

Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, April 14, 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: 337 454 761#

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 21-26 (continued to the meeting of April 28th)

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 24th)

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 24th)

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**.

3. **Work Session:**

a) **Minor Modification:**

PLN 22-7

Application by **Ginny Binder**, on behalf of **350 Bradford Street Condominium** seeking a minor modification of a previously approved Site Plan C2.1.1, entitled, "Plan Showing Proposed Site Layout and Materials", drawn by David J. Michniewicz, issued 4/12/18, to add hardscaping to Units 9-13, taking the green space from 16,767sq. ft. to 13,663 sq. ft., a reduction of 3,104 sq. ft. on the property located at **350 Bradford Street, U9**.

b) **Approval Not Required:**

PLN 22-6

Application by **Jack Landers-Cauley**, on behalf of **Tri-T, LLC**, for endorsement of a plan believed not to require approval (ANR) to combine two lots located at **22 & 22R Nelson Avenue (Map 9-2, Parcel 13, Lot 9 and Map 9-2 Parcel 12, Lot A)** into 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:** None.

d) **Minutes:** March 24, 2022.

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

Paul Graves, Chair

Posted by the Assistant Town Clerk www.provincetown-ma.gov , 04/08/2022, 9:20 am AR