



Public Meeting
Monday
June 4, 2012
Judge Welsh Hearing Room
6:30 p.m.

Members Present: Marianne Clements, John Golden, Peter Page ,
Dorothy Palanza, and Mark Weinress.

Members Absent: Eric Gelinis

Staff: David Gardner

Agenda:

Public Comments

There were none.

Case #FY12-16 Site Plan Review

Application by Paul Kelly of Manitou Architects on behalf of Paul Roberts and David Young under the Zoning Bylaws Article 2, Section 2320 High Elevation Protection District A. The applicant seeks approval to add a 16'4" shed dormer to the rear of the building with no change to ridge line elevation at the property located at **51R Harry Kemp Way, Provincetown, MA (Res3 Zone).**

(Peter Page stepped down from hearing FY12-16).

Paul Kelly, the architect, said his only presentation would be the plan that the Board has before them. There are no large changes to the elevation. The owners want to add a 16'4" shed dormer to the rear of the building. There is no change to the ridge line elevation. To further describe the location – he said that the building is right next to Outer Cape Health Services (OCHS) and sits facing the parking lot of OCHS. The Planning Board members had no questions for Mr. Kelly.

Motion: Move to approve the FY12-16 plan as detailed.

Motion: Mark Weinress Seconded: Dorothy Palanza Vote: 4-0-0.

Once the motion had been moved and passed, Mr. Kelly said that he wanted to talk about the process of approval and presentation. He didn't feel that – since the ridge line will not be changing – the high elevation protection criteria should not even apply. Since it did, the owners had to inform 86 abutters because the property is in the midst of many condos. The cost of the application, alone was only \$250 BUT the cost of mailing to the abutters came to \$449.55 and – in addition to that – a surveyor had to be called in for an additional \$1,200 to confirm the architect's findings.

Mr. Kelly suggested that perhaps the Planning Board could best use a work session to address these expenses and he would volunteer to meet with them to further discuss these seemingly unnecessary charges. He then thanked them for their time and consideration.

**Request for Approval Not Required Pre-Application
Application by John McElwee, FELCO, Inc. on behalf of Mylan Janopolis and Pamela Stahl to divide one parcel of land into two parcels of land (Map and lot 19-4, Parcel 3) at the property located at 34 Commodore Avenue, Provincetown.**

(Peter Page stepped down – once again – from hearing the above ANR.)

John McElwee from FELCO, presented the case to the Board. To further identify the property – he said that it was next to the Marcey Oil tanks. The property was surveyed in 1925 and the owner would like to divide the property into two lots.

Mr. McElwee was hoping that the Board would allow him to come back in two weeks or so with a formal application. (The set back in front is 30' and in the back 25'.

Mark Weinress said that a conforming building on the 2nd lot would be only 20 ft deep. John said the owner is aware of this.

John was encouraged to return at a future date.

Minutes of the April 30th meeting.

Motion: Move to approve the April 30th meeting minutes as presented.

Motion: Mark Weinress Seconded: Marianne Clements

Vote: 3-0-2 ab (JG & PP)

Town Planner position

A draft of a job description for a Town Planner was passed out to the members of the Planning Board for their input. The position and its possible responsibilities were discussed at length with the following motion being made.

Motion: Move to endorse the concept of having a town planner.

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

David Gardner said that Maxine does a great job as Permit Coordinator but having a planner on board would allow us to provide recommendations to the regulatory boards and to make sure that all the code requirements will be incorporated into the application. It will make it easier for the applicant and would make sure that you have all the information you need.

David continued by saying that in 2007 he felt that we needed to have a Local Comprehensive Plan and there have been major changes in the town. You certainly need a town planner to facilitate a local comprehensive plan and not to write one. A town planner is needed to help keep these plans moving forward.

Mark - attempting to explain the need for a town planner - said we need to look at affordable housing for the comprehensive plan.

David said that we don't have a shortage of housing – it is a shortage of appropriate housing. A whole lot of our properties are built (or cut up) for transient rentals thus inappropriate for long term living.

Now that Shankpainter Road has been built up – there are seen many problems with it due to safety concerns, i.e., bike lanes, pedestrian sidewalks, etc. We should have a planning document in place that aids the Planning Board. Thus, the job description you have before you is comparable to other town's job description. We have 20 town owned buildings and the town planner would certainly have to weigh in on these properties. The Board of Selectmen (BoS) will be meeting on June 11th and will weigh in on the town planner subject at that time.

Motion: Move to endorse a Local Comprehensive Plan.

Motion: Marianne Clements Seconded: Dorothy Palanza Vote: 5-0-0.

**NEXT MEETING
JUNE 18TH
6:30 P.M.**

Dorothy Palanza requested a specific agenda item for the June 18th meeting to be on lighting. She did call on Jeff Rogers from Ace to make a presentation and he suggested that it would be better if we made the request to Cape Cod light. Mark will look into inviting someone to address lighting concerns at the next meeting. Stay tuned.....

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ on _____, 2012.

John Golden, Chair