

## Public Meeting January 14, 2021

The Provincetown Planning Board will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, January 14, 2021, in Provincetown, MA.

### **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: 455 684 438, then press #. Please do not speak until the chair or the meeting moderator asks for public comments or questions. If possible, 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.

#### **AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AND VOTES MAY BE TAKEN ON ANY ITEM**

1. **Public Comment:**
2. **Consent Agenda:** Approval without objection required for the following item:

3. **Public Hearings:**

**PLN 20-2013** *(continued from the meeting of November 12<sup>th</sup>)*

Application by **Richard Figueroa**, on behalf of **Curaleaf**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B14, Marijuana Establishments, Retail, of the Zoning By-Laws to expand a retail marijuana establishment at the property located at **170 Commercial Street (Town Center Commercial Zone)**.

**PLN 20-2030**

Application by **Jay Abbiuso** seeking a Special Permit pursuant to Article 4, Section 4015 a., 1), Site Plan Review by Special Permit, and Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, to develop a vacant land by constructing a total of 12 dwellings, 2 of which will be community housing units, in 4 duplex units and 4 cottages on the property located at **286.5 Bradford Street**.

**PLN 20-2031**

Application by **Lester J. Murphy, Esq.** requesting Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to renovate an existing single family residence, including constructing an addition and a detached garage/artist's studio on the property located at **32 Point Street**.

**PLN 20-2032**

Application by **William N. Rogers, II** seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (4), of the Zoning By-Laws to renovate a structure whose curb cut is 25% larger than the existing or proposed street frontage, including adding dormers on the south elevation, extending a deck and adding stairs on the east elevation, and constructing a one-story addition over an existing kitchen and storage area, replacing stairs and an entryway and enclosing an elevator on the north elevation on the property located at **429 Commercial Street** with requested waivers from Article 4, Sections 4035 (b), 4035 (c), 4053 (1)(b) and (2) (d), and 4600.

4. **Work Session:**

a) Pending Decisions:

**PLN 20-2009**

Application by **Lester J. Murphy**, on behalf of **Jay Anderson**, seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a.1) and a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, A1b, Two-Family Dwelling, for the redevelopment of a site to authorize the construction of two single-family structures, resulting in three or more residential units, on the property located at **53 Commercial Street** with requested waivers from Article 4, Sections 4163, Residential Design Standards, (2) and (3) and 4035, Review Criteria, (2).

**PLN 20-34**

Application by **Keith LeBlanc**, of **LeBlanc Jones Landscape Architects**, seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws for changes to parking, stairs, and walkways, and adding a wood deck, and installing a pre-fabricated swim spa, an outdoor shower, retaining walls and native plantings on the property located at **14 Thistlemore Road**.

**PLN 20-2014**

Application by **Eric Larsen**, on behalf of **Corinne LeGoff & Sharon Pollack**, requesting Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to construct a garage and an entryway on the property located at **16 Creek Round Hill Road**.

- b) Minutes of November 12 and December 10, 2020.
- c) Any other business that may properly come before the Board.

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Brandon Quesnell, Chair

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) , 01/08/2021, 9:30 am AR

Revised 01/11/2021, 1:20 pm AR