



## Zoning Board of Appeals

# Meeting Agenda

The Provincetown Zoning Board of Appeals will hold a Public Meeting followed by a Work Session on Thursday, September 15, 2022, at 6:00 P.M. in the Judge Welsh Room at Town Hall, 260 Commercial Street, 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: 650 750 754#

**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.

A. **40B Presentation by Ezra Glenn, Executive Director of Public Planning, Research, & Implementation, Inc.**

B. **Public Hearings:**

1) **ZBA 22-55**

Application by **Lindsey Gael**, of **The Community Builders, Inc.**, seeking a Comprehensive Permit pursuant to Article 5, §5224, Comprehensive Permits, of the Provincetown Zoning By-Laws, M.G.L. Chapter 40B, §§20-23, 760 CMR 56, and the Massachusetts Department of Housing and Community Development's Comprehensive Permit Guidelines to create 65 units of affordable and mixed income rental housing on the property located at **3 Jerome Smith Road (Residential 3 Zone)**. Applicant requests waivers from Article 2, §2440, A2, §2560, §2600 and Article 4, §4000.

Submitted By: Jeremy Callahan, Chair

Posted: Town Hall, [www.provincetown-ma.gov](http://www.provincetown-ma.gov); 09/09/2022, 8:20 am AR