

PLANNING BOARD

Meeting Minutes
Thursday, April 23, 2015
Judge Welsh Room
6:30 P.M.

Members Present: Grace Ryder-O'Malley, Ryan Campbell, and Jim Golden.
Active Chair: Mark Weinress
Members Absent: Brandon Quesnell, Jim Woods.
Staff: Gloria McPherson, Town Planner.

Chair Weinress called the meeting to order at 6:32 pm.

Public Comments

Rick from the Provincetown Bike Commission wanted to talk with the Board to help encourage bike and bike rack presence with any future decisions in the town. Mr. Campbell suggested Rick talk with the Parking Group and the Harbor Gateway Group about furthering the outreach to the community. Ms. McPherson requested the Bike Commission create a map for bike racks and kayak racks within the town.

Public Hearings

Case #FY15-16 Application by William N. Rogers II, PE & PLS on behalf of Demetrios Daphnis requesting Site Plan Approval pursuant to Article 4, Section 4015(a)(1)(5), Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, to construct 4 structures containing 5 dwelling units and perform associated site work resulting in the moving of more than 750 cubic yards of earth at the property located at 67 Harry Kemp Way.

Mr. Rogers presents the application by thoroughly going through the details. Mr. Rogers states that the filling that will be required to increase the radius of the curb should not require a special permit. He asks the Board to waive that one design requirement. Mr. Rogers explains that the building plan has been pulled on the 50ft buffer. In addition, the plants that will be installed have been approved by the Conservation Commission and there will be no negative impact on the adjacent wetlands. The parking areas will be pervious so they will leach below the parking area. As a result, the drainage will be handled on site, and the gutters and downspouts will run into dry wells. Mr. Rogers explains that the applicant has taken great efforts to ensure the area and wetlands will be cleaned up and improved.

Mr. Gary is introduced to go over the design work and answer any questions about the fill. He indicates that he has created a planting plan that has been approved by the Conservation Commission. The plan proposes street trees and the positives far out way the detriment. Mr. Gary mentions that raising the grade of the property helps the septic system with separation to ground water. The stabilization of the site minimizes any effects to the hill south property line.

Ms. McPherson asks the applicant to stake out the property where the soil and grade alterations will be. The Planning Board will schedule a future visit to the property.

Motion by Mr. Golden to move the decision to May 14th meeting. Mr. Campbell seconded. The motion passed unanimously.

Work Session

- a) **Case #FY15-7 (reading of decision – John) Application by Five Star Pet Services, LLC dba Provincetown Pet Resort** requesting Site Plan Approval and a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, of the Provincetown Zoning Bylaw, for a commercial property with a curb cut greater than 25% of the frontage, for Phase 2 parking and landscaping improvements to a previously approved Site Plan (Case #FY14-21) at the property located at 79 Shank Painter Road.

Mr. Weinress steps down as the active chair because he is an abutter. Mr. Golden takes over as the active chair.

Motion by Mr. Golden to move the decision to May 14th meeting. Mr. Campbell seconded. The motion passed unanimously.

- b) Discussion of minor changes to the approved site plan for the Stable Path project, **19-35 Race Point Road and 43 Race Point Road.**

Ms. McPherson explains the few changes that include:

- New utility pole added to the edge of the property, the electric current continues under the site.
- Refinement of grades, change of steps to the building.
- Radius increase of the curb cut.

Mr. Golden states: “The staff recommends the Planning Board write a letter to the project proponent stating the revised curb cut is consistent with the original approval. The Board accepts the revision of the state curb layout standards. The other changes are not substantial and are consistent with the approval site plan. All revisions are approved by the Provincetown Planning Board. The project proponent is not required to go through the process of amending the site plan.”

Motion by Mr. Campbell to move the decision to May 14th meeting. Ms. Ryder-O'Malley seconded. The motion passed unanimously.

- c) Discussion of Comprehensive Permit "Project Eligibility/Site Approval" application to MassHousing **(there is no application pending to the Town of Provincetown at this time)** by BPJC, LLC, for the demolition of an existing vacant restaurant and the construction of a 24-unit condominium building, of which 6 units will be affordable, at the Hot-L property located at **350 Bradford Street (Res3 Zoning District)**.

Ms. McPherson presents a PowerPoint to the public attendees that helps simplify and help the public understand the responsibilities of the Planning Board. It is an overview of what the Planning Board does and does not review, and how the Planning Board can impact the decision. The abutters that attend the presentation voice their concerns with the potential project. The board also reads abutter letters that have been mailed in. The concerns include the scale of the project, the illumination, property lines, esthetic, volume of traffic. The potential impacts are varied and cast.

Ms. McPherson offers to draft a letter on behalf of the board.

- d) Release of Surety Bond at 25 Miller Hill Road (FY13-16) – postponed until May 14th.

Meeting Minutes:

Minutes of January 22, February 12, March 12 and March 26, 2015 meetings were approved. The approval of these minutes was tabled.

Respectfully submitted,
Tyler Ranauro, Administrative Assistant

Approved by Thaddeus J. Soule on Sept. 10, 2020
Thaddeus Soule, Town Planner,
on behalf of the Planning Board