

# Planning Board - Special Meeting

## Judge Welsh Hearing Room

### February 17, 1999

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Present: Jay Coburn - Acting Chairman  
John Paul Grunz  
Donna Sdeker  
Peter Demers

Topic 1: 40A Nelson Avenue, Provincetown Heights, Inc.  
Application for Low Cost Housing under Comprehensive Permit 40B

Present: Charlou and Emilio Rogol, Ted Malone

The purpose of this meeting is for the Planning Board to come up with a recommendation to the Zoning Board of Appeals regarding this Low Cost Housing project. Jay Coburn distributed to the members of the Board a letter he had drafted to the ZBA which suggested general approval but with some reservations, especially in regard to drainage. The letter was the basis of the discussion and Board members were encouraged to render their opinions. **John Paul expressed** deep concerns about items that did not appear on the plan. He feels that it is a difficult site that is being asked to provide more than it is capable of. He would like to wait for a finalized engineer's report because of the complexity of the site. Peter Demers stated that he wholeheartedly agreed with John Paul. This, after having attended a site visit. Jay stated that the granting of the Board's approval would let the project go forward and not complicate the progress by demanding a finalized engineer's report. At this point, Ted Malone submitted an engineers report on the preliminary drainage design of a Site Capacity Analysis. The analysis was drawn up earlier in the day, February 17th, at 4: 10 pm. **Donna asked if the Planning Board** could express their specific concerns to the ZBA. On the matter of **drainage, Emilio Rogol** spoke of a water problem experienced by Francis Peter, abutter to the property of Robert Henrique who, in turn, abuts the property of the project. Water coming off the Henrique property flooded the basement of the Peter's home. The problem was resolved by laying down gravel. Ted Malone stood up for the submitted Site Capacity Analysis as having been done by a duly registered engineer. Jay then decided that the Board would take up the concerns one by one:

Section 1320 - Meets all important specifications with the exception of frontage.

Section 2300 - Parking - Provision is made for one space per dwelling unit. No. provision suggested for second car parking on Nelson Avenue.

Section 3110/3130 - Ok with Board members

Green Area - OK with Board Members.

Access for emergency vehicles - Police and Fire departments should be required to inspect the area and provide, in writing, their opinion of access maneuverability. (A letter to this effect has already been sent to both departments by Rex Peterson. No response has been received as of this date.)

Waiver to go from 18 foot wide driveway to 14 foot wide driveway does not sit well with Board ,members, however, no action taken.

It was agreed that concerns of storm water drainage not be passed on to the ZBA without some

sort of positive statement from the Planning Board. A letter from the Cape Cod Commission was then distributed. It states that the drainage system, as is, leaves a great deal to be desired. John Paul recommended that the Planning Board not give its approval without better detailed engineering plans. Jay feels that it is not within the purview of the Planning Board to hold back approval. It was finally agreed that Jay's letter of approval be revised stating the specific concerns of the Planning Board before it is sent to the ZBA. The language of the letter was then revised adding to it the concerns of Board members. Jay was then instructed to type it up as amended and mail it to the ZBA.

**Motion:** Move to approve approval letter to the Zoning Board of Appeals as amended by the Planning Board. PD/DS

**Vote:** Approve 4 Disapprove 0

**Motion:** Move to adjourn. DS/JPG

**Vote:** Approve 4 Disapprove 0

Meeting was adjourned at 7:35 pm.