



Zoning Board of Appeals

Meeting Agenda

The Provincetown Zoning Board of Appeals will hold a Public Meeting followed by a Work Session on Thursday, December 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: 182 514 932#

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 OF THE AGENDA ITEMS BELOW

MEETING WILL END AT 9:00 P.M. AND ANY APPLICATIONS NOT YET CONSIDERED WILL BE POSTPONED TO THE NEXT HEARING

A. **Appointment of Steven Latasa-Nicks as an Alternate Member:**

B. **Public Hearings:**

1) **ZBA 22-72**

Application by **Tim Maher** seeking a Special Permit pursuant to Article 3, Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a structure on the property located at **963 Commercial Street, U23 (Residential 1 Zone)**.

2) **ZBA 22-73**

Application by **Mark Bove**, on behalf of **William M. Fraher et al.**, seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to replace a 64 sq. ft. shed with a 112 sq. ft. shed with the same pre-existing, non-conforming setbacks on the property located at **2A Browne Street (Residential 3 Zone)**.

3) **ZBA 22-74**

Application by **Robin B. Reid, Esq.**, on behalf of **28-32 Standish Street Property, Ltd.**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws for the addition of a deck to a structure that will result in a building scale that is above the maximum allowable scale for the neighborhood on the property located at **28-32 Standish Street (Residential 3 Zone)**.

4) **ZBA 22-75**

Application by **Ted Smith**, on behalf of **Orchard East, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate a structure resulting in an increase in scale above the allowable neighborhood scale, including adding two dormers; one on the south and one on the north elevation, extending a second floor to the east, and constructing a new porch on the west elevation up and along a pre-existing, non-conforming front yard setback and extending along a pre-existing, non-conforming condition pertaining to the required distance between buildings on the property located at **25 Conant Street (Residential 3 Zone)**.

B. **Work Session: VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

1) **Pending Decisions:**

ZBA 22-52

Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Kenneth M. Grandberg et ux.**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to remove an existing one-story addition and replace it with a two-story addition on the rear of the structure up and along a pre-existing, non-conforming rear yard setback and to increase the

building scale above the allowed neighborhood average on the property located at **558 Commercial Street, UB (Residential 2 Zone)**.

ZBA 22-68

Application by **Sheila Kaiser**, on behalf of **EH Realty, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to remove rear wings and appendages and rebuild a pre-existing, non-conforming structure in the existing footprint and to construct an addition on the rear, thereby increasing the scale in excess of the allowable by right volume increase on the property located at **90 Bradford Street (Residential 3 Zone)**.

ZBA 22-70

Application by **Eric Auger**, on behalf of **Joseph A. Asermely et vir.**, seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility/Garden Shed, of the Zoning By-Laws to install a shed on the property located at **4 Browne Street (Residential 3 Zone)**.

ZBA 22-71

Application by **Robin B. Reid, Esq.**, on behalf of **Treved Holdings, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B, Business, B5, Restaurants, Bars, Entertainment, of the Zoning By-Laws to allow expanded liquor service and limited food service to the existing innkeepers license at the premises located at **22 Commercial Street (Residential 1 Zone)**.

- 2) Approve Minutes: December 1, 2022 meeting.
- 3) Any other business that may properly come before the Board:

Submitted By: Jeremy Callahan, Chair

Posted: Town Hall, www.provincetown-ma.gov; 12/09/22 8:16 am, EP