

Planning Board
Judge Welsh Hearing Room
October 20, 1999

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

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.

Topic 1: 48 and 64 Race Point Road, Miriam A. Colinson
Update of Site Restoration

Present: James Buckingham, Jamie Veara

Planning Board requested a Certified Plan before making a Site Visit. Plan should be ready for the next meeting, November 3, 1999.

Topics 2, 3, 4: 50 Harry Kemp Way, Harry Kemp Corporation

Application under Article 111, Section 3100 , Dwelling Units and Commercial Accommodations of the Zoning by-law. The applicant seeks Site Plan Review approval for the construction of four dwelling units on a single lot. (Residential Class WB Zone)
(Case 99-03 1)

52 Harry Kemp Way, Harry Kemp Corporation

Application under Article III< Section 3100, Dwelling units and Commercial Accommodations of the Zoning By-law. The applicant seeks Site Plan Review approval for the construction of 4 dwelling units on a single lot. (Residential Class WB Zone)
(Case 99-032)

54-58 Harry Kemp Way, Harry Kemp Corporation

Application under Article III< Section 3 100, Dwelling Units and Commercial Accommodations of the Zoning by-law. The applicant seeks Site Plan Review approval for the construction of 17 dwelling units on a single lot. (Residential Class WB Zone)
(Case 99-033)

Present: Ken Weiss, Billy Rogers

Planning Board scheduled a site visit for Monday, November 1, 1999 at 1:00 PM

Topic 5: 24 Captain Bertie's Way, Sanjo Realty Trust
Application under Article 111, Section 3100, Dwelling Units and Commercial Accommodations, and Article 111, Section 3900, High Elevation Protection of the Zoning by-law. The applicant seeks Site Plan Review approval for the construction of 20 dwelling units on a single lot within the High Elevation Protection District A (Residential Class W Zone) (Case 99-034)

Present: Gary Silva, John Reis, Jamie Veara, Billy Rogers

Revised plans submitted with changes that reflect the concerns of the Planning Board. Planning Board seems agreeable to the revisions but no motion yet.

Motion: Move to continue the subject of 24 Captain Bertie's Way at our next meeting, Wednesday, November 3, 1999. JC/PD

Vote: Approve 4 Disapprove 0

Topic 6: 7 Miller Hill Road, Gregory Russo
Application under Article 111, Section 3900, High Elevation Protection of the Zoning by-law. The applicant seeks Site Plan Review approval to construct a second floor addition within the High Elevation Protection Districts A & B (Residential Class W Zone) (Case 99-035)

Present: Tom Thompson, Gregory Russo, Gary Locke

Motion: Move to approve application of 7 Miller Hill Road as of October 20, 1999. PD/JPG

Vote: Approve 4 Disapprove 0

CONTINUED FROM OCTOBER 6, 1999

Topic 7: 684 Commercial Street, Locke Family Trust
22-lot Preliminary Subdivision

Present: Jay Murphy, Chet Ley

Request waiver of road length for 684 Commercial Street.

Motion: Move to approve waiver for road length at 684 Commercial Street as of October 20, 1999. JC/PD

Vote: Approve 4 Disapprove 0

Topic 8 & 9

9 Telegraph Hill, Ozland LLC
Site Plan Approval under Article III < Section 3900, High Elevation Protection of the Zoning By-law. The applicants seeks approval for the construction of a single family dwelling within the High Elevation Protection District B (Residential Class B Zone) (Case 99-029)

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, Billy Rogers, Jamie Veara, Jay Murphy
Motion: Move to continue subject of 9 Telegraph Hill at the next meeting of the Planning Board, November 3, 1999. PD/JPG

Vote: Approve 4 Disapprove 0

Motion: Move to approve site plan for 10 Telegraph Hill, revised date of 10- 15 - 99, contingent upon deck being cantilevered and a covenant be placed on record of designating areas below 68' contour shall remain undisturbed.

Vote: Approve 4 Disapprove 0

Topic 10: 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 Class P Zone) (Case 99-011)

Present: Ted Malone, Billy Rogers

Motion: Move to approve site plan for 32 Conwell Street as dated October 7, 1999. Special permit with conditions contained in the ZBA October 14th with conditions that DPW Director approve a construction protocol prior to issuance of building permits.

Vote: Approve 4 Disapprove 0

Topic 11: Review of the minutes of October 6, 1999.
Motion: Move to approve the minutes of October 6, 1999 as corrected. JC/JPG

Vote: Approve 4 Disapprove 0

Motion to adjourn - Approved 4/0