



Public Meeting  
Monday  
March 5, 2012  
Caucus Hall  
6:30 p.m.

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

**Member Absent:** Dorothy Palanza

**Staff:** David Gardner and Maxine Notaro

The meeting was called to order at 6:45 p.m.

David recommended that additional members come on board by watching the film of the Red Clay meeting. John G. Marianne C., and Eric G. sat on the case originally.

**Public Comments**

There were none.

**Case #FY12-10 Site Plan Review (Continued from February 6, 2012)**

**Application by WK Red Clay, LLC under the Zoning Bylaws Article 4, Section 4100 Dwelling Units and Commercial Accommodations.** The applicant seeks approval for minor site plan adjustments to include reorientation/separation of approved structures (unit numbers 12, 13, 14 and 15) buildings 5 & 6 becoming more compliant, also aesthetic changes to parking layout and road alignment with minor grade changes at the property located at **21 Bradford Street Extension, Provincetown, MA (Res1 Zone).**

A site visit was done by Marianne Clements, Eric Gelinas, and John Golden at 11:00 a.m. on February 11<sup>th</sup>.

Jim Watkins, one of the owners, presented Planning with an updated site plan which had been done by Coastal Engineering and completed about a week ago. Jim said that we were here about four weeks ago and the new plan has changed a bit due to concerns the ConCom had with the site.

This week we have all three meetings scheduled – starting with Planning (tonight) and then the ConCom and concluding with the ZBA. We've given ConCom everything they want and we feel 90 to 95% certain that we've satisfied all their concerns. ZBA said that they didn't see any zoning issues here and they are meeting 2 days after ConCom; we will hopefully tell them that ConCom has approved this plan.

One problem was that we wanted 6 new parking spaces and a couple of them were within the buffer zone - thus weren't allowed. Right now the lawn will be allowed to grow in and we're hoping to keep the tennis going as long as we can.

The initial visitor spots were denied because they were too close to the area that ConCom didn't like. They wanted more stepping stone type instead; they also had a question with one of the size of the patios and we altered that.

Eric Gelinis asked – why did ConCom ask for this? The answer had to do with the proximity to the wetland.

They took out the parking spots in the buffer area and added the extra drainage that they wanted. Jim W. said that he feels they've addressed all the issues that ConCom raised.

He continued by saying that he's very confident about the ConCom meeting but the timeframe is becoming tight and we really want to get all this planted for the spring.

**Motion: Move to accept the revised plan for FY12-10 pending the approval of the ConCom and ZBA.**

**Motion: John Golden                      Seconded: Marianne Clements                      Vote: 3-0-0.**

### **Pending Decision**

#### **Case #FY12-11 Site Plan Review**

**Application by Sprint Spectrum, L.P. on behalf of the Town of Provincetown Water & Sewer Board.** The applicant seeks a Special Permit for the modification of an existing Telecommunications Facility on the Mount Gilboa Water Tank. The modification consists of replacing 4 Sprint antennas with new ones at the property located at **108 Mount Gilboa Road (a/k/a 120 Mount Gilboa Road), Provincetown, MA (Res1 Zone).**

The members sitting on this case were: Marianne Clements, Eric Gelinas, John Golden, Peter Page, and Mark Weinress. These five members carefully read over the Sprint Contract which had been detailed by David Gardner and made the following motion:

**Motion: Move to approve the Sprint contract as written.**

**Motion: Mark Weinress      Seconded: John Golden      Vote: 5-0-0.**

**Minutes of previous meeting**

**Motion: Move to approve the minutes of the February 27<sup>th</sup> meeting as amended.**

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

**Any other business that shall properly come before the board**

The next meeting will take place on March 19<sup>th</sup> – OR – depending on availability of members, it may happen on March 26<sup>th</sup>. Please check with Maxine on Wednesday for a firm date.

**Discussion on proposed amendments to zoning bylaws**

This will take place at a later meeting.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano

**Approved by** \_\_\_\_\_ **on** \_\_\_\_\_, 2012.  
John Golden, Chair