

Public Meeting Agenda

September 1, 2016

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:30 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, September 1, 2016, Session in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA

A. Work Session

1) Pending Decisions:

a) **Case #FY 16-55 (sign revised plans)**

Application by **William N. Rogers, II, P.E., P.L.S., on behalf of Jason Truluck-Williams et ux.**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning Bylaws, to demolish and reconstruct a pre-existing non-conforming structure with increases to building height and scale at the property located at **31 Conwell Street (Residential 3 Zoning District)**.

b) **Case #FY16-60 (Jeremy)**

Application by **Ralph Santora, of Beach, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to revise a seating plan and establish a 110-seat restaurant at the property located at **193 Commercial Street, #6 (Town Center Commercial Zone)**.

b) **Case #FY17-01 (Bob)**

Application by **Ted Smith, Architect, LLC, on behalf of Thomas Tannariello**, requesting a Special Permit pursuant to Article 2, Section 2550, Multiple Buildings Per Lot, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a pre-existing, non-conforming structure up and along the rear and side yard setbacks at the property located at **600 Commercial Street (Residential 2 Zoning District)**.

2) Review and approve minutes of the August 4, 2016 meeting.

3) Any other business that may properly come before the Board.

B. Public Hearings

1) **Case #FY 16-56** (*continued from August 4th*)

Application by **John DeSouza, on behalf of Daniel Judas and Daniel Luethi**, requesting a Special Permit pursuant to Article 2, Section 2630C, Roofs, of the Zoning By-Laws, to deviate from the roof configuration standards by exceeding 50% of the floor area coverage below the dormer at the property located at **6 Dyer Street (Residential 3 Zoning District)**.

2) **Case #FY17-03**

Application by **Regina Cassidy**, on behalf of **Cuffy's**, requesting a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to place one sandwich board each at the front and rear entrance of a retail store at the property located at **291 Commercial Street (Town Center Commercial Zoning District)**.

3) **Case #FY17-06**

Application by **Roger E. Secours, Jr. and Kenneth D. Houk**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale of the Zoning By-Laws to increase building scale by re-configuring a deck and porch at the property located at **25 Tremont Street, #F2 (Residential 3 Zoning District)**.

(Public Hearings continued on next page)

- 4) [Case #FY17-07](#)
Application by **One Hundred Twenty-Nine Commercial Street Corp.**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to alter and extend a pre-existing, non-conforming two-family structure and add exterior egress stairs pursuant to FEMA regulations at the property located at **129 Commercial Street (Town Center Commercial Zoning District)**.
- 5) [Case #FY17-08](#)
Application by **Glenn A. Enos** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raze and replace an existing shed at the property located at **31 Conant Street (Residential 3 Zoning District)**.
- 6) [Case #FY17-09](#)
Application by **Robin B. Reid, Esq.**, on behalf of **Topknot Properties, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to alter a restaurant service area at the property located at **225 Commercial Street (Town Center Commercial Zoning District)**.
- 7) [Case #FY17-10](#)
Application by **Ted Smith, Architect, LLC**, on behalf of **Matthew Perlman**, requesting a Special Permit pursuant to Article 2, Sections 2630, Roofs, and 2640, Building Scale and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a new dormer that is greater than 50% of the floor area below the contiguous roof on the east elevation, increase building scale and extend up and along a pre-existing, non-conforming dimension at the property located at **41 Commercial Street (Residential 2 Zoning District)**.

David Nicolau, Chair

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