

# Planning Board

## Judge Welsh Hearing Room

### October 6, 1999

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Present: Gordon Gaskill - Chairman

Jay Coburn

John Paul Grunz

Peter Demers

Topic 1: 83 Shank Painter Road, Clemdeb Realty Trust  
2-Lot ANR

Present: John McElway

Motion: Move to approve application for 2-Lot ANR as of October 6, 1999  
PD/JC

Vote: Approve 4 Disapprove 0

Topic 5 was taken up next. Though out of order it pertains to the same property as already discussed.

83 Shank Painter Road, Clemdeb Realty Trust  
Site Plan Approval under Article 111, Section 3100, Dwelling Units and Commercial Accommodations of the Zoning By-law. The applicants seek approval to construct commercial accommodations (worker housing) (Commercial Class P Zone) (Case 99-026)

Present: Clem Silva, Jamie Veara, Tom Boland

Motion: Move to approve site plan dated 10-6-99 for Clemdeb Realty Trust  
JC/PD

Vote: Approve 4 Disapprove 0

Topic 2: 684 Commercial Street, Locke Family Trust  
22-Lot Preliminary Subdivision

Present: Chet Lay, Lester Murphy

Site Visit proposed for Tuesday, October 19th at 12 noon

Motion: Move to continue discussion at our next meeting, October 20, 1999

Vote: Approve 4 Disapprove 0

Topic 3: 9 Telegraph Hill, Oz;and, LLC  
Site Plan Approval under Article 111, 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 99-029)  
Present: Ron Reil, Jamie Veara

Site Visit proposed for Tuesday, October hit at 1:00 pm

Motion: Move to continue discussion at our next meeting, October 20, 1999. JC/JPG

Vote: Approve 4 Disapprove 0

Topic 4: 428 Commercial Street, Anne Maguire and Harriet Gordon  
Site Plan Approval under Article 111. 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.  
Present: Deborah Payne, Tom Thompson, Lester Murphy

Question of whether this property consist of t~lpt or 2 not definitively settled yet. Jamie Veara announced his intention to appeal the building Inspection decision to the ZBA. Planning Board recommends an application for ANR which will be looked upon favorably once application is

submitted.

Motion: Move to approve site plan & recommend applicant seek ANR to remove lot line.  
JPG/PD

Vote: Approve 4 Disapprove 0

Topic 5: 10 Telegraph Hill, Ozland, LLC  
Site Plan Approval under Article 111, 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, Jamie Veara

Site Visit proposed for October t9th, at 1:30PM

Motion: Move to continue to meeting of 10-20  
JC/PD

Vote: Approve 4 Disapprove 0

Topic 6: 32 Conwell Street, Ed Malone

Site Plan Approval under Article 111, Section 3150 of the Zoning By-law. The applicant seeks approval to construct 8 dwelling units and 6 principal use artists's studios on a single lot. (Commercial Class P Zone) (Case 99-011)

Present: Ted Malone

Motion: Move to continue at our next meeting. October 20, 1999

Vote: Approve 4 Disapprove 0

Topic 7: 35 Conwell Street, Edward Malone  
Site Plan Approval under Article 111, 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

Motion: Move to approve site plan as of September 9, 1999, contingent upon approval of septic systems by the Board of Health or the Health Agent. JC/PD

Amendment: Move to add: contingent upon approval of the Provincetown Police Department regarding traffic flow, etc. JPG

Amendment Vote: Approve 1 Disapprove 3

Motion vote: Approve 3 Disapprove 1

Review of Minutes from September 8 and September 22nd.

Motion: Move to approve both sets of minutes as corrected. PD/JC

Vote: Approve 4 Disapprove 0

Ken Weiss asked for some time to informally discuss an Affordable Housing Plan he will propose at some future date.

Motion: Move to Adjourn. JPG/JC

Vote: Approve 4 Disapprove 0

Meeting was adjourned at 9: 10 PM