

Planning Board Caucus Room January, 6, 1999

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Present: Gordon Gaskill - Chairman
Jay Coburn
Peter Demers
John-Paul Grunz
Donna Sdeker

Topic 1: 48 & 64 Shankpainter Road, Miriam Collinson
Unauthorized site grading.

Present: Ed Veara

Gordon Gaskill brought the Board up to date on previous actions.

EV - Met with Warren Alexander. Referring to plan, he showed what it was, the middle line and what it is now. He does not feel that any court action is required. A dialogue has begun and the hope is to come back and work out the problem. He suggested a Site-Plan visit which is scheduled for Tuesday, January 12th, at 9:00 AM. Billy Rogers will accompany the group. The issue will be continued at the next meeting, January 20, 1999.

Topic 2: 9 Thistlemore Road, Robert Keller
Site Plan Approval, High Elevation Protection, District A for construction of a single family dwelling.

Present: Robert Keller, Billy Rogers, Gary Locke

Review of site plan. Abutters Tom Berzina and friend were **invited to sit at table and participate** in the proceedings. Particularly how the proposed plan would affect **their property**. Discussion involved two-tier planter, timber walls, proper coverage over septic system and how the driveway could be cut in to access the garage underneath. Discussion between Board members, principals, and the abutters who presented photographs and questions about the project. Because of loan deadlines and some restrictions it was suggested that a site visit be scheduled for Wednesday, January 13th at 10:00 AM. Billy Rogers will stake out the area previous to that date. Further discussion of this issue will continued at the meeting of January 20th.

Topic 3: Pilgrim's Way, Alix L. L. Ritchie
Rescission of subdivision approval
3-Lot ANR

Present: Alix Ritchie, Ted Malone, Tim Brady

In essence, a previously approved subdivision plan is being abandoned because of zoning by-law changes which involved wetlands and created an unbuildable section as well as a road that could not be cut in. The idea is to resubdivide to a 3-lot plan conforming to zoning by-laws. The unbuildable parcel will be conveyed to the Conservation Trust. A house will likely be built on the new subdivision but first the Board must vote to abandon the unbuildable subdivision and then approve the resubdivision based on the fact that it has fifty feet of frontage so that it does not require a road.

Motion: Move to rescind the Subdivision Site Plan for Pilgrim's Way dated April 4th, 1986. JayC - 2nd PM

Vote: Approve 5 Disapprove 0

The above was officially rescinded by the Provincetown Planning **Board on January 6, 1999**

Motion: Move to approve subdivision plan for Pilgrim's Way submitted January 6, 1999. PM - 2nd JPG

Vote: Approve 5 Disapprove 0

Topic 4 81 Shankpainter Road, Best Friends Realty Trust

Endorsement of revised plan
Sign off of pre-approved plan

Topic 5 237-241 Commercial Street, Dale Elmer

Endorsement of revised plan
Sign off of pre-approved plan

Topic 6 Review of Minutes of December 16, 1998

Motion: Move to approve minutes of December 16, 1998 Pl) - 2nd JayC

Vote: Approve 3 Abstain 2 Disapprove 0

Motion: Move to adjourn. JPG - 2nd PM

Vote: Approve 5 Disapprove 0

Meeting adjourned at 8:52 PM.