

Planning Board
Judge Welsh Hearing Room
March 3, 1999

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Present: Gordon Gaskill, Chairman
Donna Sdeker
John Paul Grunz

Topic 1: 6 Ship's Way Extension, John F. Crowley III
Request for modification of previous **Site Plan Review**

Present: John F. Crowley III

Mr. Crowley requested a change of the driveway retaining walls on his property deviating, somewhat, from the original site application. **Board members asked a number of questions and suggested** that he use some type of camouflage on the walls, **either in the form of lattice work or plantings**. They also requested that he show the drainage system on the submitted plan. Mr. Crowley took care of that immediately and promised to **comply with the other suggestions**.

Motion: Move to approve retaining wall **modifications at 6 Ship's Way Extension**
as of March 3, 1999 **(JPG/DS)**

Vote: Approve 3 Disapprove 0

Topic 2: 99 Bayberry Avenue, Kenneth Weiss
Request for Site Plan Approval under **Article 111, Section 3900, High**
Elevation Protection, District A, of the Zoning **By-law, to allow construction of a roof deck**.

Present: Kenneth Weiss

The new roof deck would replace an old one **only it would be slightly larger. It would not have any effect** on the footprint of the house nor anything else **on the property**.

Motion: Move to approve the construction of a roof **deck at 99 Bayberry Avenue**
as of March 3, 1999. **(JPG/DS)**

Vote: Approve 3 Disapprove 0

Topic 3: Discussion of Proposed Zoning **By-law Revisions**

Present: Winn Davis, David Guertin, DPW Director

Winn Davis explained to the Planning Board members that in **reviewing these proposed** .-evisions, it would be their job to recommend approval to the **Board of Selectmen**.

Article VIII, Growth Management

It was originally suggested to reduce the number of building permits from 28 to 23 issued annually. Another suggestion was made to do away with numbers altogether and base it on the usage of available water. David Guertin distributed a chart entitled "Growth Based Permitting By Available Water." It is based on present usage with future projections to the year 2015. Board members felt that this seemed to be a better method of handling growth in Provincetown.

Motion: Move to recommend approval of Article VIII to the Board of Selectmen as of March 3, 1999. (DS/JPG)

Vote: Approve 3 Disapprove 0

Article VII, Section 7102, Building Scale Article V, Definitions, Story

These two articles were discussed together since the interest in each seems to overlap. Building scale as it now exists refers to additions to a house no larger than 324 cubic feet, such as dormers, etc. The definition of "story" precludes that space in the basement of a house is limited to anything that would not be construed as "Liveable Space," therefore not to be considered an additional story of the house.

Also, as a housekeeping recommendation; in every paragraph where the word "building" appears, it will be replaced by the word "structure."

Motion: Move to recommend approval of Articles VII and V to the Board of Selectmen as of March 3, 1999. (DS/JPG)

Vote: Approve 3 Disapprove 0

Article X, Telecommunications By-law

Present: Winn Davis, Celine Gondolfo

A point by point review of the by-law submitted by a citizen's group was reviewed by the Board. The proposed by-law had already been reviewed by Town Counsel who made a number of recommendations in specific areas. Celine Gondolfo, representing the citizen's group promised to incorporate these changes if the Planning Board recommended approval. The proposed by-law must be submitted by Friday of this week.

Motion: Move to recommend approval of Article X as amended by Town Counsel and the Planning Board as of March 3, 1999. (QPG/DS)

Vote: Approve 3 Disapprove 0

Topic 4: 48 & 64 Race Point Road, Miriam A. Collinson Corrective Plan

Present: Winn Davis

