

# Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, January 13, 2022, at 6:00 P.M. in the Judge Welsh Room at Town Hall, 260 Commercial St., Provincetown MA 02657.

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

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: 701 345 510#

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 ITEM**

1. **Public Comment:**

2. **Public Hearings:**

**PLN 21-14** (continued from the meeting of December 9<sup>th</sup>)

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** *(continued from the meeting of December 9<sup>th</sup>)*

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**.

**PLN 21-26** *(continued to the meeting of January 27<sup>th</sup>)*

Application by **Wayne Tavares**, on behalf of **Michael J. Shuster et vir.**, seeking Site Plan Review pursuant to Article 2, Section 2320, High Elevation Protection District B, of the Zoning By-Laws to construct retaining walls, stepped terraces (plateaus), a shed, and a swimming pool on the property located at **99 Bayberry Avenue**.

**PLN 21-27** *(continued from the meeting of December 23<sup>rd</sup>)*

Application by **William N. Rogers, II**, on behalf of **Elizabeth Athineos et al.**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, a. (4), Site Plan Review by Special Permit, of the Zoning By-Laws for developments of commercial properties that have curb cuts greater than 25% of their existing or proposed street frontage to construct a first-floor addition over an existing basement roof/walkway and a 4.5' by 18' egress deck and stairs on the property located at **63 Shank Painter Road**.

**PLN 21-32**

Application by **Christopher J. Snow, Esq.**, on behalf of **Tri-T, LLC**, seeking a Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive By-Law, for a development that will result in a net increase of two or more dwelling units on the property located at **22 Nelson Avenue**.

**PLN 21-33**

Application by **Christopher J. Snow, Esq.**, on behalf of **Tri-T, LLC**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1) & (5), of the Zoning By-Laws for a development that will result in an increase of residential units to three or more and will result in new construction or any excavation, land removal, or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade on the property located at **22 Nelson Avenue**.

**PLN 21-34**

Application by **Robin B. Reid, Esq.**, on behalf of **Howard Burchman**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1), of the Zoning By-Laws for renovations that will result in an increase of residential units to three or more resulting from the conversion of a guesthouse to three

dwelling units on the property located at **12 Center Street**.

3. **Work Session:**

a) **Draft Zoning Bylaw Amendment discussion**

b) **Approval Not Required:**

**PLN 21-35**

Application by **DTODD, LLC** for endorsement of a plan believed not to require approval (ANR) to combine two parcels at **66 & 72 West Vine Street (Map 6-1, Parcels 11 & 12)** to form one lot containing the minimum area & frontage on a public way and in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P.

c) **Pending Decision:**

**PLN 21-31**

by **Ginny Binder**, on behalf of **Hal Winard**, seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (1), Site Plan Review by Special Permit, of the Zoning By-Laws to add a dwelling unit to a structure that will result in three or more residential units on the property located at **206 Commercial Street**.

d) **Minutes:** December 9 and 23, 2021

e) **Any other business that may properly come before the Board:**

Paul Graves, Chair

Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) , 01/07/2022, 9:30 am AR