

**TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS
MEETING MINUTES OF
June 17, 2021**

Members Present: Jeremy Callahan, Daniel Wagner, Peter Okun, Robert Nee (participating virtually), Quinn Taylor, and Erik Borg.

Members Absent: Susan Peskin, (excused), Steven Latasa-Nicks (excused).

Others Present: Thaddeus Soulé (Town Planner)

Mr. Soulé introduced the in-person meeting and explained how applicants and the public could participate remotely, either via phone or Microsoft Teams.

Chair Jeremy Callahan called the meeting to order at 6:00 P.M.

A. Public Hearings:

ZBA 21-22 (*request to continue to the meeting of July 15th*)

Application by **William N. Rogers, II**, on behalf of **Christine Bernadis**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a 54' by 19' structure on a timber pile foundation on the property located at **24 Commodore Avenue (Residential 1 Zone)**. There was a request to continue ZBA 21-22 to the July 15, 2021 Public Hearing. *Peter Okun moved to continue ZBA 21-22 until the Public Hearing of July 15, 2021 at 6:00 P.M., Eric Borg seconded and it was so voted unanimously.*

ZBA 21-23 (*request to postpone to the meeting of July 15th*)

Application by **Ted Smith**, on behalf of **Howard Burchman**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate, by adding and expanding, two structures operating as a guesthouse, including converting the front building to three residential units by constructing a one-story bay on the south elevation and increasing an existing one-story appendage on the north elevation to two stories, thereby increasing its building scale above the neighborhood average, and to go up and along pre-existing, non-conforming side and rear yard setbacks to add a second story to the rear building on the property located at **12 Center Street (Residential 3 Zone)**. There was a request to continue ZBA 21-23 to the July 15, 2021 Public Hearing. *Peter Okun moved to postpone ZBA 21-23 until the Public Hearing of July 15, 2021 at 6:00 P.M., Eric Borg seconded and it was so voted unanimously.*

ZBA 21-25

Application by **Cynthia Wigren** seeking a Special Permit pursuant to Article 3, Section 3214, Relief from these (sign) regulations, of the Zoning By-Laws to replace the large Whydah Museum banner on the side of the building with a new 8' x 10' banner and would exceed the maximum number of signs and square footage allowed at the property located at **16 MacMillan**

Wharf (Town Center Commercial Zone). Jeremy Callahan, Daniel Wagner, Peter Okun, Quinn Taylor, and Erik Borg sat on the case.

Presentation: Marianne Long, representing the applicant, was on the phone to present the application. She is the education director with the Atlantic White Shark Conservancy that is moving into the old Whydah museum. She reviewed a slide of the building that showed the old pirate sign and a slide of the photoshopped shark sign that will be replacing it. The front of the building will contain a meeting destination for their eco-tours and retail shop. The museum will be renovated in the spring of 2022 that will encompass the entire first floor. The sign serves as a visual reference that can be seen from the end of the Pier and will entice tourist traffic down to the building.

Public Comment: None.

Peter Okun moved to close the public portion of the meeting, Erik Borg seconded and it was so voted,

Board Discussion: The Board had no questions.

Peter Okun moved to grant a Special Permit pursuant to the Zoning By-Laws Article 3, Section 3214, Relief from these (sign) regulations in s. 3230 and s. 3240, to replace the Whydah Museum banner on the north side of the building with a new 8 x 10 ft. banner that would exceed the maximum number of signs and square footage allowed on the property located at 16 MacMillan Wharf as the applicant has shown all of the following: that the social, economic, and other benefits to the neighborhood or Town of the proposed sign outweigh any adverse effects, such as hazard, congestion, or environmental degradation; that the proposed sign is compatible with the architectural style, character, and scale of the building and size of the parcel upon to which it may be attached or placed; that the proposed sign does not contribute to the visual clutter of the streetscape, such as off-site signs, oversized signs, and excessive temporary signage; that the proposed sign is designed for the purpose of the identification of a property, business, or use in an attractive, functional manner and serve as general advertising; and that the proposed sign does not cause a traffic or pedestrian hazard, nor interfere with ingress/egress to and from the property, business, or use of an abutting property, business, or use, Quinn Taylor seconded and it was so voted, 5-0.

B. Work Session:

1) **Pending Decision:**

ZBA 21-21

Application by **Kenneth Hale** 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 rebuild a structure going up and along pre-existing, non-conforming east side yard and north front yard setbacks on the property located at **3 Kendall Lane, UA1 (Residential 3 Zone)**. There were no objections to the decision.

2) **Approval of minutes: June 3, 2021:**

June 3, 2021: *Erik Borg moved to approve the language as amended, Quinn Taylor seconded and it was so voted, 5-0-1 (Peter Okun abstaining*

3) **Any other business that may properly come before the Board:** None.

NEXT MEETING: The next meeting will take place on Thursday, July 1, 2021. It will consist of an in-person Public Hearing at 6:00 P.M. followed by a Work Session.

ADJOURNMENT: *Robert Nee moved to adjourn the meeting at 6:14 P.M., Quinn Taylor seconded and it was so voted unanimously by roll call.*

Respectfully submitted,

Ellen C. Battaglini

Approved by _____ on _____, 2021.
Jeremy Callahan, Chair