

Public Meeting

March 1, 2017

The Provincetown Historic District Commission will hold a Work Session at 3:30 P.M. and a Public Hearing at 4:00 P.M. on Wednesday, March 1, 2017 followed by another Work Session and an Executive Session in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session

- a) **Discussion with Town Counsel in regard to HDC by-law amendments.**
- b) **Update on potential violations reported to the Building Commissioner.**
- c) **Determinations as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; with Full Reviews to be placed on the March 15th agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
 - i. [16 Court St.](#) – To replace 5 windows in kind;
 - ii. [27 Court St., 7B](#) – To remove and replace a sliding door with an out-swinging French door;
 - iii. [52R Point St.](#) – To replace existing windows and doors in kind;
 - iv. [244 Commercial St.](#) – To replace sashes in 4 windows in kind;
 - v. [609-611 Commercial St.](#) – To install PV solar system consisting of 39 panels on a roof;
 - vi. [288C Commercial St.](#) – To remove a door on the east elevation of a structure and install 2 skylights on a south-facing roof;
 - vii. [309 Commercial St.](#) – To install new doors and windows on first floor retail spaces;
 - viii. [58-60 Bradford St.](#) – To renovate and raise an existing multi-family structure and cottage pursuant to FEMA regulations and to reconfigure an exterior rear stairway and to reconfigure windows and doors on all elevations of the principal structure ([plans](#));
 - ix. [192-194 Commercial St.](#) – To build a second and third floor egress on the east and west elevations of a structure;
 - x. [306 Commercial St., UB](#) – To replace 2 windows on the east elevation, replace a door with a window on the north elevation and add a bathroom window on the west elevation of a structure;
 - xi. [82 Commercial St.](#) – To amend a previously approved project by replacing an existing triple-gang double-hung kitchen window with 2 existing double-hung windows, replacing French doors with a triple-gang double-hung window unit and retaining an existing entrance door in its current location all on the north elevation of a structure; and
 - xii. [9 Atlantic Ave.](#) - To build a second story addition over 16' of the existing first floor and to add a 7' rear deck with a stairway for a second means of egress from the structure.
- d) **Review and approval of Minutes:** July 20, August 3, September 7, September 21, October 5, 2016, January 18 and February 15, 2017.

2. Public Hearings

Case #FY17-165

Application by **Papetsas Building Co., Inc.**, on behalf of **Tom Penque**, requesting to remove a rear deck and rebuild in the same footprint with a new post-and-rail-style system and to replace the roof under the deck with a rubber membrane and to remove and replace a block chimney with a red brick chimney on the structure located at **18 Franklin St., #2**.

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3. Work Session

Continue discussion with Town Counsel in regard to FEMA regulations and HDC decisions.

4. Executive Session: 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:

Discussing strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. (regarding 97 & 99 Commercial Street). Votes may be taken.

5. Any other business that shall properly come before the Commission

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

Thomas Biggert, Chairman

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