

# Public Meeting

October 5, 2016

The Provincetown Historic District Commission will hold an Executive Session at 3:15 P.M., followed by a Work Session at 3:30 P.M. and a Public Hearing starting at 4:00 P.M. on Wednesday, October 5, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

**1. Motion by the Historic District Commission to vote to go into Executive Session pursuant to Open Meeting Law, G.L. c. 30A, Section 21(a), Clause 3 for the purpose of:**

Clause 3 - To discuss strategy with respect to collective bargaining or litigation (regarding 384 Commercial Street) if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. Votes may be taken.

**2. Work Session**

- a) **457 Commercial Street** – sign Certificate of Hardship.
- c) **Update on potential violations reported to the Building Commissioner**
  - i. 101 Commercial St. – Installation of granite steps that were not part of the HDC approval;
  - ii. 307 Bradford St. – Replacement of a fence without HDC approval; and
  - iii. 15 Alden St. – Construction of a cover for an AC unit without HDC approval.
- d) **Determinations as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; Administrative Reviews to be placed on the next agenda below; Full Reviews to be placed on the October 19<sup>th</sup> agenda:**
  - i. [436 Commercial St.](#) – To replace all windows and change grill patterns on double-hung windows;
  - ii. [277 Commercial St.](#) – To replace exterior rotted trim with azek composite trim;
  - iii. [155 Commercial St., #4](#) – To replace three windows on street side of structure with vinyl clad windows;
  - iv. [45 Commercial St., #15](#) – To replace existing window on street side of structure with vinyl clad window;
  - v. [572 Commercial St.](#) – To replace existing rear shed with a larger shed; and
  - vi. [161 Commercial St.](#) – To replace existing decking with trex composite decking.
- e) **Appoint a subcommittee to act on, at the Special Meeting posted to take place after this public meeting, those agenda items from (d) above that were determined to require Administrative Review**
- f) **Review and approval of Minutes of the meetings of [January 20, March 2, May 18, June 15](#) and [July 6, 2016](#), July 20, August 3, September 7 and September 21, 2016.**

**(Public Hearings on next page)**

### 3. Public Hearings

- a) [Case #FY17-014](#)  
Application by **Ambrose Homes, Inc.** requesting to modify a Certificate of Appropriateness to allow round structural columns on the structure located at **9 Bradford Street.**
- b) [Case #FY17-032](#) *(continued from the meeting of September 21)*  
Application by **Neil Jacobs & Eric Ganz** requesting to convert an existing inn to a single-family residence, including replacing windows, removing and replacing aluminum with cedar siding, replacing two front doors with new windows, adjusting a south dormer to match a north dormer, removing a third floor dormer on the west elevation, constructing a new deck with guardrail, installing new bi-fold doors to create a connection between the living space and the garden and removing existing egress stairs from the south elevation of the structure at the property located at **6 Cottage Street.**
- c) [Case #FY17-033](#) *(continued from the meeting of September 21)*  
Application by **Regina Binder**, on behalf of **Cynthia Binder**, requesting to modify an approved plan for a cottage addition to comply with FEMA building requirements and with State Building Code requirements for ridge height and knee walls to the structure at the property located at **242 Bradford Street.**
- d) [Case #FY17-042](#) *(postponed from the meeting of September 21)*  
Application by **Don DiRocco/Hammer Architects**, on behalf of **Gregory Connors**, requesting to redesign a railing on a south-facing deck on the structure on the property located at **101 Commercial Street.**
- e) [Case #FY17-045](#) *(continued from the meeting of September 21)*  
**Application by Coastal Land Design**, on behalf of **Annie Mahoney & Diana Prideaux-Brune**, requesting to demolish a structure under Building Permit #BLD-17-000195 and requesting a determination by the Historic District Commission that said demolition will not be detrimental to the historic, architectural or cultural heritage of the Town as set forth under General Bylaws Chapter 11, Section 11-1-5, Demolition Delay Permit, at the property located at **226B Bradford Street.**
- f) [Case #FY17-049](#)  
Application by **Ted Smith, Architect, LLC**, on behalf of **Tom Tannariello**, requesting to add a full second story to a halls-story structure and to reconfigure and relocate doors and windows on all elevations of the structure located at **12 Cudworth Street.**
- g) [Case #FY17-050](#)  
Application by **Ted Smith, Architect, LLC**, on behalf of **Mitchell Klein**, requesting to replace vinyl siding with wood siding and to add a new door, deck and railing on the south elevation, a new door, roof deck, porch and exterior stairway on the north elevation, remove doors and add and replace windows on the east elevation and add and replace windows on the west elevation of the structure located at **394 Commercial Street.**
- h) [Case #FY17-051](#)  
Application by **Pavel Fiodarau**, on behalf of **BH3, LLC**, requesting to construct a dormer on the east elevation, add windows on the west elevation and add a door and exterior stairway on the north elevation of the structure located at **338 Commercial Street.**
- i) [Case #FY17-053](#)  
Application by **Bruce Pollard**, on behalf of **Deb Vanderveen** and **Chris Norcross**, requesting to construct dormers on the north and south elevations of the structure located at **9 Atlantic Avenue.**
- j) [Case #FY17-054](#)  
Application by **Don DiRocco/Hammer Architects**, on behalf of **Gregory Connors**, requesting to add a painted picket fence with a gate along the southwest side of the property located at **101 Commercial Street.**

(Public Hearings continued on next page)

k) **Case #FY17-055**

Application by **William N. Rogers, II**, on behalf of **Russell Davies**, requesting to add a 20' by 22' second floor addition extending over an existing northwest first floor wall that includes a cantilevered deck on the southwest elevation of the structure located at **23 Winthrop Street, #E5**.

**4. Any other business that shall properly come before the Commission**

Thomas Biggert, Chairman

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 9/30/16 9:30 am dv