

Public Meeting

March 14, 2019

The Provincetown Planning Board will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, March 14, 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) **Proposed Zoning Amendment Articles for Spring Town Meeting:** The Board will hear comments from the public and vote on proposed amendments to the Provincetown Zoning Bylaws for the April 1, 2019 Annual Town Meeting Warrant, as well as any proposed petitioned articles concerning land use or development.

b) **PLN 19-30** (*postponed from the meeting of February 28th*)

Application by **Mark Albert** requesting a Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to modify a previously approved site plan for renovations and additions to a structure located at **44 Franklin Street**.

c) **PLN 19-33**

Application by the **Michelle Jarusiewicz**, on behalf of **The Provincetown Year-Round Market Rate Rental Housing Trust**, requesting Site Plan Review by Special Permit pursuant to Article 4, Sections 4015, a (1), Site Plan Review by Special Permit, and 4180, Inclusionary and Incentive Zoning By-Law, of the Zoning By-Laws to renovate a development that will result in an increase of three or more residential units and contribute to the local stock of affordable and community housing units on the property located at **3, 4 & 8 Harbor Hill Road and 37 Bradford Street Extension**.

d) **PLN 19-34**

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**.

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) Review a proposal and make recommendations regarding the alteration of the layout of a portion of Route 6.
- c) Minutes of the April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and February 28, 2019.
- e) Any other business that may properly come before the Board.

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David Abramson, Chair

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