

Public Meeting Agenda May 6, 2021

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

Members of the public who wish to participate in the meeting may do so using MS Teams or via conference call:

Join on your computer or mobile app [Click here to join the meeting](#)

Or call in (audio only) [833\) 579-7589, 664841377#](tel:8335797589) United States (Toll-free)
Phone Conference ID: 548 110 518 #

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 minutes of proceedings as soon as practicable after the meeting.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AND VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

A. Stellwagen Visitor Center Presentation

B. **Public Hearings**

- 1) [ZBA 20-53](#) (*postponed from the meeting of April 15th*)
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 from the meeting of January 21st*)
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 21-14](#)
Application by **Christine Barker** seeking a Special Permit pursuant to Article 2, Sections 2334, "V" Zones, 2440, Permitted Principal Uses, B3, Hotel, motel or inn, footnote 2, 2460, Special Permit

Requirements, 2640, Building Scale, 2470, Parking Requirements, 2630, Roofs, Article 3, Sections 3110, Change, Extensions or Alterations, 3115, Demolition and Reconstruction, and 3433, Illumination Special Permit, of the Zoning By-Laws to allow the proposed redevelopment of a property, including demolishing a pre-existing, non-conforming condemned structure and reconstructing it as a new, mixed-use structure consisting of 31 hotel units, 4 residential condominium units, a restaurant/bar, a meeting space, and a ground-level parking area, as well as the reconstructing a former pier serving the property located at **227R Commercial Street (Town Center Commercial Zone)**.

4) **ZBA 21-15**

Application by **Christine Barker** seeking a Variance pursuant to Article 5, Section 5222, of the Zoning By-Laws to allow the gabled ridge height of a proposed structure at 38 feet above the first floor (48.7 feet above average existing grade) 1 and to allow the flat portion of the roof at 35 feet above the first floor (45.7 feet above average existing grade) on the property located at **227R Commercial Street (Town Center Commercial Zone)**.

5) **ZBA 21-16** (*request to withdraw without prejudice*)

Application by **William N. Rogers, II**, on behalf of **Kelly Bocuzzo**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a 12' by 12' one-story, wood-framed screened porch with a concrete pier foundation on the property located at **11 Johnson Street (Residential 3 Zone)**.

6) **ZBA 21-17**

Application by **Lester J. Murphy, Esq.**, on behalf of **Shank Painter Associates, Inc.**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to amend a previously approved Special Permit, ZBA 20-56, to increase the scale deviation to provide for 3 additional exterior decks at the property located at **207 Route 6 (General Commercial Zone)**.

7) **ZBA 21-18**

Application by **Eliot Parkhurst, Esq.**, on behalf of **Five Star Pet Services, LLC**, seeking a Special Permit pursuant to Article 2, Section 2470, Parking Requirements, of the Zoning By-Laws for a waiver from the parking requirements for employee housing on the property located at **79 Shank Painter Road (General Commercial Zone)**.

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

1) Pending Decisions:

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)**.

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)**.

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)**.

ZBA 21-9

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)**.

ZBA 595

Application by **Lester J. Murphy, Esq.** seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws for the service of alcohol on the property located at **198 Commercial Street (Town Center Commercial Zone)**.

ZBA 21-12

Application by **Robin B. Reid, Esq.**, on behalf of **The Red Inn, LLC**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to add 20 seats to an existing 74-seat restaurant on the property located at **15 Commercial Street (Residential 1 Zone)**.

ZBA 21-13

Application by **Raina Stefani** seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B4, Retail sales or service, of the Zoning By-Laws for a change in use from a gallery to a retail space at the property located at **437-439 Commercial Street (Residential 3 Zone)**.

- 2) Approve minutes of the April 15, 2021 meeting.
- 3) Any other business that may properly come before the Board.

Jeremy Callahan, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov 04/30/2021, 8:40 am AR