson had prepared, based on discussion with the Planning Board several months prior.

The Board generally agreed with what had previously been discussed as their priorities for amendments. For additional discussion topics with the BOS, the Board would like to add:

Curb cuts

Requiring owners to clear sidewalks of snow

Requiring cell providers to increase coverage, rather than just improve existing service

Review and discussion of recommended Local Plan Committee for the Comprehensive Plan, to be revised as necessary for BOS

The Board reviewed a memo that Ms. McPherson was preparing for the BOS regarding the make-up of the Local Planning Committee, which reflected prior discussions with the Planning Board.

Ms. Ryder-O'Malley suggested that a representative from the past LPC would be valuable to the new Local Planning Committee.

The Board generally agreed this would be good as a liaison to the new committee, rather than as a full committee member.

The Board generally agreed that there should also be a member of the Part Time Resident Taxpayers Association on the Committee.

Ms. McPherson agreed that she would update her memo to the BOS to reflect these recommendations from the Planning Board.

Minutes

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

Other Business

Mr. Golden updated the Board on the project at 31 Point Street. There had been complaints because of the environmental degradation of the site. Ms. McPherson had requested that there be earthmoving volume calculations submitted to determine whether the 750cy threshold requiring a Special Permit had been surpassed, which it had not. The Community Development office was waiting for information on whether there was any work happening in the High Elevation Protection District.

Ms. Ryder-O'Malley updated the Board on the erosion that had been noticed at 25 Miller Hill Road. She stated that it had been caused because of draining the pool, rather than being an ongoing issue, and that the eroded area had been filled in. Mr. Quesnell noted that this might be a BOH issue because if you drain the pool empty, the water is supposed to be trucked out. He will follow up with the BOH.

Ms. McPherson reminded the Board that there was a workshop scheduled with Town Counsel on June 25th at 5:30, and she hoped everyone would be able to attend.

There was a motion by Mr. Quesnell to adjourn the Planning Board meeting at 7:55 pm. Ms. Ryder-O'Malley seconded. The motion passed unanimously.

Respectfully submitted,
Gloria McPherson

Approved by _____ on _____, 2016
John Golden, Chair