

**TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS
MEETING MINUTES OF
March 2, 2017**

Members Present: David M. Nicolau Jeffrey Gould, Marianne Clements, Jeremy Callahan and Daniel Wagner.

Members Absent: Robert Littlefield (excused), Joe Vasta (excused), Rob Anderson (excused), Jeffrey Haley (excused) and Jeremy Callahan (excused).

Others Present: Gloria McPherson (Town Planner).

WORK SESSION

Chair David M. Nicolau called the Work Session to order at 6:45 P.M.

PENDING DECISION:

FY17-51 401½ Commercial Street (Town Center Commercial Zone), Steve & B Company –

Robert Littlefield, Jeffrey Haley, Jeffrey Gould and Daniel Wagner sat on the case. Jeremy Callahan read the decision. *Marianne Clement moved to approve the language as written, Jeremy Callahan seconded and it was so voted, 4-0-1 (David M. Nicolau abstaining).*

MINUTES: February 16, 2017– Marianne Clements moved to approve the language as written, Jeremy Callahan seconded and it was so voted, 4-0-1 (David M. Nicolau abstaining).

Chair David M. Nicolau adjourned the Work Session at 6:53 P.M.

PUBLIC HEARING

Chair David M. Nicolau called the Public Hearing to order at 7:00 P.M. There were five members of the Zoning Board present and four absent.

FY17-52 65B Howland Street (Residential 1 Zone), Andrew Lindera, on behalf of Stephanie Page & Meredith Lobur –

The applicant seeks a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to cover an existing deck on the pre-existing, non-conforming south elevation of a structure. David M. Nicolau, Jeffrey Gould, Marianne Clements, Jeremy Callahan and Daniel Wagner sat on the case.

Presentation: Andrew Lindera and Stephanie Page appeared to present the application. Mr. Lindera explained that the deck is pre-existing, non-conforming and intrudes into the 20' south setback line and the applicant seeks to add a porch roof to it.

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

Board Discussion: The Board questioned Mr. Lindera and Ms. Page, who stated that the deck area would not be used for use year-round.

Jeremy Callahan moved to grant a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to cover an existing deck on the pre-existing, non-conforming south elevation of a structure at the property located at 65B Howland Street (Res 1), Jeffrey Gould seconded and it was so voted, 5-0. David M. Nicolau will write the decision.

FY17-53 **132 Bradford Street (Town Center Commercial Zone), TMC New England, LLC, c/o TM Crowley & Associates, on behalf of Steve Riley –**
The applicant seeks a Special Permit pursuant to Article 2, Section 2360, Formula Business Regulated District, of the Zoning By-Laws to allow a formula business (CVS Pharmacy) to operate. There was a request from the applicant to postpone to the meeting of April 6, 2017. *Marianne Clements moved to grant the request to postpone until the April 6, 2017 Public Hearing, Jeremy Callahan seconded and it was so voted, 5-0.*

NEXT MEETING: The next meeting will take place on Thursday, March 16, 2017. It will consist of a Work Session at 6:45 P.M. and a Public Meeting at 7:00 P.M.

ADJOURNMENT: *Jeremy Callahan moved to adjourn at 7:05 P.M. and it was so voted unanimously.*

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2017
David M. Nicolau, Chair