

TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS

MEETING MINUTES OF
October 19, 2006

MEETING HELD IN TOWN HALL

Members Present: Gary Reinhardt, Peter Bez, Peter Page, Steve Melamed, Patrick Eleey and Elisabeth Verde.

Members Absent: Lynne Davies (excused) and Todd Dever (excused).

Others Present: Maxine Notaro (Permit Coordinator) and Doug Taylor (Building Commissioner).

PUBLIC HEARING

Chair Gary Reinhardt called the Public Hearing to order at 7:00 P.M.

2006-077 336 Commercial Street (Town Commercial Center Zone), Esther Lastique -

The applicant seeks a Special Permit under Article 2, Section 2460 of the Zoning By-laws for a change of use from a retail art gallery to a full package store. Gary Reinhardt, Peter Bez, Peter Page, Steve Melamed and Patrick Eleey sat on the case.

Presentation: Esther Lastique and Joanie Frater appeared to present the application. The applicant seeks the opportunity to offer a wide range of fine wines and liquor to her gallery customers in an attempt to keep her business economically viable. She does not intend to operate a full package store at the premises.

Public Comment: None. There was one letter in the file in opposition to the application.

Board Discussion: The Board questioned Ms. Lastique and Ms. Frater.

Steve Melamed moved to grant a Special Permit under Article 2, Section 2460 of the Zoning By-laws for a change of use from a retail art gallery to a full package store at the property located at 336 Commercial Street (TCC), Peter Bez seconded and it was so voted, 5-0. Patrick Eleey will write the decision.

Chair Gary Reinhardt adjourned the Public Hearing at 7:25 P.M.

WORK SESSION

PENDING CASE:

2006-074 636 Commercial Street (Residential 2 Zone), Paul Colburn on behalf of Charles Merrill-

The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to alter a pre-existing, non-conforming structure up and along a non-conforming side and rear setback for the construction of a bedroom addition using the existing deck footprint. Peter Page, Steve Melamed, Patrick Eleey, Elisabeth Verde and Todd Dever sat on the case.

Presentation: Paul Colburn appeared to discuss the application. He submitted a new existing plan showing a bedroom and an office at the premises.

Board Discussion: The Board questioned Mr. Colburn. A letter from Jane Evans, the Health Inspector, stating that the existing bedroom was not large enough to be a bedroom, was read. The applicant then submitted another plan showing a wall removed and only a bedroom. The Board continued the case until the November 2, 2006 hearing and requested that the applicant submit one plan showing elevations and only a bedroom, not a bedroom and an office.

PENDING CASE:

2006-070 **150 Bradford Street (Residential 3 Zone), Tom Boland and James Farley on behalf of Farland, Inc., d/b/a Far Land Provisions -**

The applicant seeks a Special Permit under Article 2, Section 2460 of the Zoning By-laws for an increase in non-service seating (tables and chairs) from 9 to 16. This case continues to be pending.

MINUTES: October 5, 2006 – Patrick Eleey moved to approve the language as written, Elisabeth Verde seconded and it was so voted, 5-0-1 (Peter Bez abstaining).

NEXT MEETING:

The next meeting will be on November 2, 2006 and will consist of a Work Session at 6:30 P.M. and a Public Hearing at 7:00 P.M.

ADJOURNMENT:

Peter Bez moved to adjourn at 8:00 P.M. and it was so voted unanimously.

These minutes were approved by a vote of the Zoning Board of Appeals at their meeting on November 2, 2006.

Respectfully submitted,

Zoning Board of Appeals Signature

Ellen C. Battaglini