

**TOWN OF PROVINCETOWN  
ZONING BOARD OF APPEALS  
MEETING MINUTES OF  
July 6, 2017**

**Members Present:** Jeffrey Gould, Jeremy Callahan, Daniel Wagner and Steven Latasa-Nicks.

**Members Absent:** David M. Nicolau (excused), Joe Vasta (excused), Jeffrey Haley (excused), Marianne Clements (excused) and Rob Anderson (excused).

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

**WORK SESSION**

Acting Chair Jeffrey Gould called the Work Session to order at 6:30 P.M. *Jeremy Callahan moved to postpone the Pending Decisions to the July 20, 2017 Work Session at 6:30 P.M., Daniel Wagner seconded and it was so voted, 4-0.*

**PENDING DECISIONS:**

- FY17-53**     **132 Bradford Street (Town Center Commercial Zone), TMC New England, LLC, c/o TM Crowley & Associates, on behalf of Steve Riley –**  
Robert Littlefield, Joe Vasta, Jeffrey Haley, Jeffrey Gould and Marianne Clements sat on the case.
- ZBA 17-72**     **58-60 Bradford Street (Residential 3 Zone), MEILL, LLC –**  
David M. Nicolau, Robert Littlefield, Joe Vasta, Jeffrey Gould and Jeremy Callahan sat on the case.
- ZBA 17-73**     **384 Commercial Street (Town Commercial Center Zone), Meghan O'Connor, Danielle Niedzielski and Silvestro Schiavone, dba The Captain's Daughters, LLC –**  
Jeffrey Gould, Jeffrey Haley, Joe Vasta, Jeremy Callahan and Marianne Clements sat on the case.
- ZBA 17-75**     **20 Montello Street (Residential 3 Zone), Tom Thompson, dba Provincetown Design Studio, on behalf of Scott R. Liddell –**  
Robert Littlefield, Joe Vasta, Jeffrey Haley, Jeffrey Gould, and Daniel Wagner sat on the case.
- ZBA 17-76**     **258 Bradford Street (Residential 3 Zone), Thomas Thurston –**  
David M. Nicolau, Joe Vasta, Jeffrey Gould, Jeremy Callahan and Marianne Clements sat on the case.

**ZBA 17-77 21 Bradford Street Extension, (Residential 1 Zone), Herring Cove Village Condominium Trust, Ryan Campbell, Trustee –**  
Robert Littlefield, Joe Vasta, Jeffrey Haley, Jeffrey Gould and Marianne Clements sat on the case.

**ZBA 17-78 46 Bradford Street (Residential 3 Zone), Regina Binder for Provincetown Commons, Inc. –**  
David M. Nicolau, Robert Littlefield, Joe Vasta, Jeffrey Haley and Jeffrey Gould sat on the case.

**MINUTES:** No minutes were approved.

Acting Chair Jeffrey Gould adjourned the Work Session at 6:35 P.M.

## **PUBLIC HEARING**

Acting Chair Jeffrey Gould called the Public Hearing to order at 7:00 P.M. There were 4 members of the Board present and 5 absent.

**ZBA 17-64 3 Cudworth Street (Residential 3 Zone), KA Bazarian Construction, on behalf of Maria Cirino (request to postpone to the meeting of July 20<sup>th</sup>) –**  
The applicant seeks a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions and 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. There was a request from the applicant to postpone to the July 20, 2017 Public Hearing. **Jeremy Callahan moved to grant the request to postpone ZBA 17-64 to the July 20, 2017 Public Hearing at 7:00 P.M., Steven Latasa-Nicks seconded and it was so voted, 4-0.**

**ZBA 17-79 63 Shank Painter Road (General Commercial Zone), Elizabeth Athineos (request to postpone to the meeting of July 20<sup>th</sup>) –**  
The applicant seeks a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning By-Laws to display a sandwich board. There was a request from the applicant to postpone to the July 20, 2017 Public Hearing. **Jeremy Callahan moved to grant the request to postpone ZBA 17-79 to the July 20, 2017 Public Hearing at 7:00 P.M., Steven Latasa-Nicks seconded and it was so voted, 4-0.**

**ZBA 17-80 24 Ship's Way Road (Residential 1 Zone), Jeffrey A. Medeiros and Lori E. Riley (request to postpone to the meeting of July 20<sup>th</sup>) –**  
The applicant seeks a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to increase the building scale of a structure. There

was a request from the applicant to postpone to the July 20, 2017 Public Hearing. *Jeremy Callahan moved to grant the request to postpone ZBA 17-80 to the July 20, 2017 Public Hearing at 7:00 P.M., Steven Latasa-Nicks seconded and it was so voted, 4-0.*

**ZBA 17-81 193A Commercial Street, Unit 6 (Town Commercial Center Zone), Ralph Santora, of Beach, LLC –**

The applicant seeks 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. There was a request from the applicant to withdraw the application without prejudice. *Jeremy Callahan moved to grant the request to withdraw ZBA 17-81 without prejudice, Steven Latasa-Nicks seconded and it was so voted, 4-0.*

**NEXT MEETING:** The next meeting will take place on Thursday, July 20, 2017. It will consist of a Work Session at 6:30 P.M. followed by a Public Hearing at 7:00 P.M.

**ADJOURNMENT:** *Daniel Wagner 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