

Planning Board

Judge Welsh Hearing Room

September 22, 1999

The following minutes are available on-line as a service and are not the official record due to changes in formatting for the Internet. The minutes may have attachments that are not included here in this format. The official, complete paper copy can be viewed during regular office hours, Monday - Friday: 8 a.m. to 5 p.m. in the Office of the Town Clerk, 260 Commercial St. Provincetown, MA 02657.

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

Topic 2: 428 Commercial Street, Anne McGuire and Harriet Gordon
Site Plan Approval under Article III, Section 3100, Dwelling Units and Commercial Accommodations, of the Zoning By-law. The applicants seek approval to construct a single family dwelling, resulting in four dwelling units on a single lot. (Residential Class W Zone) (Case 99-027)

Present: Anne McGuire, Deborah Payne, Tom Thompson

Gordon Gaskill read five letters sent in by abutters. All were opposed to the project. In the Public Hearing session of the meeting, those who spoke against the project were: Joan Seigfreid, Nina Hanson, Peggy Critchette, Those in favor were Anne McGuire, and Fred Rattle(?)

Jamie Veara, Attorney, raised the question of whether or not the property consisted of one lot. He presented a deed that indicates the property in question is actually two lots. Gordon Gaskill suggested that the matter be continued at the next meeting while further investigation is made.

Motion: Move to continue the matter of 428 Commercial Street until our next meeting, Wednesday, October 6, 1999. JC/JPG

Vote: Approve 4 Disapprove 0

Topic 3: 83 Shankpainter Road, Clemdeb Realty Trust
Site Plan Approval under Article 111, Section 3 100, Dwelling Units and Commercial Accommodations, of the Zoning By-law. The applicants seek to construct commercial accommodations. (Commercial Class P Zone) (99-026)

Present: Clem Silva, Tom Boland, Bob Lee, Margo (?)

Plans deemed yet unfinished. Suggest continuing at the next meeting

Motion: Move to continue the matter of 83 Shankpainter Road at our next meeting, Wednesday, October 6, 1999. PD/JC

Vote: Approve 4 Disapprove 0

Topic 4: 10 Telegraph Hill, Ozland, LLC
Site Plan Approval under Article III, Section 3900, High Elevation Protection of the Zoning By-law. The applicants seek approval for construction of a single family dwelling within the High Elevation Protection District B. (Residential Class B Zone) (Case 99-025)
Present: Ron Reil, Gary Locke, Jamie Veara

After some discussion, additional information was called for to be shown on the plans.

Motion: Move to continue the matter of 10 Telegraph Hill at our next meeting, Wednesday, October 6, 1999 JC/PD
Vote: Approve 4 Disapprove 0

Topic 4: 22 Commercial Street, Lands End at Gull Hill, Inc.
1 - Lot ANR (Taken out of order because of absence of principle at he beginning of the meeting)
Present: David Pool

Motion: Move to approve ANR for 22 Commercial Street as of June 21, 1999. JPG/JC
Vote: Approve 4 Disapprove 0

Topic 5: 32 Conwell Street, Edward Malone
Site Plan Approval under Article 111, Section 3150 of the Zoning By-law. The applicant seeks approval to construct 18 dwelling units and 6 principal use artist's studios on a single lot. Commercial P Zone) (Case 99-011)
Class
Present: Ted Malone

New plan presented. Progress report given by Mr. Malone. Chairman suggests site visit which will take place on Friday, 24th at 12:30. Matter will be continued at the next meeting, Wednesday, October 6, 1999.

Topic 6: 35 Conwell Street, Edward Malone
Site Plan Approval under Article III, Section 3150 of the Zoning By-law. The applicant seeks approval to construct 10 dwelling units and 5 principal use artist's studios on a single lot, and 8 dwelling units on a single lot. Residential Class W Zone) (Case 99-012)
Present: Ted Malone

Discussion of wetlands, vernal pools, Board of Health and Health Agent ensued. Many questions were asked by Board members, some of which could not be answered at the time. Mr. Malone asked that a decision be made this evening in order for him to get started.

Motion: Move to approve the plan for 35 Conwell Street contingent on the decision of approval by the Health Agent as of September 22, 1999.

JC/PD
Vote: Approve 2 Disapprove 2

:-a=

More discussion then took place. Mr. Malone left the meeting with no further action indicated.

Topic 7: Gordon Gaskill asked for the signatures of the Board members on a Release of Covenant issued by the Planning Board in regard to Parcels 1,2, and 3, Pilgrim's Way.

Topic 8: 35 Conwell Street, Edward Malone
(See Above)

Motion: Move to reconsider the motion of Topic 6 in regard to 35 Conwell Street PD/JPG

Vote: Approve 4 Disapprove 0

The minutes of the September 8th meeting will be reviewed at the next meeting of the Planning Board, Wednesday, October 6, 1999.

Motion: Move to adjourn JC/JPG

Vote: Approve 4 Disapprove 0

The meeting was adjourned at 9:35 PM