

Public Meeting Agenda November 19, 2020

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, November 19, 2020.

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Provincetown Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>.

For this meeting, members of the public who wish to watch/listen and participate in the meeting may do so in the following manner:

1. Watch on PTV GOV Channel 18, as well as an online livestream of PTV GOV at <http://www.provincetowntv.org/watch.html>
2. To listen and participate in this meeting, dial **(833) 579-7589**. When prompted, enter the following conference number: **638 454 501** followed by the # key. Please do not speak until the chair asks for public comments or questions. Please mute your phone until you are called upon to speak.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Provincetown website an audio or video recording or other comprehensive record of proceedings as soon as possible after the meeting.

A. **Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

- 1) **ZBA 20-43** (*request to postpone to the meeting of December 3rd*)
Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2470, Parking Requirements, of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**
- 2) **ZBA 20-53** (*request to postpone to the meeting of December 3rd*)
Application by **Christopher Page**, on behalf of **The Pilgrim House**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to expand an existing full service restaurant space, add a live music venue for entertainment and reconfigure seats at the property located at **336 Commercial Street (Town Center Commercial Zone)**.

- 3) [ZBA 20-2012](#) (*postponed from the meeting of November 5th*)
Application by **Ted Smith**, on behalf of **John Gaitenby**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate a structure, including adding and extending decks, stairways and terraces, that will include extensions up and along a pre-existing, non-conforming northwest front elevation, a southwest side elevation, and a southeast rear elevation and to increase the building scale on the property located at **41 Bradford Street Extension. (Residential 1 Zone)**.
- 4) [ZBA 20-2014](#)
Application by **Christian Charette** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility/Garden Shed, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to place a shed up and along pre-existing, non-conforming rear and side yard setbacks on the property located at **30 Conant Street, U1 (Residential 3 Zone)**.
- 5) [ZBA 20-2015](#) (*request to postpone to the meeting of December 3rd*)
Application by **Robin B. Reid, Esq.**, on behalf of **Foxberry Inn, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to increase the size of 4 existing rooms and to add a new deck to 3 of those rooms, increasing the building scale, on the property located at **29 Bradford Street Extension (Residential 1 Zone)**.

B. Work Session VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

- 1) Vote to extend the May 28, 2020 Amendment and Minor Modification under the Board of Health Rule and Order with a new expiration date to be “until 60 days after the end of the state of emergency.
- 2) Pending Decisions:

ZBA 20-2011

Application by **Lee Kugler** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to rebuild a deck along a pre-existing, non-conforming north elevation in the same footprint on the property located at **116 Bradford Street, U2. (Residential 3 Zone)**.

ZBA 20-2013

Application by **William Sherr** requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Sheds, of the Zoning By-Laws to install a shed within pre-existing, non-conforming north side elevation and east rear elevation on the property located at **10 Cudworth Street (Residential 3 Zone)**.

- 3) Approve minutes of the November 5, 2020 meeting.
- 4) Any other business that may properly come before the Board

Jeremy Callahan, Chair

Posted by the Town Clerk: www.provincetown-ma.gov , 11/13/2020, 11:55 am AR