

**PLANNING BOARD**  
Meeting Minutes  
Thursday, November 14, 2019  
Judge Welsh Room  
6:30 P.M.

**Members Present:** Jason Potter, Ross Zachs, and Jeff Mulliken.

**Members Absent:** Brandon Quesnell, Paul Graves, and John Peters-Campbell (all excused).

**Staff:** Gloria McPherson (Planning Board consultant) and Ellen C. Battaglini (Permit Coordinator).

Jason Potter called the Planning Board Public Hearing to order at 6:30 P.M.

1. **Public Comments:** None.

2. **Public Hearings:**

**PLN 20-13**

Application by **Kevin Bazarian** requesting Administrative Site Plan Review pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws to construct an 8' by 12' addition and add a second floor to an existing cottage on the property located at **118 Bradford Street**.

**Presentation:** Kevin Bazarian, Jose Perez, and Lyn Plummer appeared to present the application. Ms. Plummer reviewed the project, which includes adding a second floor and an 8' by 12' addition to an existing cottage that is part of a guesthouse. Economic Development gallons have been approved to add a guest room in the cottage. The construction will allow a lifting of the cottage out of a flood zone and add a foundation.

**Public Comment:** None.

**Board Discussion:** The Board questioned Ms. Plummer and Mr. Bazarian and asked about the number of parking spaces on the site, which was clarified as 8. Staff had no proposed conditions.

*There was a motion by Jeffery Mulliken to approve the site plan pursuant to Article 4, Section 4010, Administrative Site Plan Review, of the Zoning By-Laws to construct an 8' by 12' addition and add a second floor to an existing cottage on the property located at 118 Bradford Street. Ross Zachs seconded. VOTE: 3-0-0.*

**PLN 20-14** (*request to continue to the meeting of December 12<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, of the Zoning By-Laws 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**.

*Jason Potter moved to grant the request to continue PLN 20-14 to the meeting of December 12, 2019 at 6:30 P.M., Ross Zachs seconded and it was so voted, 3-0.*

**PLN 20-15** (*request to continue to the meeting of December 12<sup>th</sup>*)

Application by **Edward Roach**, on behalf of **Meili West, LLC**, seeking a 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**. *Jason Potter moved to grant the request to continue PLN 20-15 to the meeting of December 12, 2019 at 6:30 P.M., Ross Zachs seconded and it was so voted, 3-0.*

**PLN 20-16**

Application by **Robin B. Reid, Esq.**, on behalf of **Robert Keller & Anthony Solorzano**, requesting Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to replace a 12' by 10' deck within the same footprint on the property located at **127R Bradford Street Extension**.

**Presentation:** Robin B. Reid, Esq. appeared to present the application. She reviewed the project, which involves the replacement of a deck that will be smaller than the existing deck and within the same footprint. She said that the deck was in poor condition, the area was already disturbed and that it was the only exterior change of the project. The deck will be safer than the existing. She argued that the new deck would not have any adverse effects and will be in keeping with the character of the neighborhood.

**Public Comment:** None.

**Board Discussion:** The Board questioned Attorney Reid. She was asked about the applicant's intention to replace retaining walls on the property. She indicated, however, that it was not part of the current project.

*There was a motion by Ross Zachs to approve the site plan pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws to replace a 12' by 10' deck within the same footprint on the property located at 127R Bradford Street Extension. This site plan approval is for an exterior deck only and any future exterior renovations may require further review by the Planning Board. Jeffrey Mulliken seconded. VOTE: 3-0-0.*

*There was a motion by Jason Potter to close the Public Hearing. Ross Zachs seconded. VOTE: 3-0-0.*

**3. Work Session:**

- a) Approvals Not Required:

**PLN 20-17**

Application by **William N. Rogers, II, P.E., P.L.S.**, on behalf of **Bradford-Montello Realty Trust**, for endorsement of a plan believed not to require approval (ANR) to combine the properties located at **33 Bradford Street & 10 Montello Street (Map 6-4, Parcels 166 & 166A)** to form Lot 1 in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P.

William N. Rogers, II appeared to present the application and review the ANR plan

*There was a motion by Jason Potter to endorse a plan believed not to require approval (ANR) to combine the properties located at 33 Bradford Street & 10 Montello Street (Map 6-*

*4, Parcels 166 & 166A) to form Lot 1 in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P. Ross Zachs seconded. VOTE: 3-0-0.*

**PLN 20-18**

Application by **Kieran Healey, P.L.S.**, on behalf of **Riley Brothers, LLC**, for endorsement of a plan believed not to require approval (ANR) to modify an interior lot line between two properties held in common ownership at the properties located at **134 & 136 Bradford Street (Map 12-1, parcels 77A & 78)** in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P.

Kurt Raber, Mike Reilly, and Tom Swenson appeared to present the application and review the ANR plan.

*There was a motion by Jason Potter to endorse a plan believed not to require approval (ANR) to modify an interior lot line between two properties held in common ownership at the properties located at 134 & 136 Bradford Street (Map 12-1, parcels 77A & 78) in accordance with the Provincetown Zoning By-Laws and with M.G.L. c. 41, s. 81P. Ross Zachs seconded. VOTE: 3-0-0.*

b) Pending Decision:

**PLN 20-11**

Application by **Christopher J. Snow, Esq.**, on behalf of **Green Harbor Dispensary, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B14, Marijuana Establishment, Retail, of the Zoning By-Laws to change the use of a structure from a pet resort to a retail marijuana facility on the property located at **79 Shank Painter Road. Jason, Brandon, John and Jeffrey sat on the case.** Jason Potter read the decision.

*There was a motion by Jason Potter to approve the language as written. Ross Zachs seconded. VOTE: 3-0-0.*

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

October 24, 2019: *There was a motion by Jason Potter to approve the minutes of October 24, 2019 as amended. Ross Zachs seconded. VOTE: 3-0-0.*

d) **Any other business that may properly come before the Board:** None.

*There was a motion by Jason Potter to adjourn the Planning Board meeting at 7:15 P.M. Jeffrey Mulliken seconded. VOTE: Unanimous.*

Respectfully submitted,

Ellen C. Battaglini

Approved by \_\_\_\_\_ on \_\_\_\_\_, 2019  
Jason Potter, Chair