

Meeting Agenda

The Provincetown Planning Board will hold a Public Meeting on Thursday, May 26, 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: 668 459 47#

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 June 9th)

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 to the meeting of June 23rd)*

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 to the meeting of June 23rd)*

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 22-8 *(request to postpone to the meeting of June 9th)*

Application by **Dave Krohn**, on behalf of **DTODD, LLC**, seeking Site Plan Review pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws to relocate 3 parking spaces on the property located at **66 West Vine Street**.

PLN 22-9 *(request to postpone to the meeting of June 9th)*

Application by **Dave Krohn**, on behalf of **DTODD, LLC**, seeking Site Plan Review pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws to modify parking on the property located at **72 West Vine Street**.

3. **Work Session:**

a) **Advisory Opinion:** **PLN 22-13** To create (5) new dwelling units as (2) two-family and (1) single-family buildings. One of the five units will be a built Community Unit (affordable dwelling) on the property located at **27 Winthrop Street**.

b) **Letter of recommendation for the Open Space and Recreation Plan**

c) **Pending Decision:**

PLN 22-11

Application by **Bill Fornaciari**, on behalf of **Woods-Shields Joint Living Trust, J.E. Woods & S.J. Shields, Trustees**, seeking a Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to remove an existing porch and replace it with a new enclosed room, expand a deck, and move the front door location on the structure located at **51R Harry Kemp Way, U1**.

a) **Approval of Minutes of May 12, 2022:**

b) **Any Other Business:**

Paul Graves, Chair

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