

Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, February 24, 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: 907 916 477#

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 February 10th)

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 February 10th)*

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 from the meeting of February 10th)*

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 21-32 *(postponed from the meeting of March 10th)*

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 *(postponed from the meeting of March 10th)*

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 22-2

Application by **Paul Muldoon**, on behalf of **TMW Properties, LLC Prov Series**, seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a., (5), Site Plan Review by Special Permit, of the Zoning By-Laws to excavate, remove land, or earth move more than 750 cu. yds. that will alter the topography from natural grade to remove and reconfigure an existing retaining wall and stair structure abutting a recessed parking area on the property located at **28 Bradford Street**.

3. **Work Session:**

a) **Draft Zoning Bylaw Amendment discussion.**

b) **Pending Decisions:**

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**.

PLN 22-1

Application by **Ted Smith**, on behalf of **John R. Lamb et vir.**, requesting Site Plan Review pursuant to Article 2, Section 2320 (B), High Elevation Protection District (B), of the Zoning By-Laws to reconfigure entry steps, an entry vestibule, and a stair from a west facing deck down to grade, to add a covered porch in front of the modified entry vestibule on the east elevation and an outdoor shower, and to enlarge two dormers on the property located at **9 Telegraph Hill Road**.

c) **Minutes:** January 13 and 27, and February 10, 2022.

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

Paul Graves, Chair

Posted by the Town Clerk www.provincetown-ma.gov , 02/18/2022, 9:20 am AR