

## **Planning Board Public Meeting**

Wednesday, June 1, 2005

Judge Welch Hearing Room, Town Hall, Provincetown, MA 02657

**Members Present:** Anne Howard, Howard Burchman, Chair, Winthrop Smith, Ellen Battaglini and new member David Martin

**Staff Present:** Doug Taylor, Building Commissioner/Staff Liaison and Maxine Notaro, Permit Coordinator

Meeting was called to order at 7:00 p.m.

### **Case #2005-02 Preliminary Subdivision Plan**

Anne Howard made a motion to continue until July 6, 2005. Ellen Battaglini seconded and it passed 4:0:0.

Anne Howard made a motion to table this case til later in meeting. Ellen Battaglini seconded and it passed 5:0:0.

### **Case #2005-03 ANR Application**

Mark Joy of Coastal Engineering on behalf of David Jarrett. Applicant seeks approval to convey a small portion of land from 50 Point Street owned by Michael Abdella & Nicolas Oliveri and a small portion of 52 Point Street, land owned by Daniel Petrucci to David Jarrett of 20 Commercial Street, Res 1 Zone

### **Case #2005-07 ANR**

Anne Howard made a motion to continue until June 15, 2005. Ellen Battaglini seconded and it passed 5:0:0.

### **Case #2005-08 Request for Approval Not Required**

William N. Rogers II, P.E., P.L.S. on behalf of Claudia Jean Martin. Applicant seeks approval to take a 6'x22' piece of land from 18 Winslow Street and combine it to 20 Winslow Street to secure proper frontage for the property at 20 Winslow Street, Res 3 Zone.

Anne Howard made a motion to endorse the Approval Not Required. David Martin seconded and it passed 5:0:0.

### **Case #2005-09 Request for Approval Not Required Pre-Application Meeting**

John McElwee of Felco, Inc. on behalf of Bradford Montello Realty Trust. (Rick Murray). Applicant seeks approval to combine two lots into one lot for properties known as 35 Bradford Street and 9 Montello Street, Res 3 Zone.

Howard Burchman encouraged applicant to proceed with definitive plan.

Discussion of Zoning By-laws

Martha Hevenor, Planner with the Cape Cod Commission was present.

Issue of people getting continually bumped down on list of conversions as Growth Management regulations give priority to single family homes. Planning Board would like assistance in creating a bylaw to address this inequity.

Issue of outdoor displays was discussed.

Howard Burchman raised concern of lost flow resulting from conversions of restaurants and hotel/motels. Issue of capturing those gallons and using them for economic development purposes was discussed.

These efforts will be targeted for 2006 Town Meeting.

Meetings with Martha will continue once a month.

Anne Howard made a motion to approve minutes from May 4, 2005 as ammended. Ellen Battaglini seconded and it passed 4:0:1.

Ellen Battaglini made a motion to approve minutes from May 18, 2005. Anne Howard seconded and it passed 4:0:1.

Update on Cape Tip Storage, 85 Shankpainter Road.

Doug Taylor stated that they are operating without a license and a letter will be sent notifying them of non-compliance. If they do not respond the business will be shut down.

Update on Moors Condominium Complex, 5-15 Bradford Street Extension

Remains non-compliant with landscaping issues. Doug Taylor will be sending a letter.

Application was received for Planning Board alternate by Kevin Rich. He will be invited to next meeting.

Town-wide goals and board objectives for Town Manager to bring to the Board of Selectman.

-Board wants to address growth management and economic development issues.

-Examine issues of fairness and equity regarding growth management

-Maintaining a sustainable community

-Promote year-round economy

-Develop incentives to revitalize our commercial core.

Anne Howard made a motion to take off the table Case #2005-03.

Ellen Battaglini seconded and it passed 5:0:0.

Anne Howard made a motion to continue Case #2005-03 until June 15, 2005. Ellen Battaglini seconded and it passed 5:0:0.

Meeting adjourned at 8:34 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary