

**Planning Board**  
**Judge Welsh Hearing Room**  
**December 1, 1999**

The following minutes are available on-line as a service and are not the official record due to changes in formatting for the Internet. The minutes may have attachments that are not included here in this format. The official, complete paper copy can be viewed during regular office hours, Monday - Friday: 8 a.m. to 5 p.m. in the Office of the Town Clerk, 260 Commercial St. Provincetown, MA 02657.

Present: Jay Coburn - Vice Chairman  
John Paul Grunz  
Peter Demers  
Richard Olson

Topic 1: 7 King's Way, King's Way Realty Trust  
2-Lot Approval Not Required (ANR) Plan

Present: Billy Rogers

Note: DPW director, Guertin, asked the Planning Board to deter any judgement until he has had time to review the plan.

Motion: Move to continue the subject until the next meeting. PD/JPG

Vote: Approve 4 Disapprove 0

Topic 2: 428 Commercial Street, Anne Maguire and Harriet Gordon  
2-Lot Approval Not Required (ANR) Plan

Present: Billy Rogers

Mr. Rogers asked for a continuance until the next meeting.

Motion: Move to continue the subject until the next meeting. PD/JPG

Vote: Approve 4 Disapprove 0

Topic 3: 194 Bradford Street, Frances D. Francis  
2-Lot Approval Not Required (ANR) Plan

Present: Billy Rogers

Motion: Move to continue until the next meeting. JPG/PD

Vote: Approve 4 Disapprove 0

Agenda item for 291 Commercial Street was inadvertently added to the agenda schedule and should not have been.

Topic 4: 684 Commercial Street, Locke Family Trust ... Public Hearing  
22-Lot Preliminary Subdivision

Present: Jay Murphy, Chet Ley

Atty: Kate Mitchell, representing abutters to 684 Commercial Street, pointed out the comments of those she represented and also her own feelings about the Section 4331 By-law.

Motion: Move to request an impact statement from the proponents in regard to the environment and wildlife. PD/RO

Jay Coburn pointed out the concerns of the Planning Board in that they were not ready to approve the preliminary plan. He suggested that the motion be withdrawn. Peter Demers withdrew his motion.

Motion: Move to continue until the next meeting. **JPG/PD**

Vote: Approve 4 Disapprove 0

Topic 5: 54-58 Harry Kemp Way, Harry Kemp Corporation  
Application under Article 111, Section 3100, Dwelling Units and  
Commercial Accommodations of the Zoning By-law. The applicant  
seeks Site plan Review Approval for the construction of 17  
dwelling units on a single lot. (Residential Class B Zone) (Case  
99-033)

Present: Ken Weiss, Billy Rogers

Motion: Move to request a developmental impact statement from the  
proponents as described in Section 4331 of the Zoning by-law.  
PD/JPG

Vote: Approve 3 Disapprove 0

Mr. Weiss then turned in such a statement that had been acquired just the day before. At this point it had not been read by the Planning Board members nor others involved. Mr. Weiss was asked if he would mind continuing the subject at the next meeting. Mr. Weiss objected.

Motion: Move to disapprove the Site Plan because the applicant has declined to agree to a time extension. Also that the Conservation Commission has not yet approved the Site Plan and the Planning

Board has not yet reviewed the developmental impact statement.  
JPG/PD

Vote:                                      Approve                      3                                      Disapprove                      1

Topic 1:                                      7 King's Way, Kings Way Realty Trust  
2-Lot Approval Not Required (ANR) Plan

This item was brought up again in order to add some semblance of finality.

Motion:                                      Move to Approve ANR application for 7 King's Way pending approval of DPW Director  
Guertin within 24 hours. JPG/PD

Vote:                                      Approve                      4                                      Disapprove                      0

Because one of the Planning Board members had to get to a scheduled appointment, the review of the minutes of the previous meeting was put off until the next meeting, December 15, 1999

Motion:                                      Move to adjourn. PDJPG

Vote:                                      Approve                      4                                      Disapprove                      0

Meeting was adjourned at 8:40 PM