

Public Meeting Agenda February 18, 2021

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, February 18, 2021.

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Provincetown Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>.

For this meeting, members of the public who wish to watch/listen and participate in the meeting may do so in the following manner:

1. Watch on PTV GOV Channel 18, as well as an online livestream of PTV GOV at <http://www.provincetowntv.org/watch.html>
2. To listen and participate in this meeting, dial **(833) 579-7589**. When prompted, enter the following conference number: **897 634 941, followed by the # key**. Please do not speak until the chair asks for public comments or questions. Please mute your phone until you are called upon to speak.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Provincetown website an audio or video recording or other comprehensive record of proceedings as soon as possible after the meeting.

A. **Public Hearings** VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

- 1) **ZBA 20-43** (*postponed to the meeting of March 4th*)
Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2470, Parking Requirements, of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.
- 2) **ZBA 20-53** (*request to postpone to the meeting of March 4th*)
Application by **Christopher Page**, on behalf of **The Pilgrim House**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to expand an existing full service restaurant space, add a live music venue for entertainment and reconfigure seats at the property located at **336 Commercial Street (Town Center Commercial Zone)**.

- 3) [ZBA 20-2045](#) (continued to the meeting of May 6th)
Application by **Robin B. Reid, Esq.**, on behalf of **The Bradford House and Motel**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B5, Restaurant, bar, Section 2460, Special Permit Requirements and Section 2471, Parking Requirements, of the Zoning By-Laws to establish an 11-seat bar on the first floor of an existing guesthouse and to waive the parking requirement of 6 spaces at the property located at **41 Bradford Street (Residential 3 Zone)**.
- 4) [ZBA 21-5](#)
Application by **Ted Smith**, on behalf of **Bernard Ahearn**, seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and reconstruct a set of stairs along a pre-existing, non-conforming west side yard setback on the property located at **213 Bradford Street, U1 (Town Center Commercial Zone)**.
- 5) [ZBA 21-6](#)
Application by **Robin B. Reid, Esq.**, on behalf of **Rainbow Connection Realty, LLC**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow for the service of alcohol and to provide entertainment on the front porch and in the living room of a guesthouse on the property located at **174 Commercial Street (Town Center Commercial Zone)**.
- 6) [ZBA 21-7](#)
Application by **Ginny Binder**, on behalf of **419 Commercial Street Partners**, seeking a Special Permit pursuant to Article 2, Section 2630, Roofs, D & E, and Article 3, Sections 3110, Change, Extensions or Alterations and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and reconstruct a structure with a gambrel roof that will be above the maximum height allowed and to reduce the non-conformancies of the east and west side yard setbacks on the property located at **419 Commercial Street (Residential 3 Zone)**.
- 7) [ZBA 21-8](#)
Application by **Ted Smith**, on behalf of **Joseph Trepiccione, Jr.**, seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and reconstruct a structure in an expanded footprint up and along pre-existing, non-conforming rear and west side yard setbacks on the property located at **20 Bangs Street (Residential 3 Zone)**.

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

- 1) Letter to Select Board in support of Stellwagen Bank Visitor Center
- 2) Extension of Special Permit ZBA 18-078 for 25 Cottage Street
- 3) Pending Decisions:

ZBA 21-1

Application by **Robin B. Reid, Esq.**, on behalf of **Victor's Restaurant**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a pre-existing, non-conforming structure by installing an awning over an outdoor restaurant service area on the property located at **175 Bradford Street Extension, UC1 (Residential 3 Zone)**.

ZBA 21-2

Application by **Casey Clark**, on behalf of **Mischa & Dolly Richter**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a structure that exceeds the neighborhood average scale on the property located at **216B Bradford Street (Residential 3 Zone)**.

ZBA 21-3

Application by **Brandon Motta**, on behalf of the **Town of Provincetown**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to remove and replace fencing along pre-existing, non-conforming side and rear yard setbacks on the property located at **1 Bradford Street (Residential 3 Zone)**.

- 4) Approve minutes of the February 4, 2021 meeting.
- 5) Any other business that may properly come before the Board

Jeremy Callahan, Chair

Posted by the Town Clerk: www.provincetown-ma.gov , 02/12/2021, 10:55 am AR