

**TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS
MEETING MINUTES OF
November 1, 2012**

MEETING HELD IN TOWN HALL AUDITORIUM

Members Present: Anne Howard, Robert Littlefield, Amy Germain, David Nicolau, Tom Roberts, Harriet Gordon, Joe Vasta and Leif Hamnquist.

Members Absent: None.

Others Present: Maxine Notaro (Permit Coordinator) and Ellen C. Battaglini (Recording Secretary).

WORK SESSION

Chair Anne Howard called the Work Session to order at 5:17 P.M.

PENDING DECISIONS:

FY13-10 **524 Commercial Street (*Residential 3 Zone*), Ted Smith, Architect, LLC on behalf of Teresa Townsend –**
Robert Littlefield, Amy Germain, Tom Roberts, Harriet Gordon and Joe Vasta sat on the case. Robert Littlefield read the decision. *Amy Germain moved to approve the language as amended, Tom Roberts seconded and it was so voted, 5-0.*

FY13-11 **237 Commercial Street (*Town Commercial Center Zone*), Robin B. Reid, Esq., on behalf of Kross, Inc., d/b/a Ross' Grill –**
Anne Howard, Robert Littlefield, Amy Germain, Joe Vasta and Leif Hamnquist sat on the case. Tom Roberts read the decision. *Leif Hamnquist moved to approve the language as amended, Robert Littlefield seconded and it was so voted, 5-0.*

CONTINUED CASES:

FY13-09 **71 Commercial Street (*Residential 3 Zone*), Mark Kinnane of Cape Associates, Inc. on behalf of Eleanor Pannesi –**
The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to construct a covered entry up and along a pre-existing, non-conforming front and side setback. *Amy Germain moved to continue the case to the December 6, 2012 Public Hearing, Joe Vasta seconded and it was so voted, 5-0.*

FY13-12 **148 Commercial Street, Unit #1 (*Town Commercial Center Zone*), Debbie Nadolney of AMP/Art Market Provincetown –**
The applicant seeks a Special Permit under Article 2, Section 2460 of the Zoning

By-Laws to have occasional poetry readings, conceptual performances pieces, some video/film and some live acoustic music at gallery openings. **Robert Littlefield moved to continue the case to the December 6, 2012 Public Hearing, Harriet Gordon seconded and it was so voted, 5-0.**

NEW CASES:

FY13-13 32 Bradford Street (Residential 3 Zone), William N. Rogers, II P.E. & P.L.S., on behalf of Enco Realty, Inc. –

The applicant seeks a Special Permit under Article 2, Section 2640 of the Zoning By-Laws for a deviation from building scale to re-configure main egress stairs and to construct a 10' x 24' dormer and a 10' x 11' dormer and under Article 3, Section 3110 of the Zoning By-Laws to construct the 10' x 24' dormer up and along a pre-existing, non-conforming front yard setback.

David Nicolau moved to postpone the case to the November 15, 2012 Public Hearing, Robert Littlefield seconded and it was so voted, 5-0.

FY13-14 5 School Street (Residential 3 Zone), Deborah Paine, Inc., on behalf of Licia Zurn-Galinsky –

The applicant seeks a Special Permit under Article 2, Section 2640 and Article 3, Section 3110 of the Zoning By-Laws to construct an addition up and along a pre-existing, non-conforming front yard setback and for a deviation in building scale.

Harriet Gordon moved to postpone the case to the November 15, 2012 Public Hearing, Joe Vasta seconded and it was so voted, 5-0.

NEXT MEETING: The next meeting will take place on November 15, 2012. It will consist of a Work Session at 6:45 P.M. followed by a Public Hearing at 7:00 P.M.

ADJOURNMENT: *Robert Littlefield moved to adjourn 5:35 P.M. and it was so voted unanimously.*

These minutes were approved by a vote of the Zoning Board of Appeals at its meeting on November 15, 2012.

Respectfully submitted,
Ellen C. Battaglini

Approved by _____ on _____, 2012
Anne Howard, Chair