

Meeting Agenda

The Provincetown Planning Board will hold a Public Hearing at 6:00 P.M., followed by a Public Meeting and a Work Session on Thursday, April 13, 2023, in the Judge Welsh Room at Town Hall, 260 Commercial St., Provincetown MA 02657.

Pursuant to Chapter 2 of the Acts of 2023, 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: 239 194 272#

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 from the meeting of March 23rd)

Application by **Michael J. Shuster and Richard L. McCracken** 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**. This is a remand, pursuant to the direction of the Land Court, back to the Planning Board with a redesign of the applicants' previous proposal.

PLN 23-12

Application by **Lena Strauss**, on behalf of **LCOF Provincetown Invest, LLC**, seeking a Special Permit pursuant to Article 4, Section 4015, a. (4) and (5), Site Plan Review by Special Permit, of the Zoning By-Laws to install 12 Tesla charging stalls, requiring excavation, land removal, or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade on a property that has a curb cut of greater than 25% of its existing street frontage at **698 Commercial Street**.

PLN 23-14

Application by **Thomas Egan** seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to replace a shed used as an artist's studio on the property located at **174 Bradford Street**.

3. **Work Session:**

a) **Approval Not Required:**

PLN 23-9 *(continued from the meeting of March 9th)*

Application by **Doug Dolezal**, on behalf of **Thomas Myers & Joseph Casto**, for the endorsement of a plan believed not to require approval (ANR) to divide one lot at **27 Winthrop Street (Map 7-4, Parcel 32)** into two parcels containing the minimum area and frontage on a public way and in accordance with the Provincetown Zoning By-Laws and M.G.L. c. 41, s. 81P.

b) **Pending Decisions:**

PLN 23-8

Application by **Doug Dolezal**, on behalf of **Thomas G. Myers et al.**, seeking a Special Permit pursuant to Article 4, Sections 4180, Inclusionary and Incentive Zoning By-Law, and a Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (1), Site Plan Review by Special Permit, of the Zoning By-Laws to create 5 new dwelling units, including one affordable dwelling unit, on one lot and a two-family dwelling unit and a workforce dwelling unit on a second lot after dividing the property located at **27 Winthrop Street**.

PLN 23-10

Application by **Stanley Sikorski** seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District A, of the Zoning By-Laws to install a shed on the property located at **1 Fortuna Road**.

PLN 23-11

Application by **Robin B. Reid, Esq.**, on behalf of **198 Commercial Propco, LLC**, requesting a Special Permit pursuant to Article 4, Section 4120, Density Schedule, footnote 1, of the Zoning By-Laws to waive the density schedule for commercial accommodations for the addition of two rooms to a guesthouse on the property located at **198 Commercial Street**.

c) **Approval of Minutes of March 23, 2023:**

d) **Any Other Business:**

Dana Masterpolo, Chair

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