



**Public Meeting  
Monday  
February 6, 2012  
Judge Welsh Hearing Room  
6:30 p.m.**

**Members Present:** Marianne Clements, Eric Gelinis, and John Golden.

**Member Absent:** Peter Page, Dorothy Palanza, and Mark Weinress.

**Staff:** Maxine Notaro

The meeting was called to order at 6:30 p.m.

**Meeting Agenda 6:30 p.m.**

**Public Comments**

There were none.

**Request for Approval Not Required**

**Application by Chester N. Lay of Slade Associates, Inc. on behalf of Roger S. Locke, Trustee** to convey a small portion of land from 684 Commercial Street (Map and lot 17-1-37 to 682 Commercial Street (Map & Lot 17-1-36) with the required frontage and lot area per lot at the property located at **682 and 684 Commercial Street, Provincetown.**

A request had been received to postpone the case until the February 27<sup>th</sup> meeting.

**Motion: Move to postpone the case until the February 27<sup>th</sup> meeting.**

**Motion: Marianne Clements                      Seconded: Eric Gelinis                      Vote: 3-0-0.**

**Case #FY12-10 Site Plan Review**

**Application by WK Red Clay, LLC under the Zoning Bylaws Article 4, Section 4100 Dwelling Units and Commercial Accommodations.** The applicant seeks approval for minor site plan adjustments to include re-orientation/separation of

approved structures (unit numbers 12, 13, 14 and 15) buildings 5 & 6 becoming more compliant, also aesthetic changes to parking layout and road alignment with minor grade changes at the property located at **21 Bradford Street Extension, Provincetown, MA (Res1 Zone)**.

The members sitting on FY12-10 were Marianne Clements, Eric Gelinias, and John Golden.

Jim Watkins, one of the owners, presented the changes to the Planning Board. He referred to the changes they have proposed as “minor tweaks.”

As the project moved on – Jim said that they found ways to vastly improve the plan. They are currently talking to ConCom because their changes have to do with wetland; their meeting with ConCom is scheduled for February 7<sup>th</sup>.

After Jim’s presentation, Reggie Donahue further clarified the changes. With so very many changes proposed, the Planning Department felt that a site visit would definitely be in order. Reggie said that there are minor adjustments in order to add the 4 additional parking spaces.

The public hearing was then opened up to the general public. Bill Glass, a neighbor from 75 Province Lands Road, said that he doesn’t like the idea of pavement because it serves to make the driveway much wider but overall he likes the changes that have been detailed.

There was a letter read into the record from Richard Campagna who also lives on Province Lands Road and he stated that he had no objections to the proposed changes.

The public portion was then closed.

Thus the following motions:

**Motion: Move that a site visit (the site will be staked) will be conducted at 21 Bradford Street Extension on Saturday, February 11<sup>th</sup> at 11:00 a.m.**

**Motion: Marianne Clements                      Seconded: Eric Gelinias                      Vote: 3-0-0.**

**Motion: Move to continue FY12-10 until the February 27<sup>th</sup> meeting.**

**Motion: Marianne Clements                      Seconded: Eric Gelinias                      Vote: 3-0-0.**

**Case #FY12-11 Site Plan Review**

**Application by Sprint Spectrum, L.P. on behalf of the Town of Provincetown Water & Sewer Board.** The applicant seeks a Special Permit for the modification of an existing Telecommunications Facility on the Mount Gilboa Water Tank. The modification consists of replacing 4 Sprint antennas with new ones at the property located at **108 Mount Gilboa Road (a/k/a 120 Mount Gilboa Road), Provincetown, MA (Res1 Zone).**

This case also requested a postponement.

**Motion: Move to postpone FY12-11 until the February 27<sup>th</sup> meeting.**

**Motion: John Golden                      Seconded: Eric Gelinias                      Vote: 3-0-0.**

**Minutes of previous meeting**

There were insufficient members to approve of the minutes of the last meeting.

**Any other business that shall properly come before the board**

There was none.

Adjournment happened at 7:10 p.m.

Respectfully submitted,

*Evelyn Gaudiano*

Evelyn Rogers Gaudiano

**Approved by \_\_\_\_\_ on \_\_\_\_\_, 2012.**