

Public Meeting Agenda July 6, 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, July 6, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

1) Pending Decisions: **VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

a) **Case #FY17-53 (Bob)**

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)**.

b) **ZBA 17-72 (Jeremy)**

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)**.

c) **ZBA 17-73 (Marianne)**

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)**.

c) **ZBA 17-75 (Jeff G.)**

Application by **Tom Thompson, dba Provincetown Design Studio**, on behalf of **Scott R. Liddell**, 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 extend up and along a pre-existing, non-conforming northeast dimension to convert an existing deck to a roofed porch and for a modest increase in building scale of the structure on the property located at **20 Montello Street (Residential 3 Zone)**.

d) **ZBA 17-76 (David)**

Application by **Thomas Thurston** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, 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)**.

e) **ZBA 17-77 (Marianne)**

Application by **Herring Cove Village Condominium Trust, Ryan Campbell, Trustee**, requesting a Special Permit pursuant to Article 3, Section 3230, Sign Size, of the Zoning By-Laws to display a 6 sq. ft. sign on the property located at **21 Bradford Street Extension (Residential 1 Zone)**.

f) **ZBA 17-78 (Jeff G.)**

Application by **Regina Binder, for Provincetown Commons, Inc.**, on behalf of the **Town of Provincetown**, requesting a Special Permit pursuant to Article 2, Sections 2440, Permitted Principal Uses, F4, Use having externally observable attributes similar to uses permitted, and 2470, Parking Requirements, of the Zoning By-Laws for a change in use of a structure and relief from parking requirements at the property located at **46 Bradford Street (Residential 3 Zone)**.

(Public Hearings continued on next page)

- 3) Review and approve minutes of the June 15, 2017 meeting
- 4) Any other business that may properly come before the Board

B) **Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

- 1) **ZBA17-64** (*postponed from the meeting of April 20th*)
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)**.
- 2) **ZBA 17-79**
Application by **Elizabeth Athineos** requesting a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to display a sandwich board at the property located at **63 Shank Painter Road (General Commercial Zone)**.
- 3) **ZBA 17-80**
Application by **E. James Veara, Esq.** on behalf of **Jeffrey A. Medeiros** and **Lori E. Riley**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to increase the building scale of a structure on the property located at **24 Ship's Way Road (Residential 1 Zone)**.
- 4) **ZBA 17-81**
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 for the service of food and alcoholic beverages at the property located at **193A Commercial Street, U6 (Town Center Commercial Zone)**.

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

David Nicolau, Chair

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