

# Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, March 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: 652 487 403#

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. [Proposed Zoning By-Law changes](#): To hear comments from the public and vote on the following proposed amendments to the Provincetown Zoning Bylaws for the April 4, 2022 Annual Town Meeting Warrant, as well as any proposed petitioned articles concerning land use or development: **A copy of these proposed Zoning Bylaw changes is available for public inspection at the Office of the Town Clerk, Provincetown Town Hall, 260 Commercial Street, Provincetown, MA 02657.**

2. **Public Comment:**

3. **Public Hearings:**

**PLN 21-26** *(continued from the meeting of February 24<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 21-32** *(continued from the meeting of March 10<sup>th</sup>)*

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** *(continued from the meeting of March 10<sup>th</sup>)*

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**.

4. **Work Session:**

a) **Approval Not Required:**

**PLN 22-5**

Application by **DTODD, LLC** for endorsement of a plan believed not to require approval (ANR) to modify the property located at **72 West Vine Street (Map 6-1, Parcel 12)** 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.

b) **Pending Decision:**

**PLN 22-4**

Application by **Kurt Raber**, on behalf of **Riley Brothers Realty, LLC**, seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015, a. (2), (4), and (5), Site Plan Review by Special Permit, of the Zoning By-Laws to renovate an existing bike shop, including combining dwelling units on the second and attic floors of an existing structure to make a three-bedroom dwelling unit, demolishing and removing an existing dwelling unit in the rear, and constructing a new building with a bicycle storage on the first floor and two new two-bedroom dwelling units on the second floor on the property located at **136 Bradford Street**.

c) **Minutes:** March 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](http://www.provincetown-ma.gov) , 03/18/2022, 9:35 am AR

Revised 03/22/2022, 9:15 am AR