

Minutes May 4, 2016

The Provincetown Historic District Commission Work Session at 3:30 PM and Public Hearing at 4:00 PM on Wednesday, June 1, 2016, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

Members present: David McGlothlin (DM), Acting Chair; Martin Risteen (MR); Mark Westman (MW); Lisa Pacheco-Robb (LPR) – *arrived late*; Laurie Delmolino (LD) – *arrived late*.

Members Absent: Thomas Biggert; Marcene Marcoux.

Staff present: Gloria McPherson (GM), Town Planner.

1. Administrative Reviews

- a) **34 Commercial St.** – for the installation of a 6-ft wood board fence for swimming pool enclosure.
Frank Monte (sp), owner, presented; vertical boards to go full 6' height in lieu of lattice work; existing fence sits along southern exposure.
MW made a motion to approve as presented. DM seconded the motion and it passed, 3-0-0: MW, MR, DM.
- b) **63 Commercial St.** – for the replacement of deck railings with a PVC rail system.
No one presented.
DW made a motion to approve as presented. MW seconded the motion and it passed, 4-0-0: MW, LPR, MR, DM.
- c) **366 Commercial St.** – for the removal of a cobble wall at property line.
Francine D'Olimpio, Rebecca Matarazzi, owners of the past eight years, presented. DM recused; LPR, Acting Chair.
Ms. D'Olimpio said the issue has become one of safety with people climbing on the structure and falling; seeking to replace wall with rose bushes along the same line. MW said he would be fine with the bushes. MR spoke of the wall as a distinctive piece of Town's architecture but had no problem with the request due to safety. Ms. Matarazzi said the wall was fieldstone and not original to the property and which hails from the 1960s or 70s.
MW made a motion to approve as presented. LPR seconded the motion and it passed, 3-0-0: MW, MR, LPR.
- d) **227 Commercial St.** – for the replacement of two wooden steps to front deck.
No one presented.
DM made a motion to accept as presented. LPR seconded the motion and it passed, 5-0-0: LPR, MW, MR, LD, DM.
- e) **169 Bradford St.** – for installation of granite front steps rather than previously approved brick.
Regina Binder presented; spoke in favor of a simpler construct.
DM made a motion to a accept as presented. MW seconded the motion and it passed, 5-0-0: MW, LPR, MR, LD, DM.

2. And any other Administrative Review applications that could not be reasonably anticipated

335 Commercial Street - Discussion with Dermot O'Neill regarding revised venting at the rear of the Squealing Pig.

Dermot O'Neill presented. GM said there's been a bit more discussion than is standard regarding vents in this case. Mr. O'Neill said that since the previous presentation it was determined by the contractor that the installation as presented could not be facilitated. LD asked per captured balusters. DM noted the railing system appears unfinished. Mr. O'Neill said he has an artist who is promising to make the structure enclosed. MR expressed concern for the project.

Nancyann Meads, owner of Café Edwige, abutter, spoke from the public stating her understanding that the Pig vents were to be placed on the east side and higher than the roof so as not to impact on her businesses' deck service; food and other smells are intrusive with the apparatus less than 10' away from her own property. Mr. O'Neill replied that he would look into raising up the vents to improve the situation.

DM questioned if the vents are brought to Code how the HDC is expected to proceed on the matter. GM confirmed that the vents are visible from a public way. DM advised Mr. O'Neill to return with more detailed plans, including photos with a fuller perspective. LPR asked of an alternative to the zig-zag. MW asked GM to check with the Building Inspector and Town Consul.

3. Review and approval of Minutes

None fielded.

4. Any other business that shall properly come before the Commission

None fielded.

5. Public Hearings

- a) **Case #FY16-66** (continued from the meeting of April 20) Application by Peter McDonald on behalf of Gary Timmerman and Todd Allen Olson requesting to construct a single-story addition to the existing structure at the property located at 14 Prince Street.
Peter McDonald presented; proceeded knowing that there would be only three sitting Board members on the case. DM, LD recused; LPR, Acting Chair.
Mr. McDonald went through the changes including removal of the entry, 4' shorter sides and the ridge lowered by 3', which MW noted were all within the HDC's previous requests and said the focus is now better made on the main house. LPR said she still felt it could be shorter in length but would not object as the design is in character for other looks in Town.
MW made a motion to approve as presented. LPR seconded the motion and it passed, 3-0-0: MW, MR, LPR.
- b) **Case #FY16-73** Application by Pavel Fiodarau on behalf of Marcus Builders LLC requesting to demolish existing garage structure; demolish existing chimney and replace with faux chimney and remove a window on the east side of the building at the property located at 384 Commercial Street.
Pavel Fiodarau presented; requested removal of the garage be eliminated from the application; said window to be removed is next to the neighbor's property and not visible from a public way; chimney to be replaced in same location.
No public comments. GM referenced two letters on file relating to garage demolition.
MW made a motion to approve as presented with the exception that demolition of the garage is not included. LD seconded the motion and it passed 5-0-0: MW, LD, LPR, MR, DM.

- c) **Case #FY16-78** Application by Tom Thompson on behalf of Richard Macara requesting to remove existing garage doors, enclose the first-floor area of bump-out, and install new windows and doors at the rear of the building for the property located at 35 Alden Street.
 John DeSousa and Tom Thompson presented. Mr. DeSousa said new door proposed as French sliders; structure built in 1984 but roll-up garage doors no longer serve a purpose and the owners seek to allow in a bit more light. Mr. DeSousa stated applicable HDC bylaws.
 MR said he conducted a site visit and felt these plans will be an improvement.
 No public comments or letters.
 LD made a motion to approve as applied. LPR seconded the motion and it passed, 5-0-0: LD, LPR, MW, MR, DM.
- d) **Case #FY16-75** Application by Tom Thurston requesting to add a screen porch at the west side of the rear wing at the property located at 258 Bradford Street.
 Tom Thurston presented; said he is considering installing a doorbell with camera but that the house has otherwise been historically retained; not visible from a public way.
 DM read a letter of support from a neighbor at 258A Bradford St.
 LPR made a motion to accept as drawn. MW seconded the motion and it passed, 4-0-0: LPR, LD, MW, MR, DM.
- e) **Case #FY16-79** Application by Michael Czyoski on behalf of John Ciluzzi requesting to replace picture windows at the property located at 39 Commercial Street.
 Michael Czyoski presented; location is Masthead Resort. MR said plans are appropriate.
 No public comments or letters.
 LPR made a motion to accept as presented. MW seconded the motion and it passed, 4-0-0: LPR, MW, MR, DM, in favor. LD, recused.
- f) **Case #FY16-81** Application by Cotuit Solar on behalf of John Zaner requesting to install a roof-mounted solar array at the property located at 4 Priscilla Alden Road.
 Joe Hackler with Cotuit Solar presented; said the 6 module/three row rectangular system will be visible from Priscilla Alden and Commercial St.
 No public comments or letters.
 LPR made a motion to accept as presented with the condition that the array be centered on the roof and revised plans submitted for accuracy. No one seconded. Motion passed, 5-0-0: LPR, MW, MR, LD, DM.
- g) **Case #FY16-82** Application by SolarCity on behalf of Don Collins requesting to install a roof-mounted solar array at the property located at 140 Bradford Street Unit 2.
 Nathan Tissot with Solar City presented; said 15 panels are proposed for a low-pitched roof, and can offer solid black instead of blue if HDC preferred; shared improved site photos.
 No public comments or letters.
 MR and GM related a preference for alignment, which Mr. Tissot said would not be an issue. MR favored black on black panels, as did the other Commissioners.
 MW made a motion to approve with the condition that an aligned array be employed with submitted drawings to reflect this design flow and that black-on-black panels are utilized. LPR seconded the motion and it passed, 4-0-0: MW, MR, LD, LPR. DM, recused.
- h) **Case #FY16-83** Application by Cape Associates on behalf of David Klipper requesting to install a skylight at the property located at 493 Commercial Street Unit 13.
 Josh Piper of Cape Associates presented; reported no visibility from a public way.
 LPR made a motion to accept as presented. LD seconded the motion and it passed, 5-0-0: LPR, LD, MW, MR, DM.
- i) **Case #FY16-84** Application by Tom Thompson on behalf of Clyde Mellert requesting to build a

shed dormer and two skylights at the property located at 389 Commercial Street.

John DeSousa and Tom Thompson presented. Mr. DeSousa said 383 and 389 comprise the structure with 389 at the eastern façade; proposed dormer quite small, skylights at 21"x38" and nearly obscured but viewable from an angle; painted trim boards and matching cedar shingles.

No public comments or letters.

MW made a motion to accept as submitted LD seconded the motion and it passed, 5-0-0: MW, LD, LPR, MR, DM.

- j) **Case #FY16-85** Application by Brown Lindquist Fenuccio and Raber Architects on behalf of Provincetown Marina LLC requesting to renovate the pier office building at the property located at 9 Ryder Street Extension (Building 1).
- k) **Case #FY16-86** Application by Brown Lindquist Fenuccio and Raber Architects on behalf of Provincetown Marina LLC requesting to renovate the pier restroom and laundry building at the property located at 9 Ryder Street Extension (Building 2).
- l) **Case #FY16-87** Application by Brown Lindquist Fenuccio and Raber Architects on behalf of Provincetown Marina LLC requesting to renovate the pier seasonal staff quarters building at the property located at 9 Ryder Street Extension (Building 3).

Tom Swensson of Brown, Linquist, Fenuccio & Raber, and Charles Lagasse, co-owner, presented. Mr. Swensson gave an overview of all three applications for the Pier buildings in disrepair and which they hope to have open and operational by Memorial Day Weekend; much of the structure to remain and appear as exists; 8' sliders in Building one to be replaced with 6' sliders; employee housing to be brought up to Code; correcting work which has been done in the past without permits or approvals; appropriating more appealing signage.

Mr. Lagasse said he and his wife's plans are to revamp the Pier and make it better utilized by the public for many years to come, including a Harbor Walk to extend to Ryder St.

Mr. Swensson expressed building materials for Buildings 1 & 2 as white cedar shingles, PVC trim to be painted gray, vinyl windows with 1x4 trim to match. LD suggested the location allows for more liberal use of creativity. LPR asked per buildings' history which Mr. Swensson said are from late 1960s/70s. LPR said she was fine with all three building proposals but would advise the applicant to savor and maintain the quirky, as did MW and MR.

No public comments or letters on Buildings 1, 2 or 3.

MW made a motion to approve Building 1 as presented. LD seconded the motion and it passed, 5-0-0: MW, LD, LPR, MR, DM.

Mr. Swensson highlighted window replacements for Building 2, the dressing rooms and laundry facilities; added ADA compliant extension out to 5'.

LPR made a motion to approve Building 2 as presented. LD seconded the motion and it passed, 5-0-0: LPR, LD, MW, MR, DM.

Mr. Swensson said the biggest change to Building 3 is an added apartment on the second level; flat roof on northwest elevation with cooling tower to be removed; shed dormer addition with roof to match existing; casement windows as egress for housing; single unit downstairs with three bedrooms; full-lite doors.

MW made a motion to approve Building 3 as presented. LD seconded the motion and it passed, 5-0-0: MW, LD, LPR, MR, DM.

DM made a motion to adjourn the meeting at 5:42pm. LD seconded the motion and it passed, 5-0-0: LD, LPR, MW, MR, DM.

Respectfully submitted,
Jody O'Neil