

Planning Board

Judge Welsh Hearing Room

August 25, 1999

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Present: Gordon Gaskill - Chairman
Jay Coburn
John Paul Grunz
Peter Demers
Donna Szeker

Rex Peterson - Staff

At the beginning of the meeting, Gordon Gaskill announced the ground rules for the evening in that there will be no comments given or taken by the audience as none of the subjects are in the province of a public hearing. Public hearings will take place at a later date and will be announced in the media as to when.

Topic 1: Nextel Communications of the Mid-Atlantic, Inc.
Pre-application conference for proposed telecommunications facility.

Present: Francis Parisi - Nextel representative.

Mr. Parisi told the Board that Nextel is federally licensed and doing business throughout the United States. He also expounded on the fact that the Nextel cellular phones could also double as a 2-way radio dispatch unit. He presented preliminary plans for the location of a tower in Provincetown and asked for a clarification of how one goes about obtaining a variance from the By-law set by the Planning Board and the ZBA. **Rex Peterson and** Gordon Gaskill, not being sure of the exact procedure, announced that they would contact Mr. Parisi at a future date. That would also be the night of a Public Hearing.

Topic 2: 572 Commercial Street, Jacqueline McGrath and Anne Venezia
Site Plan Approval under Article III, Section 3100, Dwelling Units
and Commercial Accommodations, of the Zoning By-law. The
applicants seek approval to allow conversion of a two family
dwelling to a lodging/guesthouse (Residential Class G Zone)

Present: Robin Reid - representing Ms. McGrath and Ms. Venezia

Ms. Reid requested a continuance for the next meeting of the Planning Board, September 8, 1999.

Motion: Move to continue the subject at the September 8th, meeting as of
August 25, 1999. PD/DS

Vote: Approve 5 Disapprove 0

Topic 3: 3 Telegraph Hill, Ozland, LLC
Site Plan Approval under Article III, Section 3900, High Elevation Protection, of the Zoning By-law. The applicants seek approval for construction of a single-family dwelling within the High Elevation Protection District B. (Residential Class B Zone)
Present: Billy Rogers, Ron Reil

After some discussion, Gordon Gaskill with the agreement of the other **Board** members called for a site Visit which will be convened on Friday, September 3rd, 1999 at 12 noon. The subject will be continued at the next meeting.

Topic 4: 37R & 39 Captain Bertie's Way, Kathleen C. Meads
Preliminary 11 Lot Subdivision Plan
Present: Kathleen Meads, John McWellen
Motion: Move to approve subdivision plan as submitted on August 25, 1999. JPG/JC
Vote: Approve 5 Disapprove 0

Topic 5: 291 Commercial Street, Hake Nominee Trust
Site Plan Approval under Article III, Section 3000, Commercial Business and Industrial Development, of the Zoning By-law. The applicant seeks approval to allow more than two retail and service uses. (Commercial Class R Zone)
Present: Rex Peterson

Mr. Peterson conveyed the wishes of Hake Nominee Trust to have the subject extended to a later date.

Motion: Move to accept extension request of Hake Nominee Trust as of August 25, 1999. JC/PD
Vote: Approve 5 Disapprove 0

Topic 6: 32 Conwell Street, Edward Malone
Site Plan Approval under Article 111, Section 3150 of the Zoning, By-law. The applicant seeks approval to construct 18 dwelling units and 6 principal use artist's studios on a single lot. (Commercial Class P Zone)

Present: Ted Malone, Billy Rogers
Gwen Bloomingdale, Cap Cod Commission

Preliminary review of topo plan presented to ZBA and the Cape Cod Commission. Subject will be continued at the September 8th meeting.

Subject 7: 35 Conwell Street, Ted Malone
Site Plan Approval under Article 111, Section 3150 of the Zoning By-law. The applicant seeks approval to construct 10 dwelling units and 5 principal use artist's studios on a single lot, and 8 dwelling units on a single lot. (Residential Class W Zone)

Present: Ted Malone, Billy Rogers
Gwen Bloomingdale

Revised plans discussed. Subject will be continued at the September 8th meeting.

Motion: Move to adjourn. JC/JPG

Vote: Approve 5 Disapprove 0

Meeting adjourned at 8:35 PM.