

PLANNING BOARD
Meeting Minutes
Thursday, July 13, 2017
Judge Welsh Room
6:30 P.M.

Members Present: Steven Baker and Dave Abramson (alternate).

Members Absent: John Golden (excused), Grace Ryder-O'Malley (excused), Brandon Quesnell (excused) and Ryan Campbell (excused).

Staff: Ellen C. Battaglini, Permit Coordinator.

Acting Chair Steven Baker called the Meeting to order at 6:30 P.M. All cases were continued to the Public Hearing of July 27, 2017.

1. **Public Comments:** None.

2. **Public Hearings:**

a) **PLN 17-30** (*request to continue to the meeting of July 27th*)

Application by **E. James Veara, Esq.**, on behalf of **Lori E. Riley** and **Jeffrey A. Medeiros**, for Site Plan Approval pursuant to Article 2, Districts and District Regulations, Section 2320, High Elevation Protection District (A), of the Zoning By-Laws to construct a new dwelling at the property located at **24 Ship's Way Road**.

b) **PLN 17-35** (*request to continue to the meeting of July 27th*)

Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Revocable Trust, William Gately, Trustee**, requesting a Special Permit pursuant to Article 2, Districts and District Regulations, Section 2440, D7, Medical Marijuana Treatment Center, to operate a medical marijuana treatment center at the property located at **94 Harry Kemp Way**.

c) **PLN 17-36** (*request to continue to the meeting of July 27th*)

Application by **Heal, Inc.**, on behalf of **94 Harry Kemp Way Revocable Trust, William Gately, Trustee**, requesting Site Plan Approval pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-laws for a change in use from a funeral home to a medical marijuana treatment center at the property located at **94 Harry Kemp Way** with waivers from Article 4, Sections 4053(1)(a), curb cut width and number per business, 4053(2)(d), Screening of loading areas, 4163(2), Curb radii, Minimum width of traveled surface area, 4600, Street tree and Article 5, Section 5331, Submission of Development Impact Statement. There was a request from the applicant to continue to the Public Hearing of July 27, 2017 at 6:30 P.M.

c) **PLN 17-33** (*request to continue to the meeting of July 27th*)

Application by **Mass Organic Therapy, Inc.**, on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, requesting a Special Permit pursuant to Article 2, Districts and District Regulations, Section 2440, Permitted Principal Uses, D7, Medical Marijuana Treatment Center, of the Zoning By-Laws to operate a medical marijuana treatment center at the property located at

2 Harry Kemp Way, Unit 2. There was a request from the applicant to continue to the Public Hearing of July 27, 2017 at 6:30 P.M.

d) **PLN 17-34** (*request to continue to the meeting of July 27th*)

Application by **Mass Organic Therapy, Inc.**, on behalf of **Fifth Gear Realty Trust, Karen R. DePalma, Trustee**, for Site Plan Approval pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use of the structure from a professional office to a medical marijuana treatment center and to make associated site improvements at the property located at **2 Harry Kemp Way**. There was a request from the applicant to continue to the Public Hearing of July 27, 2017 at 6:30 P.M.

h) **PLN 17-38** (*previously continued to the meeting of July 27th*)

Application by **Regina Binder**, on behalf of **Provincetown Commons, Inc.**, requesting Site Plan Review pursuant to Article 4, Special Regulations, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use from a municipal recreation center to an artist and economic incubator space at the property located at **46 Bradford Street**.

3) **Work Session:**

a) Pending Decisions:

Case #FY17-17 (Dave)

Application by **TMC New England, LLC c/o T.M. Crowley & Associates**, on behalf of **Riley Brothers Realty, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (4), Site Plan Review by Special Permit, of the Zoning By-Laws for exterior building, sidewalk, landscaping and parking improvements on a commercial property with a curb cut greater than 25% of its existing street frontage located at **132 Bradford Street**. Postponed to the Work Session of July 27, 2017.

PLN 17-20 (Steven)

Application by **Christopher D. Wise**, on behalf of **Coastal Acres Properties, LLC**, requesting a Special Permit pursuant to Article 4, Special Regulations, Section 4015, a (5), Site Plan Review by Special Permit, of the Zoning By-Laws for the upgrading of an electrical system, including the installation of meter pedestals and electric packs, and the extension of a line of service to meter sites, which requires trenching and earth moving of more than 750 cu. yds. at the property located at **76R Bayberry Avenue**. Postponed to the Work Session of July 27, 2017.

b) **Discussion regarding Outer Cape Health plantings and whether they are in compliance with the approved plan** (placeholder). Tabled.

c) **Discussion of planting list** (placeholder). Tabled.

d) **Discussion of proposed standard conditions for telecommunications facilities** (placeholder). Tabled.

e) **Minutes of April 23rd, August 27th and October 22, 2015, January 14th, March 24th, April 28th, June 9th, December 8, 2016 , June 8 and June 22, 2017.** No minutes were approved.

f) **Any other business that may properly come before the Board:**

There was a motion by Dave Abramson to adjourn the Planning Board meeting at 6:35 P.M.

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2017
John Golden, Chair