

Public Meeting Agenda September 5, 2019

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:00 P.M. followed by a Public Hearing at 6:30 P.M. in the Judge Welsh Room on Thursday, September 5, 2019, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA. 02657.

A. Work Session VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

1) Pending Decisions:

ZBA 19-74 (Jeremy)

Application by **Peter Brox** seeking 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 replace a 10' by 12' addition with a 20' by 31' addition and to extend an overhang into a pre-existing, non-conforming front yard setback on the structure located at **74 Franklin Street (Residential 3 Zone)**. **Jeremy, Daniel, Steven, Peter and Caleb sat on the case.**

ZBA 20-01 (Jeremy)

Application by **Brian Bosse**, on behalf of **NSTAR, dba Eversource Energy**, seeking a Special Permit pursuant to Article 2, Sections 2440, Permitted Principal Uses, C8, Public utility, 2470, Parking Requirements, and 2640, Building Scale of the Zoning By-Laws to construct a lithium-ion battery storage system on the property located at **90 Race Point Road (Municipal Zone)**. **Jeremy, Daniel, Caleb and Robert sat on the case.**

ZBA 20-03 (Robert)

Application by **William Lord** seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add a sunroom to the structure located at **5 Nelson Avenue (Residential 3 Zone)**. **Jeremy, Daniel, Caleb and Robert sat on the case.**

ZBA 20-04 (Steven)

Application by **Jason Chapman** seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to connect two structures and extend them along pre-existing, non-conforming east and west side yard setbacks on the property located at **19 Winthrop Street, #3 (Residential 3 Zone)**.

ZBA 20-05 (Peter)

Application by **Design Matters, LLC, Doug Dolezal**, on behalf of **Miriam Gallardo & Courtney Spitz**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Changes, Extensions or Alterations, of the Zoning By-Laws to construct a two-story, 180 sq. ft. addition on the rear, northwest corner, along a pre-existing, non-conforming west side yard elevation, and to increase the building scale of the structure located at **62 Mayflower Avenue (Residential 1 Zone)**.

- 2) Minor modification: **13 Creek Round Hill Road**
- 3) Approve minutes of the August 15, 2019 meetings.
- 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) **ZBA 19-78** *(continued to the meeting of September 19th)*
Application by **Dol-Fin Development, LLC** seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B7, Parking Lots, garages, of the Zoning By-Laws to establish a parking lot on the premises located at **3 Cudworth Street (Residential 3 Zone)**.
- 2) **ZBA 19-79** *(continued from the meeting of August 15th)*
Application by **Lisa Pacheco Robb**, on behalf of **Travis & Wendy Connors**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alterations, of the Zoning By-Laws to extend two bays along pre-existing, non-conforming front and side yard setbacks and to add a widow's walk on the structure located at **14 Thistlemore Road (Residential 1 Zone)**.
- 3) **ZBA 20-06**
Application by **David Nelson Burbank**, on behalf of **Kenneth Horgan**, seeking a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to display outdoor sandwich boards on the property located at **336 Commercial Street (Town Center Commercial Zone)**.
- 4) **ZBA 20-07**
Application by **Frank Christopher** seeking a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to display outdoor sandwich boards on the property located at **193 Commercial Street, #AU6 (Town Center Commercial Zone)**.
- 5) **ZBA 20-08**
Application by **PV Development** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G11, Other Customary Accessory Uses, of the Zoning By-Laws to construct a gazebo on the property located at **170 Bradford Street Extension (Residential 3 Zone)**.
- 6) **ZBA 20-09**
Application by **Ted Smith, Architect, LLC**, on behalf of **Jonathan Price**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to raze an existing dwelling unit and to build a new garage and single-family structure on the property located at **21 Off-Cemetery Road (Residential 3 Zone)**.

Jeremy Callahan, Chair,

Posted by the Assistant Town Clerk: www.provincetown-ma.gov , 08/30/2019, 8:20 am AR