



Public Meeting
July 11, 2011
Judge Welsh Hearing Room
6:30 p.m.

Members Present: Marianne Clements, Eric Gelinias, John Golden, Peter Page, and Mark Weinress.

Member Absent: Dorothy Palanza

Staff: Maxine Notaro

Site Visit 5:00 p.m.

Joshua Prager, 25 Miller Hill Road

All of the above listed attendees were at the site visit.

The meeting was called to order at 6:32 p.m.

Meeting Agenda 6:30 p.m.

Public Comments

There were none.

Request for Approval Not Required

Application by William N. Rogers, P.E. & P.L.S. on behalf of John Etedman and David McMahon to convey Parcel 1 from 7 Whorf's Court to 9 Whorf's Court, Provincetown, MA.

Request for Approval Not Required

Application by William N. Rogers, P.E. & P.L.S. on behalf of Trevor's Trail LLC to divide Lot 45 into two lots to become Lots 45 and 46 with frontage on Harry Kemp Way at the property located at 59 Harry Kemp Way, Provincetown, MA.

The above two ANRs were not heard since the meeting date had changed and Mr. Rogers was not notified until it was too late to prepare for the July 11th date.

Request for Approval Not Required

Application by Martin R. Donoghue, P.E. of Coastal Engineering Co., Inc. on behalf of Marilynn R. Glasser to re-divide Lots 2 and 3 at the property located at 11 and 13 Willow Drive, Provincetown, MA.

Mr. Donoghue went over the dimensions for the two lots. The Board studied the plot plan. Marianne had a few questions regarding the plan which were satisfied; there were no questions from the rest of the Board.

Motion: Move to endorse the ANR for 11 and 13 Willow Drive.

Motion: Marianne Clements Seconded: Mark Weinress Vote: 5-0-0.

Public Hearing

Case #FY11-24 Site Plan Review (Continued to August 1, 2011)

Application by William N. Rogers, II, P.E. & P.L.S. under the Zoning Bylaws Article 4, Section 4100 for Dwelling Units and Commercial Accommodations. The applicant seeks approval for the construction of five buildings to consist of 6 dwelling units with a total of 15 bedrooms at the property located at **67 Harry Kemp Way, Provincetown, MA (Res3 Zone).**

Same reason as the first two ANRs – the meeting date was moved up and Mr. Rogers was not initially notified of the change.

Case #FY11-26 Site Plan Review

Application by Joshua Prager under the Zoning Bylaws Article 2, Section 2320, High Elevation Protection, District B). The applicant seeks approval to repair and insulate an existing Artist Studio and to demolish the existing addition and build a new addition in the same location to include a kitchen a full bathroom and to construct a roof deck at the property located at **25 Miller Hill Road, Provincetown, MA (ResB Zone).**

The site visit had been conducted earlier and there was a bit of a conversation about low voltage lighting. John Golden said that we don't want the neighbors to have any problems with light pollution. Other than lighting, Marianne said that she doesn't have any issues. Mark said that we need a lighting plan. Also there will be some kind of railing needed around the deck – thus the following motion was made:

Motion: Move to approve pending the lighting specifications and a drawing of the railing to be used on all deck areas.

Motion: Mark Weinress Seconded: Eric Gelinass Vote: 5-0-0.

(Mr. Prager – after conducting a conversation with someone on a cell phone – promised to have all the requested information by July 12th. Maxine suggested e-mailing the information to her and that would probably be faster.)

Case #FY11-20 Site Plan Review (Signing of revised plans)

Application by Edward Malone and Community Housing Resource, Inc. under the Zoning Bylaws Article 2, Section 2320 High Elevation Protection and Article 4, Section 4100 for Dwelling Units and Commercial Accommodations. The applicant seeks approval for the demolition of a 20' x 124' garage storage structure and for new construction of 29 units on two lots including 23 affordable and community rental housing units at the property located at **19-35 Race Point Road, Provincetown, MA (Res3 Zone)**. There had been 2 revised plans for Stable Path handed out – lot 8 and lot 10. John said that he looked at them and one had to do with fire trucks so that they could turn around. Eric and Mark would prefer having all of this clarified so we will just continue the case until all issues have been cleared up.

Motion: Move to have the FY11-20 applicant meet with the Planning Board at their next meeting (August 1, 2011) to further clarify questions the Board has.

Motion: Eric Gelinass Seconded: Marianne Clements Vote: 5-0-0.

Case #FY11-25 Site Plan Review

Application by Alan Hall, Director of Facilities and Purchasing on behalf of Outer Cape Health Services under the Zoning Bylaws Article 4, Section 4000, Commercial Business, Retail, Wholesale, Service and Industrial and Other (Community Health Center). The applicant seeks approval to construct a one-story addition and site improvements to support additional required parking and site circulation at the property located at **49 Harry Kemp Way, Provincetown, MA (ResB Zone)**.

Marianne Clements, an employee of OCHS, stepped down.

A revised plan from OCHS was resubmitted for signatures. The plans were signed by all except for Marianne Clements who had stepped down from the decision. John said that he will be happy to talk to any arborist who is hired. Peter Page has the landscaping plan but he had drawn on it. Maxine said to ask them to submit a new planting(landscaping) plan.

Motion: Move to approve the revised site plan dated June 21, 2011 pending revised landscaping plan being received.

Motion: Mark Weinress Seconded: Eric Gelinass Vote: 4-0-1 ab (MC)

Minutes of previous meeting

Motion: Move to approve the minutes of the June 20th meeting as written.

Motion: John Golden Seconded: Marianne Clements Vote: 5-0-0.

Any other business that shall properly come before the Board

The meeting adjourned at 7:38 p.m.

NEXT MEETING
MONDAY
AUGUST 1, 2011
6:30 P.M.

Respectfully submitted,
Evelyn Gaudiano
Evelyn Rogers Gaudiano

Approved by _____ on _____, 2011.
John Golden, Chairman