

Public Meeting September 12, 2019

The Provincetown Planning Board will hold a Public Meeting at 6:30 P.M. followed by a Work Session on Thursday, September 12, 2019, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

1. Public Hearings:

PLN 20-03

Application by **Lisa Pacheco-Robb**, on behalf of **Travis and Wendy Connors**, requesting Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to extend a cantilevered addition to the ground on the north elevation, to add a widow's walk that extends above the existing roof deck railing by 3'6", and to add and relocate windows on the structure located at **14 Thistlemore Road**.

PLN 20-04

Application by **NSTAR Electric Company, dba Eversource Energy**, requesting Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to construct an energy storage facility on the property located at **90 Race Point Road**.

PLN 20-05

Application by **NSTAR Electric Company, dba Eversource Energy**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (2) and (5), Site Plan Review by Special Permit, of the Zoning By-Laws to construct an energy storage facility, consisting of more than 2,000 sq. ft. of new commercial area, and that will involve moving more than 750 cu. yds. of earth, altering the topography from natural grade, on the property located at [90 Race Point Road](#).

PLN 20-06

Application by **Dol-Fin Development** requesting Administrative Site Plan Review pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use of a pre-existing, non-conforming lot with a garage to provide off-street parking for a two-family dwelling at 16 Carver Street on the property located at **3 Cudworth Street**.

PLN 20-07

Application by **William N. Rogers, II**, on behalf of **Enco Realty, Inc.**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (2) and (3), Site Plan Review by Special Permit, of the Zoning By-Laws to construct a second-floor addition over a storage and landing area, to add dwelling units along a northwest property line, and to enclose a loading dock area under an overhang that will result in more than 2,000 sq. ft. of commercial area on a property that has an existing raised loading dock at **20 Province Road**.

2. Work Session :

- a) Minor modification: **13 Creek Round Hill Road**

b) Approvals Not Required:

PLN 20-08

Application by **William N. Rogers, II**, on behalf of **John W. Dillon & Jacqueline C. Dillon**, for endorsement of a plan believed not to require approval (ANR) to convey Parcel 1 from the property located at **286 Bradford Street (Map 15-3, Parcel 99)** to form Lots 1A and 2A on the property located at **286½ Bradford Street (Map 15-3, Parcel 99A)** and which will contain the minimum area and frontage required by the Provincetown Zoning By-Laws and in accordance with M.G.L. c. 41, s. 81P,

c) Decisions:

PLN 19-45

Application by **Haven Center, Inc.** requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B14, Marijuana Establishment, Retail, of the Zoning By-Laws for a change in use from retail clothing to retail recreational/adult-use marijuana sales the property located at **308-310 Commercial Street**.

PLN 19-50

Application by **Haven Center, Inc.** requesting a Special Permit pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for a change in use of the structure located at **308-310 Commercial Street**.

PLN 19-51

Application by **Jonathan Sinaiko** requesting a Special Permit pursuant to Article 2, Section 2320(A), High Elevation District (A), of the Zoning By-Laws to increase the size of a shed on the property located at **292 Bradford Street**.

PLN 19-52

Application by **Cape Cod Pilgrim Memorial Association of Provincetown** requesting Site Plan Review pursuant to Article 2, Section 2320(B), High Elevation Protection District (B), and Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws for hardscape modifications in the Monument area to provide access to disabled people and to install two handicapped parking spaces adjacent to the Monument on the property located at **1 High Pole Hill Road**.

PLN 19-53

Application by **Doug Dolezal**, on behalf of **Mariam Gallardo & Courtney Spitz**, requesting a Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws for a two-story addition to the structure on the property located at **62 Mayflower Avenue**.

PLN 19-54

Application by **Robin B. Reid, Esq.**, on behalf of **BWell Holdings, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2440, B14, Marijuana Establishment, Retail, of the Zoning By-Laws to establish a retail marijuana store on the property located at **220 Commercial Street, #2**.

d) Discussion of potential changes to the Inclusionary and Incentive Zoning Bylaw.

e) Minutes of April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and August 8, 2019.

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

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Jason Potter, Chair

Posted by the Assistant Town Clerk www.provincetown-ma.gov, www.provincetown-ma.gov 09/06/2019, 10:25 am AR