

Public Meeting December 6, 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, December 6, 2017, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session: VOTES MAY BE TAKEN

- a) **Update on potential violations reported to the Building Commissioner.**
- b) **18 W. Vine St. reconsideration.**
- c) **Determination 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 Public Hearing agenda on the December 20th Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
 - i. [4 Baker Ave.](#) – To modify an already approved plan (*waiting for new plan to sign*);
 - ii. [287 Bradford St.](#) – To replace a skylight;
 - iii. [15 Commercial St.](#) – To replace composite decking with azek decking;
 - iv. [25 Tremont St.](#) – To replace entrance doors in kind
 - v. [14 Center St., UF](#) – To re-shingle roof;
 - vi. [162 Bradford St., U3](#) – To replace a fence in kind;
 - vii. [349 Commercial St., UA](#) – To re-shingle front of structure;
 - viii. [577 Commercial St.](#) – to replace 6 skylights in kind;
 - ix. [7 Central St.](#) – To replace 8 windows in kind;
 - x. [232 Bradford St., U2](#) – To re-shingle structure;
 - xi. [309 Commercial St.](#) – To replace 4 windows and 1 door in kind;
 - xii. [14 West Vine St., #2](#) – To re-side;
 - xiii. [409A Commercial St.](#) – To replace existing decking with azek decking;
 - xiv. [10 Masonic Place, #3](#) – To replace decking in kind;
 - xv. [6 Cottage St.](#) – To amend a previously-approved plan;
 - xvi. [212-214 Commercial St.](#) – To replace skylights with a dormer on the north and south elevation of a structure;
 - xvii. [18 Pleasant St., U3](#) – To install new and replace existing windows and doors; and
 - xviii. [155 Bradford St.](#) – To remove decks, replace remaining railings and decking and to replace windows and doors.
- d) **Review and approval of Minutes:** June 1, July 20, August 3, September 21, October 5, 2016, February 1, February 15 and April 19, April 26, May 3, May 17, June 7, June 21, July 5, July 19, August 2, September 6, September 27, October 4 and October 18, 2017.

2. Public Comments: On any matter not on the agenda below

3. Public Hearings: VOTES MAY BE TAKEN

- a) **[HDC 18-056](#)** (*continued from the meeting of November 15th*)
Application by **Don DiRocco, of Hammer Architects**, on behalf of **Jay Anderson**, requesting to demolish an existing three-story structure and construct a new two-story structure on the south elevation of the property located at **53 Commercial Street, Rear**.

(Public Hearings continued on next page)

- b) [HDC 18-072](#) (continued from the meeting of November 15th)
Application by **Joaquin Wheeler**, on behalf of **Barbara Reynolds**, requesting to remove and replace an existing roof and install a skylight on the structure located at **462 Commercial Street**.
- c) [HDC 18-078](#) (continued from the meeting of November 15th)
Application by **Mark Kinnane, of Cape Associates, Inc.**, on behalf of **Barry Peskin**, to demolish and reconstruct a structure on a new foundation at the property located at **11 Brewster Street**.
- d) [HDC 18-101](#)
Application by **Pavel Fiodarau**, on behalf of **Jacqueline LaLonde**, requesting to add and reconfigure windows on a dormer, add a window in the attic to match existing windows and to replace a kitchen window on the structure located at **5 Dyer Street**.
- e) [HDC 18-107](#)
Application by **KA Bazarian**, on behalf of **509 Commercial Street, LLC**, requesting to raise a structure 9' to meet FEMA regulations, to remove and replace a deck and enclose the area beneath it on the south elevation and to construct a stairway for egress on the west elevation on the property located at **509 Commercial Street**.
- f) [HDC 18-108](#)
Application by **Robert A. Henrique**, on behalf of **Donald E. Butterfield**, requesting to replace a deck in-kind on the south elevation of the structure located at **43 Commercial Street, UB**.
- g) [HDC 18-109](#)
Application by **William N. Rogers, II**, on behalf of **Leonard Enos**, requesting to restore a fire-damaged building, including restoring a second floor dwelling unit, constructing a roof structure for a second floor seating area, adding a new means of egress deck and stairway and creating a new restaurant/bar area in the structure on the property located at **315A Commercial Street**.

4. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

- a) **HDC 17-124 & HDC 17-185: 82 Commercial St.;**
- b) **HDC 17-127: 307 Commercial St.;**
- c) **HDC 17-146: 355 Commercial St.;**
- d) **HDC 17-177: 309 Commercial St.;**
- e) **HDC 17-178: 288C Commercial St.**
- f) **HDC 17-217: 3 Cudworth St.;**
- g) **HDC 17-275: 10 Atlantic Ave.;**
- h) **HDC 17-281: 16 Prince St.;**
- i) **HDC 17-294: 48½ Bradford St.;**
- j) **HDC 17-258: 457 Commercial St.;**
- k) **HDC 17-296: 25 Tremont St.;**
- l) **HDC 18-001: 487 Commercial St.;**
- m) **HDC 18-003: 16 Carver St.;**
- n) **HDC 18-014: 30 Alden St., #1;**
- o) **HDC 18-017: 74 Commercial St.;**
- p) **HDC 18-021: 479 Commercial St.;**
- q) **HDC 18-028: 18 West Vine St.;**
- r) **HDC 18-029: 3 Cudworth St.;**
- s) **HDC 18-026: 22 Bangs St.;**
- t) **HDC 18-037: 6 Cottage St.;**

(Pending decisions continued on next page)

- u) **HDC 18-038: 25 Tremont St., #A1;**
- v) **HDC 18-039: 104A Bradford St.;**
- w) **HDC 18-043: 446 Commercial St.;**
- x) **HDC 18-051: 4 Mozart Ave., #3;**
- y) **HDC 18-054: 105 Commercial St.;**
- z) **HDC 18-055: 51 Commercial St., Shack;**
- aa) **HDC 18-064: 403 Commercial St.;**
- bb) **HDC 18-066 168 Bradford St. Ext;**
- cc) **HDC 18-073: 634 Commercial St.**

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

Posted by the Assistant Town Clerk www.provincetown-ma.gov 12/01/2017 9:30 am AR