



CAPE COD
COMMISSION

Development of Regional Impact (DRI) Referral Form

This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.

Referred by (Municipal Agency): Provincetown

Mandatory Referral Full Discretionary Referral Limited Discretionary Referral

Project Name: 44 Captain Bertie's Way

Project Location: 44 Captain Bertie's Way

Applicant Name: Doug Dolezal on behalf of New Boston Ventures

Contact Address: 54 Pleasant Street, Provincetown, Massachusetts 02657

Email: dougdolezal@outlook.com Telephone: 617-901-5918

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary): _____

Proposing to build 36 residents units on the property located at 44 Captain Bertie's Way

See Online application and Instructions: <https://provincetownma.viewpointcloud.com/records/79577>

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): Provincetown Planning Board

The Project may also require special permit relief from the Zoning Board of Appeals for building scale, a growth management permit from the Community Development Department, and building permits from the Building Department.

Thaddeus J. Soule
TOWN PLANNER
Print Name of Authorized Referring Representative/Title

Thaddeus J. Soule
Signature Date

RECEIVED

JAN 16 2025

Mail or Deliver to:
Cape Cod Commission Attention: Commission Clerk
3225 Main Street, PO Box 226
Barnstable, MA 02630

CAPE COD COMMISSION

» CONTINUED ON REVERSE »



CAPE COD
COMMISSION

Development of Regional Impact (DRI) Referral Form Continued

Prior to making any referral, the Commission recommends that the municipal agency contact Commission staff to confirm process and discuss other relevant issues under the Commission's regulations; and specific to limited discretionary referrals, this discussion might eliminate the potential for misunderstanding about the scope of Commission review under the particular Cape Cod Regional Policy Plan (RPP) issue areas requested.

For Mandatory Referrals: Please indicate the review threshold(s) the project meets/exceeds from Sections 2 and 3 of the Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact.

For Any Discretionary Referrals: A referring agency should provide support about why it believes a project, that does not otherwise meet or exceed a review threshold, has regional impact and thus should require Development of Regional Impact (DRI) review. A municipal agency making a discretionary referral may request DRI review for one or more, or all, the issue areas of the RPP under which the agency maintains that the project will have regional impact (the RPPs issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPPs issue areas. If a limited discretionary referral is accepted for DRI review, the Commission will limit its RPP consistency review only to those issue areas specified by the referring agency and accepted for review by the Commission.

Please indicate below the RPP issues under which the municipal agency seeks DRI review:

NATURAL SYSTEMS

- Water Resources
- Ocean Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space

COMMUNITY SYSTEMS

- Cultural Heritage
- Economy
- Housing

BUILT SYSTEMS

- Community Design
- Coastal Resiliency
- Capital Facilities & Infrastructure
- Transportation
- Energy
- Waste Management
- Affordable Housing

Effect of referral on local board's time limitation to review an application: For mandatory DRIs, local review and the corresponding time periods for review are suspended immediately upon the Commission's receipt of the DRI referral and resume upon the Commission's decision to approve a project becoming final. In the case of any discretionary referral, local review and the corresponding time periods to review are not suspended unless and until the Commission votes to accept the referred project for DRI review.

Meeting Agenda

The Provincetown Planning Board will hold a Public Hearing at 6:00 P.M., followed by a Work Session on Thursday, January 9, 2025, in the Judge Welsh Room at Town Hall, 260 Commercial St., Provincetown MA 02657.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

Joining the Meeting: [Join the meeting now](#)

Microsoft Teams: Join on your computer or mobile app

Phone: Or call in (audio only) [\(833\) 579-7589](tel:8335797589) Phone Conference ID: 896 125 235#

To Participate during public comment:

- Teams: Raise hand to be called on to speak; or
- Phone: Speak name clearly to be called on to speak.

Please do not speak again until acknowledged by Chair or meeting moderator.

- Keep your phone muted at all times when not talking (*6 to mute & unmute your phone);
- Do not use speakerphone, Bluetooth devices (speakers or headphones); and
- Mute all background noises, including PTV, television or computer and use only phone audio.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AND VOTES MAY BE TAKEN ON ANY ITEM

0-0-2 VOTED

1. **Public Comment:** On any matter not on the agenda.

2. **Public Hearings:**

a) [PLN 24-31](#)

Application by **Braden Witt**, on behalf of the **Town of Provincetown**, seeking a Site Plan Review by Special Permit pursuant to Article 4, Section 4015 a. (5), Site Plan Review by Special Permit, of the Zoning By-Laws, to redevelop Motta Field, including installing subsurface disposal beds and constructing a service and bathroom pavilion, involving excavation and earth-moving of more than 750 cu. yds. that will alter the topography from natural grade on the property located at **25 Winslow Street**.

b) [PLN 24-12](#)

Application by **Steven Azar** seeking a Site Plan Review pursuant to Article 2, Section 2320

(A), High Elevation Protection District (A), of the Zoning By-Laws, to make landscape improvements in a side yard accessible from Carver Street to reinforce failed retaining walls, to apply Azek boards between two 4' walls, creating a sundeck, and to plant vegetation in front of each wall on the property located at **9 Carver Street**.

c) **PLN 24-32**

Application by **Ryan Campbell**, on behalf of **Treved Holdings, LLC**, seeking Site Plan Review pursuant to Article 2, Section 2320 (A), High Elevation Protection District (A), of the Zoning By-Laws, to demolish a utility shed and construct a new free-standing ADA-compliant restroom/utility shed on the property located at **22 Commercial Street**.

3. **Work Session:**

a) **Approval Not Required:**

PLN 24-11 (*request to withdraw without prejudice*)

Application by **David Lytle**, on behalf of **Clifford Hagberg, Trustee NEVMS, LLC c/o Sandcastle Resort**, for the endorsement of a plan believed not to require approval (ANR) to divide **911 Commercial Street (Map 19-2, Parcel 5A)** into Lot 1 and Lot 2 each containing the minimum area and frontage on a public way and in accordance with the Provincetown Zoning By-Laws and M.G.L. c. 41, s. 81P.

✓ b) **PLN-24-33**

Application by **Doug Dolezal**, on behalf of **New Boston Ventures** for the Board to vote for the referral of an application proposing to build 36 residents units on the property located at **44 Captain Bertie's Way (8-2, Parcel 28)** to the Cape Cod Commission (the Commission), where the project is proposing to create more than 29 new residential units and qualifies as a Development of Regional Impact (DRI) such that the Commission has the authority and obligation to review and decide upon DRIs, in accordance with the Cape Cod Commission Act. Where Commission review is required, Town review of a project is suspended until the Commission reviews and approves a project.

VOTED 5-0-0

c) **Pending Decision:**

PLN 24-28

Application by **Gregory Zorzi** seeking Site Plan Review pursuant to Article 2, Section 2320(A), High Elevation Protection District (A), of the Zoning By-Laws to install an elevator cab and related equipment in an existing hoist way, to relocate an existing door to the hoist way, and to partially enclose an existing alcove on the ground level with a partition to create an elevator control room, and to remove an existing sliding glass door and install a new swinging door in the structure located at **8 Creek Round Hill Road**.

d) **Approval of Minutes of December 12, 2024:**

e) **Any Other Business:**