



# Meeting Agenda

The Provincetown Planning Board will hold a remote public meeting on Thursday, June 10, 2021 at 6:00 P.M.

## THIS IS A REMOTE PARTICIPATION MEETING

In keeping with Governor Baker's Executive Order of March 12, 2020; "Order Suspending Certain Provisions of the Open Meeting Law" – All Participation for Town Residents will be by Remote Access. If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end. The public is encouraged to download the **Microsoft Teams** meeting app.

Joining the Meeting: [Click here to join the meeting](#)

**Microsoft Teams:** Join on your computer or mobile app

**Phone:** Or call in (audio only) [\(833\) 579-7589](tel:8335797589) Phone Conference ID: 462 001 572#

### To Participate during public comment:

- Teams: Raise hand to be called on to speak; or
- Phone: Speak name clearly to be called on to speak.

### Please do not speak again until acknowledged by Chair or meeting moderator.

- Keep your phone muted at all times when not talking (\*6 to mute & unmute your phone);
- Do not use speakerphone, Bluetooth devices (speakers or headphones); and
- Mute all background noises, including PTV, television or computer and use only phone audio.

## AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AND VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

### 1. Public Comment:

### 2. Public Hearings:

**PLN 21-12** (continued from the meeting of May 13<sup>th</sup>)

Application by **Lester J. Murphy, Esq.**, on behalf of **Shank Painter Associates, Inc.**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (2), for developments consisting of more than 2,000 sq. ft. of commercial area, and a (5), for new construction or any excavation, land removal, or earth moving of more than 750 cu. yds. that will alter the topography from

natural grade, of the Zoning By-Laws for the construction of a three-story structure containing twenty-eight 4-person dormitory units, 5 studio apartments, ten 1-bedroom apartments and 1 two-bedroom apartment on the property located at **207 Route 6** with requested waivers from Article 4, Sections 4035 b. and referring to Section 4163, and 4053 (1)(b).

**PLN 21-13** *(continued from the meeting of May 13<sup>th</sup>)*

Application by **Lester J. Murphy, Esq.**, on behalf of **Shank Painter Associates, Inc.**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws for the construction of a three-story structure containing twenty-eight 4-person dormitory units, five studio apartments, ten 1-bedroom apartments and one 2-bedroom apartment on the property located at **207 Route 6**.

**PLN 21-14**

Application by **Lester J. Murphy, Esq.**, on behalf of **Dol-Fin Development, LLC**, seeks Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to construct 7 new residential units on the property located at **50 Nelson Avenue**.

**PLN 21-15**

Application by **Lester J. Murphy, Esq.**, on behalf of **Dol-Fin Development, LLC**, seeks Site Plan Review by Special Permit pursuant to Article 4, Sections 4015, Site Plan Review by Special Permit, a. (1) for an increase in residential units resulting in three or more, and (5) for the excavation, land removal, or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade, and 4180, Inclusionary and Incentive By-Law, for the construction of 7 new residential units; 1 of which will be located on-site and deed-restricted as affordable, and 1 for which the Town will receive a payment in lieu on the property located at **50 Nelson Avenue**.

3. **Work Session:**

a) Pending Decisions:

**PLN 21-4**

Application by **Robin B. Reid, Esq.**, on behalf of **100 Bayberry, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, A1b1., Two Family Dwelling, and Article 4, Section 4180, Inclusionary and Incentive By-Law, and Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a.(1), for developments consisting of the aggregate of three or more residential units, of the Zoning By-Laws to add a modest two-family duplex on the property located at **18 Winslow Street** with requested waivers from Article 4, Sections 4163 (2) and (3) and 4600.

**PLN 21-5**

Application by **Robin B. Reid, Esq.**, on behalf of **100 Bayberry, LLC**, seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of

the Zoning By-Laws to add modest two-family duplex to an existing single-family site on the property located at **18 Winslow Street**.

**PLN 21-8**

Application by **Christine Barker** seeking a Special Permit pursuant to Article 2, Sections 2314, Special Permit Uses, 2440, Permitted Principal Uses, A2, Multi-Family Dwelling, 2., four units or more, 2560, Dimensional Schedule, footnote 8, 4120, Density Schedule, 4150, Green Area, and 4180, Inclusionary and Incentive By-Law, of the Zoning By-Laws to demolish a pre-existing, non-conforming condemned structure and reconstruct it as a new, mixed-use structure consisting of 31 hotel units, 4 residential condominium units, a restaurant/bar, a meeting space, and a ground-level parking area, as well as the reconstruction of a former pier serving the property located at **227R Commercial Street**.

**PLN 21-9**

Application by **Christine Barker** seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (1), for developments resulting in an increase of residential units that will result in 3 or more on a parcel, and a (2), for developments consisting of more than 2,000 sq. ft. of new commercial area from natural grade, of the Zoning By-Laws to construct a new, mixed-use structure consisting of 31 hotel units, 4 residential condominium units, a restaurant/bar, a meeting space, and a ground-level parking area, as well as the reconstruction of a former pier serving the property located at **227R Commercial Street** with requested waivers from Article 4, Sections 4035 b., referring to Section 4163 3., and 4035 h, referring to Article 3, Section 3432 c.

**PLN 21-11**

Application by **Hennep, Inc., Andrew Koudijs, President**, seeking a Special Permit pursuant to Article 2440, Permitted Principal Uses, B14, Marijuana Establishments, Retail, of the Zoning By-Law to re-design an existing retail establishment and sell marijuana products at the property located at **246 Commercial Street**.

b) Minutes: May 27, 2021.

c) Any other business that may properly come before the Board.

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

Paul Graves, Chair

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) , 06/04/2021, 8:30 am AR