

Public Meeting Agenda

May 18, 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, May 18, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

1) Pending Decisions:

a) **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)**.

b) **ZBA 17-57 (Jeremy)**

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)**.

c) **ZBA 17-62 (Jeremy)**

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)**.

d) **ZBA 17-66 (Bob)**

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)**.

e) **ZBA17-67 (Marianne)**

Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Russell C. Davies**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a 20' by 22' second floor addition on the structure located at **23 Winthrop Street, #E5 (Residential 3 Zone)**.

f) **ZBA 17-69 (Jeff G.)**

Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Randall Sell** and **Edward Gilligan**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a rear addition, to alter and remove portions of existing second floor decks within side and rear yard setbacks and to extend an existing front bump-out within a side yard setback at the property located at **6 Cottage Street, #2 (Residential 2 Zone)**.

- 2) Review and approve minutes of the May 4, 2017 meeting
- 3) Any other business that may properly come before the Board

B) Public Hearings

1) **Case #FY17-53** (*request to postpone to the meeting of June 15th*)

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) [ZBA17-61](#) (continued from the meeting of May 4th)
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)**.
- 3) [ZBA17-64](#) (previously postponed to the meeting of July 6th)
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)**.
- 4) [ZBA 17-68](#) (continued from the meeting of May 4th)
Application by **Regina Binder**, on behalf of **Diarmuid O'Neill** and **Sarah Cole**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to increase the area of service of food and beverages to an exterior second floor deck located on the property located at **335 Commercial Street (Town Center Commercial Zone)**.
- 5) [ZBA17-70](#) (request to withdraw without prejudice)
Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Trust, William Gately, Trustee**, requesting a Special Permit pursuant to Article 2, Section 2473, Parking Requirements, of the Zoning By-Laws to reduce the number of parking spaces from the required 39 spaces to 22 spaces on the property located at **94 Harry Kemp Way (Residential B Zone)**.
- 6) [ZBA 17-71](#)
Application by **Robin B. Reid, Esq.**, on behalf of **7-Eleven, Inc.**, requesting a Special Permit pursuant to Article 2, Sections 2360, Formula Business Regulated District, and 2440, B11, Permitted Principal Uses, B11, Formula Businesses, of the Zoning By-Laws to operate a formula business, namely 7-Eleven, at the property located at **137 Bradford Street (Town Center Commercial Zone)**.
- 7) [ZBA 17-72](#)
Application by **MEILI, 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 alter and extend a multi-family structure and a cottage by raising their height up and along pre-existing, non-conforming dimensions and to increase building scale at the property located at **58-60 Bradford Street (Residential 3 Zone)**.
- 8) [ZBA 17-73](#)
Application by **Meghan O'Connor, Danielle Niedzielski and Silvestro Schiavone, dba The Captain's Daughters, LLC**, requesting a Special Permit pursuant to Article 2, Sections 2460, Special Permit Requirements, of the Zoning By-Laws to operate a gallery, retail store and tea bar with six interior fast-food seats at the property located at **384 Commercial Street (Town Commercial Center Zone)**.
- 9) [ZBA 17-76](#)
Application by **Thomas Thurston** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a screened-in porch on the west rear wing of the structure located at **258 Bradford 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, 5/15/17 10:15 am dv