

## Public Meeting December 12, 2019

The Provincetown Planning Board will hold a Public Hearing at 6:30 P.M. followed by a Work Session on Thursday, December 12, 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 Hearing:

##### PLN 20-14 (continued from the meeting of November 14<sup>th</sup>)

Application by **Edward Roach**, on behalf of **Meili West, LLC**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (1), Site Plan Review by Special Permit, to construct a three-story multi-family development that will result in three or more residential units on the property located at **30 Shank Painter Road** with requested waivers from Article 4, Sections 4035, Review Criteria (e), 4053, Commercial Design Standards, 4120, Density Schedule, 4140, Lot Coverage, 4150, Green Area, and 4600, Street Trees.

##### PLN 20-15 (continued from the meeting of November 14<sup>th</sup>)

Application by **Edward Roach**, on behalf of **Meili West, LLC**, requesting Site Plan Review by Special Permit pursuant to Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, to develop 13 condominium units, 4 of which will be affordable, on the property located at **30 Shank Painter Road**.

##### PLN 20-19 (request to continue to the meeting of January 9<sup>th</sup>)

Application by **Ted Smith** on behalf of **Mitchell Klein**, seeking 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 to move 1 bedroom from the main structure to another structure on the site and to create a new dwelling unit in the main structure, resulting in three or more dwelling units, on the property located at **26 Bradford Street**.

##### PLN 20-20 (request to continue to the meeting of January 9<sup>th</sup>)

Application by **Ted Smith**, on behalf of **Mitchell Klein**, seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District, of the Zoning By-Laws to move 1 bedroom from the main structure to another structure on the site and to create a new dwelling unit in the main structure on the property located at **26 Bradford Street**.

##### PLN 20-21

Application by **John DeSouza** seeking 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 to add a dwelling unit on the site, resulting in three or more dwelling units, at **22 Conwell Street, UD**.

##### PLN 20-24

Application by **Christine Barker**, on behalf of **Bradford Rose**, seeking Site Plan Review by Special Permit pursuant to Article 4, Section 4015, Site Plan Review by Special Permit, a. (1) & (2), of the Zoning By-Laws for the development of 31 hotel rooms and a restaurant/bar, consisting of 2,000 sq. ft. of new commercial area and the development of an aggregate of residential units that will result in four condominium units on the property located at **227R Commercial Street** with requested waivers from Article 4, Sections 4053, Commercial Design Standards, (1) (a), 4120, Density Schedule, and 4150, Green Area, of the Zoning By-Laws.

**PLN 20-25**

Application by **Christine Barker**, on behalf of **Bradford Rose**, seeking a Special Permit pursuant to Article 2, Sections 2314, Special Permit Uses, 2440, Permitted Principal Uses, A2, Multi-Family Dwelling, 2560, Dimensional Schedule, and Article 4, Section 4180, Inclusionary and Incentive Zoning By-Law, of the Zoning By-Laws for the development of 31 hotel rooms and 4 condominium units in the Harborfront Overlay District and an increase in the allowable lot coverage on the property located at **227R Commercial Street**.

**PLN 20-27**

Application by **Tom Thompson**, on behalf of **Luis and Vanessa Ruelas**, seeking Administrative Site Plan Review pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws to extend a deck and construct an addition on the south elevation and extend a porch on the north elevation of the structure located at **419 Commercial Street**.

2. **Work Session** :

a) Consideration of Chapter 91 License for the property located at 111 Commercial Street.

b) Approval Not Required:

**PLN 20-22**

Application by **Eliot Parkhurst, Esq.**, on behalf of **Five Star Pet Services, LLC**, for endorsement of a plan believed not to require approval (ANR) to combine one parcel at **79 Shank Painter Road (Map 7-3, Parcel 23-D)** and one parcel at **79R Shank Painter Road (Map 7-4, Parcel 77-A)** to form one lot with the required frontage on a public way and in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P.

c) Minutes of April 23, August 27, and October 22, 2015, January 14, March 24, and April 28, June 9, 2016 and October 7, October 10 and November 14, 2019.

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

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Jason Potter, Chair

Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) , 12/06/2019, 11:35 am AR