

Planning Board Public Hearing
Wednesday, May 3, 2006
Judge Welsh Hearing Room, Town Hall
260 Commercial Street, Provincetown, MA 02657

Members Present: Howard Burchman, Anne Howard, Kevin Rich

Members Absent: Ellen Battaglini

Staff Present: Doug Taylor, Building Commissioner and Maxine Notaro, Permit Coordinator

Public Hearing called to order at 7 p.m.

Agenda

Public Hearing

Anne Howard made a motion to take agenda items out of order. Kevin Rich seconded and it passed 3:0:0.

Case #2006-06 Site Plan Review (continued from March 15, 2006)

Application by **Neal Kimball on behalf of Provincetown Hospitality, LLC** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval to convert an existing motel to multi-family residential use and to add green space, reduce the total parking area by 25% +/- and to close the vehicle pass-thru and add living space at the property located at 540-544 Commercial Street (Res3 Zone).

Case #2006-07 Site Plan Review (continued from March 15, 2006)

Application by **Neal Kimball on behalf of Provincetown Hospitality, LLC** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval to convert an existing motel to multi-family residential use and to close in the open breezeway, add living area and add green area at the property located at 543-545 Commercial Street (Res3 Zone).

Chris Snow, Attorney for the above 2 cases requested a postponement until June 21, 2006 meeting and stated that applicant is willing to waive time constraints on application.

Anne Howard made a motion to continue cases. Kevin Rich seconded and it passed 3:0:0.

Case #2006-08 Site Plan Review

Application by **Robert Hughes on behalf of Ann O'Hara Hughes, Trustee** under Article 4, Section 4100 of the Zoning Bylaws for Dwelling Units and Commercial Accommodations. The applicant seeks approval for the construction of four new residential condominiums at the property located at **204 Bradford Street** (Res3 Zone).

Robert Hughes and Neil Kimball presented site plan and submitted abutter notification cards. Mr. Hughes explained that those involved are trying to fit proposed structures in with the existing structures on property and neighborhood. They are proposing 1 structure with 4 500 square foot connected units. Lot size is 19,800 sq. ft. Main house is 2000 sq. ft. Existing cottage is 400 sq. ft. Proposed cottages would bring total to 3700 sq. ft. with lot coverage increasing to 19%. There would be a total of 7 units with a total of 12 bedrooms. New septic is being designed and would be placed under parking area. The board decided that plan submitted was incomplete and would therefore be considered a preliminary site plan.

Carl Wallace of 202 Bradford Street expressed concern about increase in noise and wanted to know if new condos would stay in the family or be used as rentals. Mr. Hughes responded that condos will be put up for sale and a new condo association would be formed. He stated willingness to make concessions in condo documents to appease neighbors concerns.

Todd Pittinsky of 202A Bradford Street stated his concern that Mr. Hughes started presentation saying that this was being done for family members, yet condos are to be sold. He thinks that it's just semantics to call this

1 structure when in fact it is 4 units. And he expressed concern about density issues.

Doug Taylor responded that in light of the definition of a structure, are constructed correctly, proposed plans do fall under definition of a structure. Howard Burchman said that he thinks definition of a building is different and perhaps more pertinent. Doug Taylor said that even using definition of building, if constructed correctly it would be OK. Mr. Hughes stated that the intention was to not have to build a very large structure, but to try to keep scale down to better fit into the neighborhood.

Henry Tuttle of 4 Willow Drive, #10 stated that current occupants of property have be noisy, requiring many calls to the police. He has to keep window and doors closed during the summer to keep out the noise. He can't imagine 4 additional units with additional cars, traffic and noise. Mr. Hughes responded that last summer was a transition as the previous occupant and patriarch of the family passed away and there wasn't an adult presence in the house and apologized to Mr. Tuttle and stated his commitment to changing the culture of the house.

Barbara Rushmore stated her support of the proposed project as an old family friend.

Ms. Featherman of 202 A Bradford Street #4 stated her concern about usage pattern relating to noise and traffic.

Robin Reid, attorney representing Harborview Condo at 4 Willow Drive stated that she felt that application submitted was premature and incomplete.

-She claims units are not legitimately connected and therefore must be considered 4 cottages.

-Application/plan contained nothing about landscaping material, illumination, utilities and the fact that this was in high elevation district (A).

-She expressed concern for the fragility of dune that property is on.

-She asked about reconfiguration of current building.

-She asked about lack of development statement.

-She asked about increased run-off and changes to topography.

-She said that special permit required for more than 6 units on property hasn't been applied for.

Tom Sterricker of 4 Willow Drive, #4 reiterated complaints about noise.

Letter from Hillary H. Bamford of 8 Willow Drive opposing proposal was read into the record.

Site visit was scheduled for May 17, 2006 at 6:00 p.m.

Applicants requested continuance until a time to be determined and have waived their right to time constraints as referenced under section 4161.

Kevin Rich made a motion to continue and accept waiver of time constraints as presented by applicants on May 3, 2006. Anne Howard seconded and it passed 3:0:0.

Issue of Case 2006-01 was raised. Site Plan has never been officially submitted or signed. Applicant has submitted waiver of time constraints under section 4161 to give engineers time to do a structural analysis and draw up site plan for signatures.

Kevin Rich made a motion to accept waiver. Howard Burchman seconded and it passed 3:0:0.

Meeting adjourned at 9 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary

Approved by _____ on _____