

**TOWN OF PROVINCETOWN  
ZONING BOARD OF APPEALS  
MEETING MINUTES OF  
November 17, 2016**

**Members Present:** Robert Littlefield, Joe Vasta, Jeffrey Haley (left at 7:00 P.M.), Jeffrey Gould, Marianne Clements, Jeremy Callahan and Daniel Wagner.

**Members Absent:** David M. Nicolau (excused) and Rob Anderson (unexcused).

**Others Present:** Ellen C. Battaglini (Permit Coordinator).

**WORK SESSION**

Vice Chair Robert Littlefield called the Work Session to order at 6:30 P.M.

**PENDING DECISIONS:**

- FY17-27**     **3A Jerome Smith Road, (*Residential 3 Zone*), Town of Provincetown –**  
Robert Littlefield, Joe Vasta, Rob Anderson, Jeffrey Gould and Daniel Wagner sat on the case. The decision was not ready.
- FY17-32**     **3 Harbour Drive (*Residential 1 Zone*), William N. Rogers, II on behalf of Lynn A. Kappelman & Katherine E. Perelli –**  
Robert Littlefield, Joe Vasta, Jeffrey Gould, Jeremy Callahan and Daniel Wagner sat on the case. Jeremy Callahan read the decision. *Joe Vasta moved to approve the language as written, Jeremy Callahan seconded and it was so voted, 5-0.*
- FY17-33**     **328 Commercial Street (*Town Center Commercial Zone*), Joachim Sandbichler –**  
Robert Littlefield, Jeffrey Haley, Jeffrey Gould, Jeremy Callahan and Marianne Clements sat on the case. Jeffrey Gould read the decision. *Jeffrey Haley moved to approve the language as written, Marianne Clements seconded and it was so voted, 5-0.*
- FY17-34**     **85-87 Shank Painter Road (*General Commercial Zone*), MacGregor Hay –**  
Robert Littlefield, Joe Vasta, Jeffrey Haley, Jeremy Callahan and Daniel Wagner sat on the case. Joe Vasta read the decision. *Jeffrey Haley moved to approve the language as written, Jeffrey Gould seconded and it was so voted, 5-0.*
- FY17-35**     **572 Commercial Street (*Residential 3 Zone*), Mark Wisneski & Ron Kollen –**  
Robert Littlefield, Joe Vasta, Jeffrey Gould, Jeremy Callahan and Marianne Clements sat on the case. Jeremy Callahan read the decision. *Jeffrey Gould moved to approve the language as written, Marianne Clements seconded and it was so voted, 5-0.*

**MINUTES: November 3, 2016– Joe Vasta moved to approve the language as written, Jeremy Callahan seconded and it was so voted, 7-0.**

Vice Chair Robert Littlefield adjourned the Work Session at 7:00 P.M.

## **PUBLIC HEARING**

Vice Chair Robert Littlefield called the Public Hearing to order at 7:00 P.M. There were six members of the Zoning Board present and three absent.

- FY17-19**      **12 Cudworth Street (Residential 3 Zone), Ted Smith, Architect, LLC on behalf of Tom Tannariello (request to withdraw without prejudice) –**  
The applicant seeks a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to change the roof pitch and height of a structure by adding a second story. There was a request to withdraw the application without prejudice. *Jeremy Callahan moved to withdraw Case #FY17-19 without prejudice, Joe Vasta seconded and it was so voted, 5-0.*
- FY17-22**      **23 Winthrop Street, #E5 (Residential 3 Zone), William N. Rogers, II, on behalf of Russell C. Davies (postponed from November 3rd) –**  
The applicant seeks a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to construct a second floor addition. There was a request from the applicant to postpone the case until the December 15, 2016 Public Hearing. *Joe Vasta moved to postpone Case #FY17-22 until the December 15, 2016 Public Hearing, Jeremy Callahan seconded and it was so voted, 5-0.*
- FY17-36**      **237 Commercial Street, #37 (Town Center Commercial Zone), Provincetown Film Society –**  
The applicant seeks a Special Permit pursuant to Article 3, Section 3230, Sign Size, of the Zoning By-Laws for the construction of an electronic cinema marquee advertising films, daily show times and/or special community event on the front exterior of the structure. There was a request from the applicant to postpone the case until the December 15, 2016 Public Hearing. *Jeremy Callahan moved to grant the request to postpone Case #17-36 to the December 15, 2016 Public Hearing, Marianne Clements seconded and it was so voted, 5-0.*
- FY17-37**      **148 Commercial Street, #1 (Town Center Commercial Zone), RAOM, LLC, dba Beachfront Realty –**  
The applicant seeks a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to hang a 39” by 51” plexi-glass display case exhibiting real estate listings on the front of the structure. Robert Littlefield, Joe Vasta, Jeffrey Gould, Jeremy Callahan and Daniel Wagner sat on the case.

**Presentation:** Bob O'Malley appeared to present the application.

**Public Comment:** None. There were no letters in the file.

**Board Discussion:** The Board briefly questioned Mr. O'Malley.

*Jeremy Callahan moved to grant a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to hang a 39" by 51" plexiglass display case exhibiting real estate listings on the front of the structure at the property located at 148 Commercial Street, #1 (TCC), Joe Vasta seconded and it was so voted, 5-0.*

**NEXT MEETING:** The next meeting will take place on Thursday, December 1, 2016 and will consist of a Public Meeting at 7:00 P.M. followed by a Work Session.

**ADJOURNMENT:** *Jeffrey Gould moved to adjourn at 7:30 P.M. and it was so voted unanimously.*

Respectfully submitted,  
Ellen C. Battaglini

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2016  
David M. Nicolau, Chair