

**TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS
MEETING MINUTES OF
December 3, 2020**

Members Present: Daniel Wagner, Steven Latasa-Nicks, Peter Okun, Robert Nee, and Quinn Taylor.

Members Absent Jeremy Callahan, Susan Peskin, and Erik Borg (excused).

Others Present: Thaddeus Soulé (Town Planner).

Town Planner Thaddeus Soulé, the moderator of the meeting, introduced the virtual Public Hearing at 6:00 P.M. He then called the roll.

Chair Jeremy Callahan called the meeting to order.

Mr. Soulé then explained the reason the Public Hearing was being held in this manner, detailing how the Board, the applicants, and the public could participate remotely, and the meeting protocol.

A. Public Hearings:

ZBA 20-43 (*request to postpone to the meeting of December 17th*)

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)**. **Robert Nee moved to postpone ZBA 20-43 to the Public Hearing of December 17, 2020 at 6:00 P.M., Quinn Taylor seconded and it was so voted, 5-0 by roll call.**

ZBA 20-53 (*request to postpone to the meeting of December 17th*)

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)**. **Robert Nee moved to postpone ZBA 20-53 to the Public Hearing of December 17, 2020 at 6:00 P.M., Quinn Taylor seconded and it was so voted, 5-0 by roll call.**

ZBA 20-2015 (*request to postpone to the meeting of December 17th*)

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). There was a request by the applicant to postpone to the Public Hearing of December 17, 2020 at 6:00 P.M. *Robert Nee moved to grant the request to postpone ZBA 20-2015 to the Public Hearing of December 17, 2020 at 6:00 P.M., Quinn Taylor seconded and it was so voted, 5-0 by roll call.*

B. Work Session:

1) **Pending Decisions:**

ZBA 20-2011

Application by **Lee Kugler** seeking 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)**. *Robert Nee moved to approve the language as written, Quinn Taylor seconded and it was so voted, 4-0 by roll call.*

ZBA 20-2012

Application by **Ted Smith**, on behalf of **John Gaitenby**, 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 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 elevations, and a southeast rear elevation and to increase building scale on the property located at **41 Bradford Street Extension (Residential 1 Zone)**. *Robert Nee moved to approve the language as written, Quinn Taylor seconded and it was so voted, 4-0 by roll call.*

ZBA 20-2013

Application by **William Sherr** seeking 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)**. *Quinn Taylor moved to approve the language as written, Peter Okun seconded and it was so voted, 4-0 by roll call.*

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)**. *Peter Okun moved to approve the language as written, Quinn Taylor seconded and it was so voted, 4-0 by roll call.*

2) **Approval of minutes: November 19, 2020:** *Robert Nee moved to approve the language as written, Quinn Taylor seconded and it was so voted, 5-0 by roll call.*

4) **Any other business that may properly come before the Board:** None.

NEXT MEETING: The next virtual meeting will take place on Thursday, December 17, 2020. It will consist of a virtual Public Hearing at 6:00 P.M. followed by a Work Session.

ADJOURNMENT: *Robert Nee moved to adjourn the meeting at 6:10 P.M., Peter Okun seconded and it was so voted unanimously by roll call.*

Respectfully submitted,

Ellen C. Battaglini

Approved by Thaddeus Soulé on behalf of the Zoning Board of Appeals on December 17, 2020