

# TOWN OF PROVINCETOWN

## ZONING BOARD OF APPEALS

### MEETING MINUTES OF MAY 30, 2000

#### Meeting Place: Judge Welsh Room in Town Hall

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**Members Present:** Gary Reinhardt (Chair), Peter Bez (Vice Chair) (arrived at 5:50 P.M.), Barbara Gard (Clerk), Ray Boylan, Donna Campana (left at 6:05 P.M.), Larry Mahan, Steve Melamed (arrived at 5:55 P.M.)

**Members Absent:** None

**Others Present:** Rachel Crosby (Recording Secretary)

### WORK SESSION

Chair Gary Reinhardt called the Work Session to order @ 5:30 P.M.

#### PENDING DECISIONS

**2000-025** 49 Bradford Street, William Rogers on behalf of Allen Green – Gary Reinhardt, Larry Mahan, Steve Melamed, Donna Campana sat on case. Postponed because decision has not yet been written.

**2000-037** 48 Commercial Street, Christopher Snow on behalf of William York - Gary Reinhardt, Steve Melamed, Ray Boylan, Peter Bez, Larry Mahan sat on case. Ray Boylan read the decision. *Larry Mahan moved to approve as written, Ray Boylan seconded and it was so voted, 3-0, 2 absent (Peter Bez, Steve Melamed).*

#### OTHER BUSINESS - GENERAL DISCUSSION

William Rogers appeared to discuss the possibility of changing the use of the Moors Restaurant property to residential. The property is in Zone B. Change would reduce water use. May need a variance for more than one unit, though a special permit may suffice. Lot is currently 28,000 square feet. Is currently a non-conforming use. Building Commissioner has said that a special permit would be required for the change of use and relief would be needed for more than one unit in Zone B.

#### PENDING CASES

**2000-040** 54 Bradford Street, Doucette, - Gary Reinhardt, Peter Bez, Larry Mahan, Ray Boylan, Steve Melamed sat on case. *Larry Mahan moved to accept the applicant's request for withdrawal without prejudice, Ray Boylan seconded and it was so voted, 3-0, 2 absent (Peter Bez, Steve Melamed).*

Peter Bez arrived at 5:50 P.M.

**2000-030** 373 Commercial Street, Cerrutti and Geetz - Gary Reinhardt, Peter Bez, Larry Mahan, Steve Melamed, Ray Boylan sat on case - *Larry Mahan moved to accept the applicant's request for withdrawal without prejudice, Ray Boylan seconded and it was so voted, 4-0, 1 absent (Steve Melamed).*

Steve Melamed arrived at 5:55 P.M.

#### PENDING DECISIONS

**2000-029** 404 Commercial Street, Romaco, LLC on behalf of John Guerra – Gary Reinhardt, Peter Bez, Ray Boylan, Larry Mahan, Donna Campana sat on case. Peter Bez read the decision. *Ray Boylan moved to approve the decision as written, Donna Campana seconded and it was so voted, 5-0.*

**2000-033** 139 Commercial Street, Robert O'Malley on behalf of Jay Anderson – Gary Reinhardt, Peter Bez,

Ray Boylan, Steve Melamed sat on case. Steve Melamed read the decision. Attorney Chris Snow presented new material relevant to the scale calculations. Attorney Edward Veara, apparently speaking for the applicant, objected to the presentation of material by Mr. Snow. Gary Reinhardt said he would pass the material along to the Building Commissioner. Gary Reinhardt suggested adding language to the decision stating that it is limited to the dormers and relies upon the accuracy of the scale calculations as submitted. Mr. Veara affirmed that there is a separate, pending application for the additional work (the front porch) and that the scale calculation issue is adequately covered in the by-laws. Mr. Veara explained why the work is coming before the Board in a piecemeal fashion. After discussion, Steve Melamed changed the wording of the decision. ***Peter Bez moved to approve the decision as amended, Ray Boylan seconded and it was so voted, 4-0.***

Donna Campana left the meeting at 6:05 P.M.

**2000-039 5 Masonic Place, April Cabral Pitzner on behalf of Shankpainter Sails Condominium Trust -** Gary Reinhardt, Peter Bez, Larry Mahan, Ray Boylan, Donna Campana sat on case. Larry Mahan read the decision. ***Peter Bez moved to approve as amended, Ray Boylan seconded and it was so voted, 4-0, 1 absent (Donna Campana).***

**NEXT BOARD MEETING IS SET FOR JUNE 15, 2000 AT 7:00 P.M.**

**MINUTES**

May 4, 2000 – *Peter Bez moved to approve, Steve Melamed seconded, and it was so voted, 5-0, 1 abstain (Barbara Gard).*

May 18, 2000 – *Peter Bez moved to approve, Steve Melamed seconded, and it was so voted, 5-0, 1 abstain (Barbara Gard).*

**GOALS**

Gary Reinhardt distributed sample materials, stating that he wanted the Board to have very specific goals, such as standardizing the scale calculations. Gary Reinhardt wrote goals on the form provided by the Town Manager.

**ADJOURNMENT**

***Ray Boylan made a motion to adjourn at 6:53 P.M. and it was so voted unanimously.***

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These minutes were approved by a vote of the Zoning Board of Appeals at their meeting on \_\_\_\_\_, 2000

Respectfully Submitted:

\_\_\_\_\_  
Zoning Board of Appeals Signature

\_\_\_\_\_  
Title

**Rachel Crosby**  
On-call secretary