

**Planning Board Public Meeting**  
Wednesday, October 19, 2005  
Caucus Hall, Town Hall, Provincetown, MA 02657

**Members Present:** Howard Burchman, Anne Howard, Winthrop Smith and Ellen Battaglini

**Members Excused:** Kevin Rich and David Martin

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

Meeting was called to order at 7 p.m.

**Site visit 5:00 p.m. Bangs Street**

Informal discussion on reduction of three lots into two lots and to discuss frontage and road improvements for property located on a portion of a private way on Bangs Street Extension. Site visit was conducted by Ellen Battaglini, Anne Howard, Howard Burchman and Winthrop Smith. Anne Howard made a motion to refer this agenda item to the Board of Firefighters requesting written determination of needed road improvements. Winthrop Smith seconded and it passed 4:0:0.

**Public Hearing on Case #2005-13 Site Plan Review**

Application by Victor DePoalo for Site Plan Review under Article 4, Section 4100 of the Zoning Bylaw, Dwelling Units and Commercial Accommodations. The applicant seeks Site Plan Review approval to convert thirteen motel rooms into two dwelling units at the property located at **125 Bradford Street Extension** (Res 1 zone)

**Case #2005-07 Request for Approval Not Required**

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

Dale Goddard and William Rogers representing applicants.

Anne Howard made a motion to endorse ANR (plan P-05-1791). Winthrop Smith seconded and it passed 4:0:0.

**Case #2005-14 Request for Approval Not Required**

William Rogers on behalf of the Town of Provincetown and the Roman Catholic Bishop of Falls River for amended ANR plan.

All lines are the same, calculations changed minimally.

Anne Howard made a motion to endorse amended plan P-05-1851A dated October 13, 2005. Winthrop Smith seconded and it passed 4:0:0.

**Preliminary Subdivision Plan**

William Rogers on behalf of Gordon Realty Trust "Chateau Motel" for Preliminary Subdivision Plan, 109 Bradford Street Extension.

William Rogers requested continuance as their attorney has not had enough time to prepare.

Anne Howard made a motion to continue case until November 16, 2005 meeting. Winthrop Smith seconded and it passed 4:0:0.

Request from Town Manager, Keith Bergman that Planning Board recommend Article 6 for Special Town Meeting. (Transfer \$5000 from Planning Board budget to Economic Development).

Anne Howard made a motion to recommend. Winthrop Smith seconded and it passed 4:0:0.

Anne Howard reminded Board that Cape Tip Storage is coming back to the November 2, 2005 meeting. She suggested that everyone pass by property prior to meeting.

Motion to adjourn.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

*Phyllis Lutsky*

Phyllis Lutsky

Recording Secretary