



Public Meeting
Monday
September 17, 2012
Judge Welsh Hearing Room
6:30 p.m.

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

Members Absent: none

Staff: Maxine Notaro

The meeting was opened at 6:30 p.m.

Meeting Agenda
Public Comments

There were none.

Request for Approval Not Required Pre-Application
Application by John McElwee, of FELCO, Inc. on behalf of 21 Conwell Realty Trust to convey 304 square feet of land from 12 Harry Kemp Way to 16 Harry Kemp Way, Provincetown.

John McElwee presented the plan to the Planning Board. He said that it was a preliminary plan – a fairly simple plan. It was originally part of the lumber yard complex. John continued - we want to sever a piece of this property so that the abutters can have access. The remaining portion of the property will become residential B; parcel A will become a non buildable lot.

Marianne Clements simplified the entire case by saying, “The issue here is that the property needs access.

Peter Page suggested to John M. that he just needed to fix the locus on the plan.

Discussion on proposed amendments to zoning bylaws

Mark Weinress said that it's not going to happen at the fall town meeting. The Cape Light Compact will be installing new street lights on Commercial Street between Standish & Ryder – and then another area going from Tips/for/Tops to Brown Street. These lights will be changed so that everyone can see what they look like.

Eric Gelinas wondered if this subject will be at the ad hoc meeting. Mark said that we sent a letter to the Board of Selectmen endorsing these changes funded by the Cape Light Compact. This is proposed but not implemented as yet.

Discussion

Washout – Miller Hill Road area:

A discussion was held concerning a washout coming from the condos on the hill; the condos were built on an extension of Miller Hill Road. John Golden, Chair, said that he will be meeting with the DPW to see if there is anything they can do to solve the problem. It will be a meeting to determine whether it's the Town's problem or the builder's problem.

Eric G. said that they were built about 3 years ago.

John G. talked about trees, again - they tried to save the trees but it couldn't be done. The trees were not lost because of the wash-out; the driveway had to be widened. The plans are correct but the road is not. The original agreement was that they had to talk with John Golden and the abutter is happy with the possible resolution.

Maxine Notaro can scan in the decision & send it to everyone.

Signs:

Peter Page – at a recent meeting – said that he had seen two signs that were much larger than allowed. Russ Braun contacted the new housing development on Shankpainter and they took them down immediately. Seashore Point was contacted about 2 months ago and the super large sign is still there. Peter would like the board to write a letter to Russell asking for a resolution to this issue.

Marianne Clements will draft a letter, send it to Maxine for polishing, and then it will be sent to all members for everyone's approval.

Motion: Move to send a letter to Russell Braun regarding the Seashore Point sign.

Motion: Peter Page

Seconded: Dorothy Palanza

Vote: 5-0-0.

50 Pleasant Street

Mark W. sent a letter to Russ B. wanting clarification on the house at 50 Pleasant Street. It was thought that Russ will clarify the issue when he returns. The questions are: where is the setback and where is the easement? Has the easement been abandoned? It seems as though there was also a town meeting which dealt with this property.

Lighting by-law

Dorothy wants to know when we can continue with the lighting bylaw. Should we schedule a work session for that? Maybe also invite the ad hoc committee?

Next Meetings

The next meetings of Planning will be Oct. 1st & 15th and Nov. 5th & 19th.

Minutes of previous meetings

Motion: Move to approve the minutes of the August 6th meeting as amended.

Motion: Dorothy Palanza Seconded: Mark Weinress

Vote: 4-0-2 ab (MC & JG)

Any other business that shall properly come before the board

Maxine will talk to John McElwee about his presentation and ask when it will be ready.

A letter was received from the owner of 12-14 Bradford Street re: The Bicycle Committee. It is expected that Candace Nagel will be coming in for support of the bicycle lane since she has approached a lot of other committees.

The meeting adjourned by popular vote at 7:40 p.m.

Respectfully submitted,

Evelyn Gaudiano

Evelyn Rogers Gaudiano

Approved by _____ **on** _____, 2012.