

Public Meeting Agenda March 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, March 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: **487 544 818, 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. If 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 20-53** (*postponed from the meeting of March 18th*)
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)**.
- 2) **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)**.

- 3) **ZBA 21-4**
Application by **Nancy Lockwood** seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a second floor and deck up and along pre-existing, non-conforming front and side yard setbacks on the property located at **1 Holway Avenue, U1A (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 Commercial Street, U1 (Town Center Commercial Zone)**.
- 5) **ZBA 21-9** (*postponed to the meeting of April 1st*)
Application by **Susan Packard** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws to install a swimming pool on the property located at **71 Bayberry Avenue (Residential 1 Zone)**.
- 6) **ZBA 21-11**
Application by **KerenShemesh Auxley** seeking a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning By-Laws to place a sandwich board on the driveway/slope of the property located at **353 Commercial Street, #AU5 (Town Center Commercial Zone)**.

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

- 1) Request for Minor Modification at 6 Winston Avenue/ZBA-20-2050.
- 2) Pending Decisions:

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)**.

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)**.

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)**.

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)**.

ZBA 21-10

Application by **Lester J. Murphy, Esq.**, on behalf of **Robert B. Sieban, Jr.**, seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws to install a swimming pool on the property located at **9 Willow Drive (Residential B Zone)**.

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

Jeremy Callahan, Chair

Posted by the Town Clerk: www.provincetown-ma.gov , 03/12/2021, 10:50 am AR