

Planning Board Public Meeting
Wednesday, August 3, 2005
Caucus Hall, Town Hall, Provincetown, MA 02657

Members Present: Howard Burchman, Anne Howard, Winthrop Smith, David Martin, Ellen Battaglini and Kevin Rich

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

Meeting was called to order at 7:05 p.m.

Howard Burchman, Anne Howard, Ellen Battaglini, David Martin and Kevin Rich conducted a site visit at 39 Ships Way Road at 6:30 p.m.

Case #2005-11 Continuation of an ANR Pre-Application

Mark Joy of Coastal Engineering on behalf of Seagull Realty Trust, Helen T. and Charles W. Silva, Trustees. Applicant seeks approval to create a parcel of land to be conveyed to Charles W. Silva for property located at 39 Ships Way Road.

Board recommended that applicant return on September 7, 2005 for application approval.

Case #2005-02 Preliminary Subdivision Plan

William Rogers II, on behalf of Outer Edge Nominee Trust, Miriam A. Collinson, Trustee for a Preliminary Subdivision Plan, 386 & 390 Route 6

Letter received requesting withdrawal of plan.

Anne Howard made a motion to withdraw without prejudice. David Martin seconded and it passed 5:0:0.

Case #2005-07 ANR

Andrew Simon and Dale Goddard. Applicant seeks approval to combine two lots into one lot at the property located at 71 Race Point Rd known as Lot 1 and Lot 2 (Res 3 Zone)

Anne Howard made a motion to continue until September 7, 2005. Winthrop Smith seconded and it passed 5:0:0.

Update on Cape Tip Storage, 85 Shank Painter Road.

Jim Costa and Jay Murphy representing Cape Tip Storage. Planning Board's concerns are that building is not the same as the plan called for and that it looks so much different than other buildings on Shank Painter Road.

Doug Taylor suggested the following:

- planters should be planted
- remove weeds from the driveway
- install "street" trees with more height (Maples)
- install stockade fence along Shank Painter and Capt. Bertie's Way

Howard Burchman said that parking lot should not have construction trailers, etc. David Martin said he would like to see nice landscaping installed.

Jim Costa was very agreeable to suggestions and they will come back with a completed site plan on November 2, 2005 meeting and Doug Taylor will monitor work in progress.

Update on Moors Condominium Complex, 5-15 Bradford Street Extension

Ned Bradford representing Moors Condo was very cooperative and stated that all but one unit have been sold so there is finally a group of people involved and interested in the property. He said that landscaping and irrigation have been installed. Concern as to parking and ingress/egress was raised by Doug Taylor. Ned Bradford stated that planters that were blocking access have been removed but stated that lack of proper signage at the intersection results in lots of cars using property because they are lost. It was suggested that highway department get involved for better signage. Anne Howard is concerned that the landscaping matches the original plans as an escrow account was required at beginning of project to insure the above. A site visit was scheduled for September 7, 2005 at 6:30 p.m. to review progress and make further recommendations.

Continued discussion with Planning Board Consultant, Martha Hevenor on Growth Management Bylaw and Outdoor display Bylaw.

Category 3 was discussed and all agreed that it was a thorny issue. Ramifications of changing by-laws were discussed as were people acting out of self-interest.

Discussion of Outdoor display was postponed.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Phyllis Lutsky

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Recording Secretary