

TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS

MEETING MINUTES OF
February 15, 2007

MEETING HELD IN TOWN HALL

Members Present: Lynne Davies, Peter Page, Patrick Eeley, Elisabeth Verde, Todd Dever, Robert Littlefield and Amy Germain.

Members Absent: Keith Amato (excused).

Others Present: Doug Taylor (Building Commissioner), Maxine Notaro (Permit Coordinator) and Ellen C. Battaglini (Recording Secretary).

PUBLIC HEARING

Chair Lynne Davies called the Public Hearing to order at 7:02 P.M.

CONTINUED CASES:

2007-01 **29 Alden Street, Units 7 & 8 (Residential 3 Zone), Douglas Taylor -**

The applicant seeks a Special Permit under Article 4, Section 4800 and Article 5, Section 5330 of the Zoning By-Laws to create two middle income community housing units.

2007-02 **29 Alden Street (Residential 3 Zone), Douglas Taylor -**

The applicant seeks a Special Permit under Article 2, Section 2440 A1b of the Zoning By-Laws to convert an existing building into two community housing units for a total of eight units.

2007-03 **29 Alden Street (Residential 3 Zone), Douglas Taylor -**

The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend up and along a pre-existing, non-conforming front and side yard setback.

The applicant appeared and requested to withdraw all 3 cases without prejudice because of pending litigation.

Todd Dever moved to accept the withdrawal of Cases # 2007-01, 2007-02 and 2007-03, Patrick Eeley seconded and it was so voted, 5-0.

2006-070 **150 Bradford Street (Residential 3 Zone), Tom Boland and James Farley -**

This case is continued until the April 19, 2007 hearing.

Chair Lynne Davies adjourned the Public Hearing at 7:15 P.M.

WORK SESSION

Chair Lynne Davies called the Work Session to order at 7:15 P.M.

ADMINISTRATIVE ADMENDMENT:

Comprehensive Permit for Meadow Road (a.k.a. 122 Bradford Street Extension) for a determination of insubstantial change regarding buildings and unit mix. Elisabeth Verde recused herself because of a conflict of interest. Lynne Davies, Peter Page, Patrick Eeley, Todd Dever and Robert Littlefield sat on the case.

Presentation: Ted Malone and Attorney Peter Freeman appeared to request the Administrative Amendment. The applicant submitted a revised site plan. The total change in the unit mix at the site will be less than 10%; 17 affordable and 22 market value units. The number of units will increase from 36 to 39 and the bedroom count will increase from 59 to 61. These changes are necessitated by virtue of changes in the housing market. The project will remain at 46% affordability.

Board Discussion: The Board questioned Mr. Malone and Attorney Freeman.

Patrick Eeley moved to consider the request as an Administrative Amendment, Todd Dever seconded and it was so

voted, 5-0.

Peter Page moved to approve the Administrative Amendment, Todd Dever seconded and it was so voted, 5-0.

MINUTES: February 1, 2007 – Patrick Eleey moved to approve the language as amended, Elisabeth Verde seconded and it was so voted, 6-0-1 (Todd Dever abstaining).

PENDING DECISIONS:

2007-04 175 Bradford Street Extension (Residential 3 Zone), Victor DePoalo -
Lynne Davies, Peter Page, Patrick Eleey, Elisabeth Verde and Robert Littlefield sat on the case. The applicant had submitted a new site plan to the Board. Patrick Eleey read the decision. ***Peter Page moved to accept the language as written, Elisabeth Verde seconded and it was so voted, 5-0.***

NEXT MEETING:

The next meeting will be on March 1, 2007 and will be held in the Judge Welsh Hearing Room and will consist of a Public Hearing at 7:00 P.M. with a Work Session to follow.

ADJOURNMENT:

Todd Dever moved to adjourn at 8:30 P.M. and it was so voted unanimously.

These minutes were approved by a vote of the Zoning Board of Appeals at their meeting on March 1, 2007.

Respectfully submitted,

Zoning Board of Appeals Signature

Ellen C. Battaglini