

Public Meeting

March 28, 2019

The Provincetown Planning Board will hold a Public Hearing at 6:30 P.M. followed by a Work Session on Thursday, March 28, 2019, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

1. **Public Comments** (on any item not on the agenda below)

2. **Public Hearings**

a) **PLN 19-34** (*request to withdraw*)

Application by **Doug Dolezal**, of **Design Matters, LLC**, requesting a Site Plan Review by Special Permit pursuant to Article 4, Sections 4015, a (1) & (5), Site Plan Review by Special Permit, and 4180, Inclusionary and Incentive Zoning By-Law, of the Zoning By-Laws to demolish and rebuild an existing structure, resulting in the excavation of more than 750 cu. yds. of earth, and to create 12 new dwelling units, 3 of which will be affordable, at the property located at **30 Shank Painter Road**.

b) **PLN 19-35** (*request to postpone to the meeting of April 25th*)

Application by **David Krohn** requesting a Special Permit pursuant to Article 4, Section 4180, Inclusionary Incentive By-Law, for the development of two or more new dwelling units on the property located at **66 & 72 West Vine Street**.

c) **PLN 19-36** (*request to postpone to the meeting of April 25th*)

Application by **David Krohn** requesting a Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (1), of the Zoning By-Laws for the construction of a single family structure and a duplex, an increase of residential units that will result in three or more dwelling units on the property located at **66 & 72 West Vine Street**.

d) **PLN 19-38**

Application by **William N. Rogers, II**, on behalf of **Milan Realty, LLC**, requesting a Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (4), to modify a condition of a previously-approved Special Permit, #17-14 requiring the placement of utilities underground on the property located at **130 Bradford Street**.

e) **PLN 19-39**

Application by **Chris Hartley** requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a (4), of the Zoning By-Laws for the development of a nano brewery on a commercial property that has a curb cut of more than 25% of its existing frontage on the property at **141 Bradford Street**.

3. Work Session

a) Pending Decisions:

PLN 19-06

Application by **J. Bruce MacGregor, Trustee, Cape Commerce Nominee Trust**, requesting a Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1), of the Zoning By-Laws for the construction of a one-bedroom, single-family residence on the property located at **13 Willow Drive** with requested waivers pursuant to Article 4, Section 4030, Waivers, including from Article 4, Sections 4053, Commercial Design Standards, 4163, Residential Design Standards, 2. and 3. and 4600, Street Trees, and Article 5, Section 5331, Development Impact Statements.

PLN 19-21

Application by the **Town of Provincetown** requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (5), of the Zoning By-Laws regarding land removal or earth-moving of more than 750 cu. yds. that will alter the topography from natural grade, to construct a two-story police station to include a bureau of records, a dispatch and patrol command, administration and senior command, detectives' and sergeants' units, police operations, detention, personnel support and operations support on the property located at **16 Jerome Smith Road** with a requested waiver of Article 4, Section 4163, Residential Design Standards, 3., of the Zoning By-Laws that the minimum width of traveled surface within the site shall not be less than eighteen feet.

b) Discussion of potential changes to the Inclusionary and Incentive Zoning Bylaw

c) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and March 14, 2019.

d) Any other business that may properly come before the Board.

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS

David Abramson, Chair

Posted by the Assistant Town Clerk www.provincetown-ma.gov, 03/22/2019, 8:55 am AR

Revised 03/25/2019, 10:10 am AR