

**PLANNING BOARD**  
Meeting Minutes  
Thursday, October 8, 2015  
Judge Welsh Room  
6:30 P.M.

**Members Present:** John Golden, Brandon Quesnell, and Jim Woods.

**Members Absent:** Grace Ryder-O'Malley, Mark Weinress, and Ryan Campbell

**Staff:** Gloria McPherson, Town Planner.

Chair John Golden called the meeting to order at 6:32 pm.

**Public Comments:**

There were no public comments

**Public Hearings:**

**Case #FY16-05**

**Application by Derik Burgess of Cape Associates on behalf of Peter Portney requesting Site Plan Approval** pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to demolish existing sunroom on the west side of the structure and reconstruct with a larger footprint and roof deck at the **property located at 39 Pearl Street**.

Mr. Mark Kinane and Josh Piper from Cape Associates presented the application. Vegetation to remain except in front of the project, which will be revegetated at the completion of work. No Dumpster will be used on the site. Debris will be trucked out twice per week.

Mr. Quesnell confirmed that the excavation will be expanded laterally, not to the front, and that the plantings will be removed and replaced after construction. He asked if the street will be closed.

Mr. Kinan replied in the negative about the street closing.

Mr. Quesnell noted that there is no lighting spec, and would like to see a dark sky compliant fixture. The Board agreed.

Mr. Kinan stated he will get a lighting spec to the Planning Department.

No public comment. Three letters from abutters were in the file, all in support of the proposed renovation.

***Mr. Quesnell made a motion to approve the application with the condition that any new lighting shall be dark sky compliant, and Mr. Woods seconded. The motion passed unanimously.***

**Case #FY16-03**

**Application by Victor DePoalo requesting Site Plan Approval** pursuant to Article 2, Section 2320, High Elevation Protection District (A), of the Provincetown Zoning Bylaw, to construct a two family structure with associated site work at the property located at 164 Bradford Street Extension.

Mr. Quesnell requested a stamped verification that the fill to be excavated is not greater than 750 cubic yards. Also, Mr. Quesnell asked for clarification from the Building Commissioner regarding how the building height was determined and whether the rear façade meets the height limits in the Zoning Bylaw. Also, Mr. Quesnell requested the Town Planner’s opinion on the integrity of the hill during and after construction based on where the stakes were placed.

*Mr. Quesnell moved to continue the public hearing to the meeting of October 22 at 6:30 pm, and Mr. Woods seconded. The motion passed unanimously.*

**Case #FY16-03 (Applicant requests case to be postponed to Oct. 22)**

**Application by Lester J. Murphy on behalf of 3 Cottages LLC 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 demolish 3 existing cottages and construct two duplex structures resulting in a total of 5 dwelling units on the lot and perform associated site work resulting in the excavation of more than 750 cubic yards of earth at the **property located at 52 Creek Road.**

*Mr. Quesnell moved to postpone the public hearing to the meeting of October 22 at 6:30 pm, and Mr. Woods seconded. The motion passed unanimously.*

**Work Session**

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

Ms. McPherson provided copies of the most recent version of the Inclusionary Bylaw and announced that the Selectmen took this off the warrant and it will not be included for the meeting scheduled on Tuesday, October 13, 2015.

**Discussion regarding member schedules and quorums:**

Members are encouraged to forward information to Ms. McPherson regarding any conflicts with scheduled Board meetings.

**P365 Bike Rack Initiative:**

Mr. Quesnell provided information about the P365 initiative to help alleviate parking problems. He is planning to present at the Board of Selectmen on November 10, 2015. He described separate proposals for three opportunities for “low-hanging fruit” at Pearl Street Beach Landing, Johnson Street parking lot, and Court Street (near Bubala’s). The Town Manager, David Panigore spoke about making the bike racks artful and attractive. Members also discussed bike/car safety.

*Mr. Quesnell moved that the Planning Board endorse this plan for presentation at the Selectmen's meeting. Mr. Woods seconded. The motion passed unanimously.*

**P365 Bike Lane Initiative for Conwell Street:**

Mr. Quesnell discussed a proposal for putting Sharrows on Conwell Street. It is known to be a dangerous street for pedestrians, bikers, and road traffic.

The "Sharrow" (or "shared-lane marking") is a street marking placed in the travel lane to indicate where people should preferably cycle. It is known to alert motorists that bicyclists are likely to be sharing the lane.

*Mr. Quesnell moved that the Planning Board endorse this plan for presentation at the Selectmen's meeting. Mr. Woods seconded. The motion passed unanimously.*

**P365 Bike Lane Initiative for Shank Painter Street:**

Mr. Quesnell described a bike lane and sharrows that could be on Shank Painter Lane.

*Mr. Quesnell moved that the Planning Board endorse this plan for presentation at the Selectmen's meeting. Mr. Woods seconded. The motion passed unanimously.*

**Meeting Minutes:**

No previous meeting minutes were reviewed.

**Other Business:**

Ms. McPherson provided information about the Citizen Planner Training Collaborative for the fall workshop schedule. Ms. McPherson mentioned there is some funding available for members to participate.

*At 8:19 pm, Mr. Quesnell moved to adjourn the meeting. Mr. Woods seconded. The motion passed unanimously.*

Respectfully submitted,  
Gloria McPherson, Town Planner

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2016  
John Golden, Chair