

Public Meeting Agenda

April 20, 2017

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, April 20, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

1) Pending Decisions:

ZBA 17-54 (Jeremy)

Application by **Christopher Fiset, Esq.**, on behalf of **The White Porch Inn, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow the sale of alcoholic beverages to registered guests and guests of registered guests for private consumption at the property located at **7 Johnson Street (Residential 3 Zone)**.

ZBA 17-56 (Jeff G.)

Application by **Scott Powell** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct an egress deck on a structure along a pre-existing, non-conforming east elevation and for an increase in building scale at the property located at **192-194 Commercial Street (Town Commercial Center Zone)**.

ZBA 17-58 (David)

Application by **MacGregor Hay**, requesting a Special Permit pursuant to Article 3, Section 3110, Special Permit Requirements, of the Zoning By-Laws to alter a pre-existing, non-conforming structure by adding temporary awnings to cover an outdoor patio and seating area at the property located at **85-87 Shank Painter Road (General Commercial Zone)**.

ZBA 17-59 (Jeff G.)

Application by **Tom Boland** and **Jim Farley** requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and reconstruct a structure, including extending up and along pre-existing, non-conforming east and west elevations at the property located at **7 Duncan Lane (Residential 3 Zone)**.

ZBA 17-60 (Marianne)

Application by **Courtney Hurst**, on behalf of **Nancyann Meads**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to continue the service of food and alcohol to the public at the property located at **333 Commercial Street (Town Commercial Center Zone)**.

2) Review and approve minutes of the March 16 and April 6, 2017 meetings

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

B) Public Hearings

1) Case #FY17-53 (postponed to the meeting of May 18th)

Application by **TMC New England, LLC, c/o TM Crowley & Associates**, on behalf of **Steve Riley**, requesting 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 at the property located at **132 Bradford Street (Town Center Commercial Zone)**.

- 2) [ZBA 17-55](#) (continued from the meeting of March 16th)
Application by **Topknot Properties, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to change the seating plan in an area of service, add a new point of sale location and expand an exterior area of service at the property located at **225 Commercial Street (Town Commercial Center Zone)**.
- 3) [ZBA 17-57](#) (continued from the meeting of March 16th)
Application by **Timothy Scott** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace an existing gable roof with a flat roof and deck in a pre-existing, non-conforming dimension at the property located at **21 Dewey Avenue, Unit 9 (Residential 1 Zone)**.
- 4) [ZBA17-61](#)
Application by **Ted Smith, Architect, LLC**, on behalf of **Robert Wotiz**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a three bedroom principal structure and an accessory shed and rebuild a new three bedroom principal structure on the property located at **5 Carnes Lane (Residential 3 Zone)**.
- 5) [ZBA 17-62](#)
Application by **Joseph T. Realmuto**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raise a structure pursuant to FEMA regulations up and along pre-existing, non-conforming dimensions at the property located at **579 Commercial Street (Residential 2 Zone)**.
- 6) [ZBA 17-63](#)
Application by **Five Star Pet Services** requesting a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to place a sandwich board sign listing specials and cute sayings at the property located at **79 Shank Painter Road (General Commercial Zone)**.
- 7) [ZBA17-64](#) (request to postpone to the meeting of May 4th)
Application by **KA Bazarian**, on behalf of **Maria Cirino**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a garage and rebuild in the same footprint, adding dormers on the east and west elevations on the property located at **3 Cudworth Street (Residential 3 Zone)**.
- 8) [ZBA 17-65](#)
Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Center Brook, LLC**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct means of egress decks and stairs along a pre-existing, non-conforming west elevation and to increase the building scale of the structure located on the property located at **192-194 Commercial Street (Town Center Commercial Zone)**.
- 9) [ZBA 17-66](#)
Application by **Provincetown Hospitality, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to approve a flex-seating plan for the service of alcohol at the property located at **540-544 Commercial Street (Residential 3 Zone)**.

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 4/18/17 11:15 am dv