

(3)

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of License Application pursuant to M. G. L. Chapter 91
Waterways License Application Number W08-2494-N**

RECEIVED

DEC 5 - 2008

MEPA

**Applicant: The Boatworks Building, LLC,
William N. Rogers, II - Applicant Agent, 41 Off Cemetery Road
Project Location: 333R Commercial Street, Provincetown, MA
Scheduled Public Hearing: 17 December 2008
Public Comments Deadline: 11 January 2009**

NOTIFICATION DATE: 11 December 2008

Public notice is hereby given of the Waterways application by The Boatworks Building, LLC to license the following: an existing building licensed as a boat works under license #184 issued on 9/28/1976; with proposed additions of elevated and at grade walkways on the first floor; stairs and decks on the first floor to accommodate commercial use; external stairs and decks on the upper two floors; and residential accessory space within the building on the first floor for a lobby, stairs and storage for the seven condominium units on the upper floors at 333R Commercial Street in the municipality of Provincetown in and over Filled Tidelands of Provincetown Harbor. The proposed project has been determined to be nonwater-dependent.

The Department of Environmental Protection, Waterways Regulation Program, will conduct a public hearing on the aforesaid project proposal on 17 December 2008, at 9:45 AM in room 10, downstairs in the Grace Gouveia Building, 26 Alden Street, Provincetown. The Department will conduct this public hearing in order to receive information to be used in its decision on whether to grant a Waterways License pursuant to M.G.L. Chapter 91.

The Department will consider all written comments on this Waterways application received by 11 January 2009 (Public Comments Deadline). Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c).

Additional information regarding this application may be obtained by contacting the Waterways Regulation Program at (617) 556-1192. Project plans and documents for this application are on file with the Waterways Regulation Program for public viewing, by appointment only, at the address below.

Written comments must be addressed to: Louis Gitto, Regional Planner, DEP Waterways Regulation Program, One Winter Street - 5th Floor, Boston, MA 02108.

SCALE OF FEET



SCALE: 1 IN. = 40 FT.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1565 / 508.487.5809 FAX

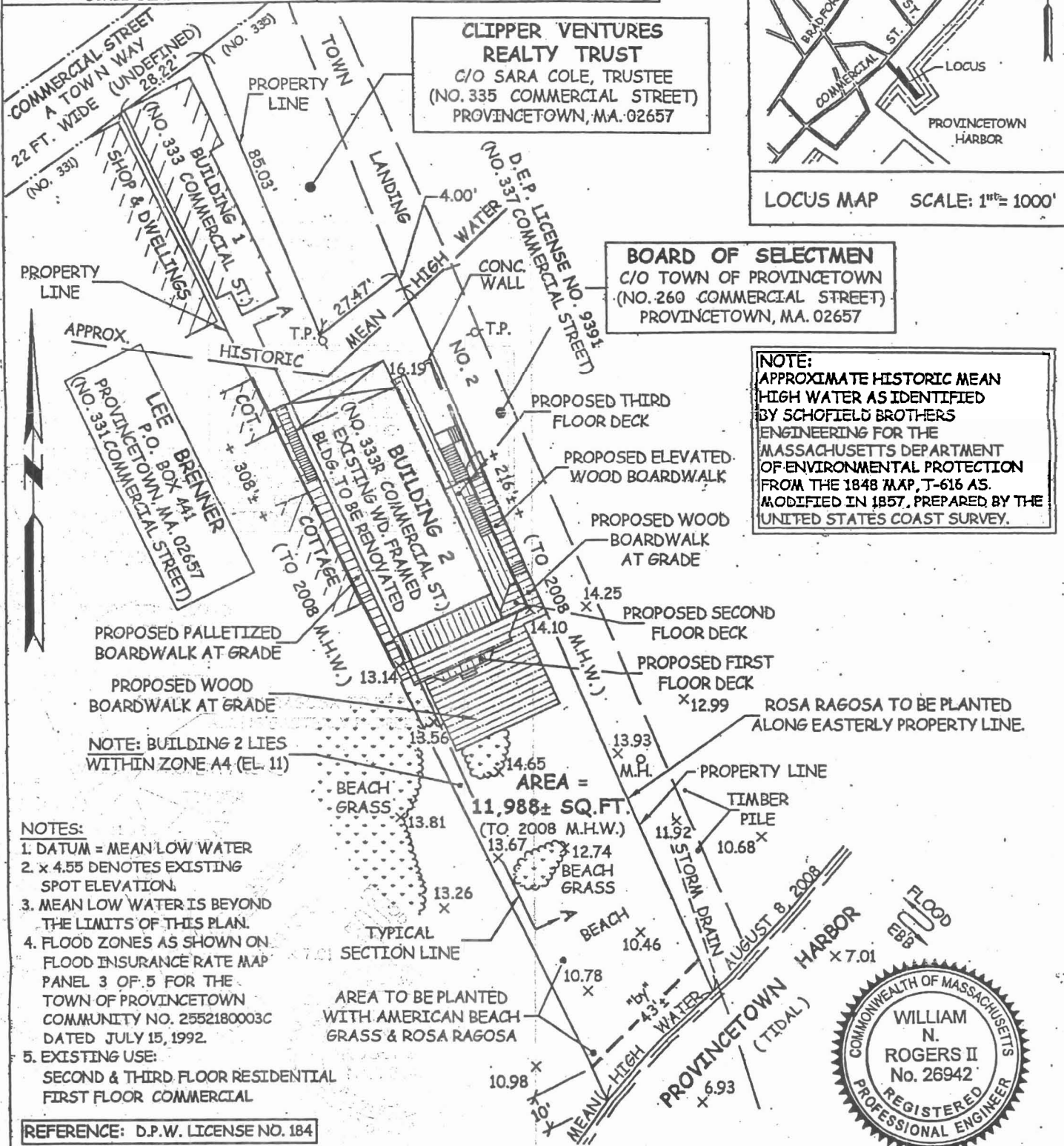


LOCUS MAP SCALE: 1"=1000'

CLIPPER VENTURES REALTY TRUST
C/O SARA COLE, TRUSTEE
(NO. 335 COMMERCIAL STREET)
PROVINCETOWN, MA. 02657

BOARD OF SELECTMEN
C/O TOWN OF PROVINCETOWN
(NO. 260 COMMERCIAL STREET)
PROVINCETOWN, MA. 02657

NOTE:
APPROXIMATE HISTORIC MEAN HIGH WATER AS IDENTIFIED BY SCHOFIELD BROTHERS ENGINEERING FOR THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION FROM THE 1848 MAP, T-616 AS MODIFIED IN 1857, PREPARED BY THE UNITED STATES COAST SURVEY.

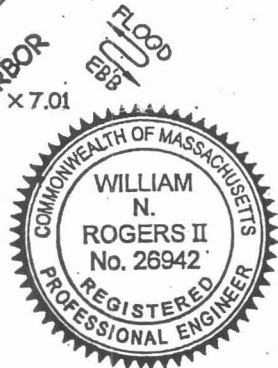


NOTE: BUILDING 2 LIES WITHIN ZONE A4 (EL. 11)

AREA = 11,988± SQ. FT. (TO 2008 M.H.W.)

- NOTES:**
1. DATUM = MEAN LOW WATER
 2. x 4.55 DENOTES EXISTING SPOT ELEVATION.
 3. MEAN LOW WATER IS BEYOND THE LIMITS OF THIS PLAN.
 4. FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 3 OF 5 FOR THE TOWN OF PROVINCETOWN COMMUNITY NO. 2552180003C DATED JULY 15, 1992.
 5. EXISTING USE:
SECOND & THIRD FLOOR RESIDENTIAL
FIRST FLOOR COMMERCIAL

REFERENCE: D.P.W. LICENSE NO. 184

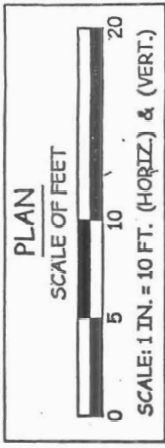


William N. Rogers II P.E. & P.L.S. SEPTEMBER 9, 2008
WILLIAM N. ROGERS, II, P.E. & P.L.S. DATE

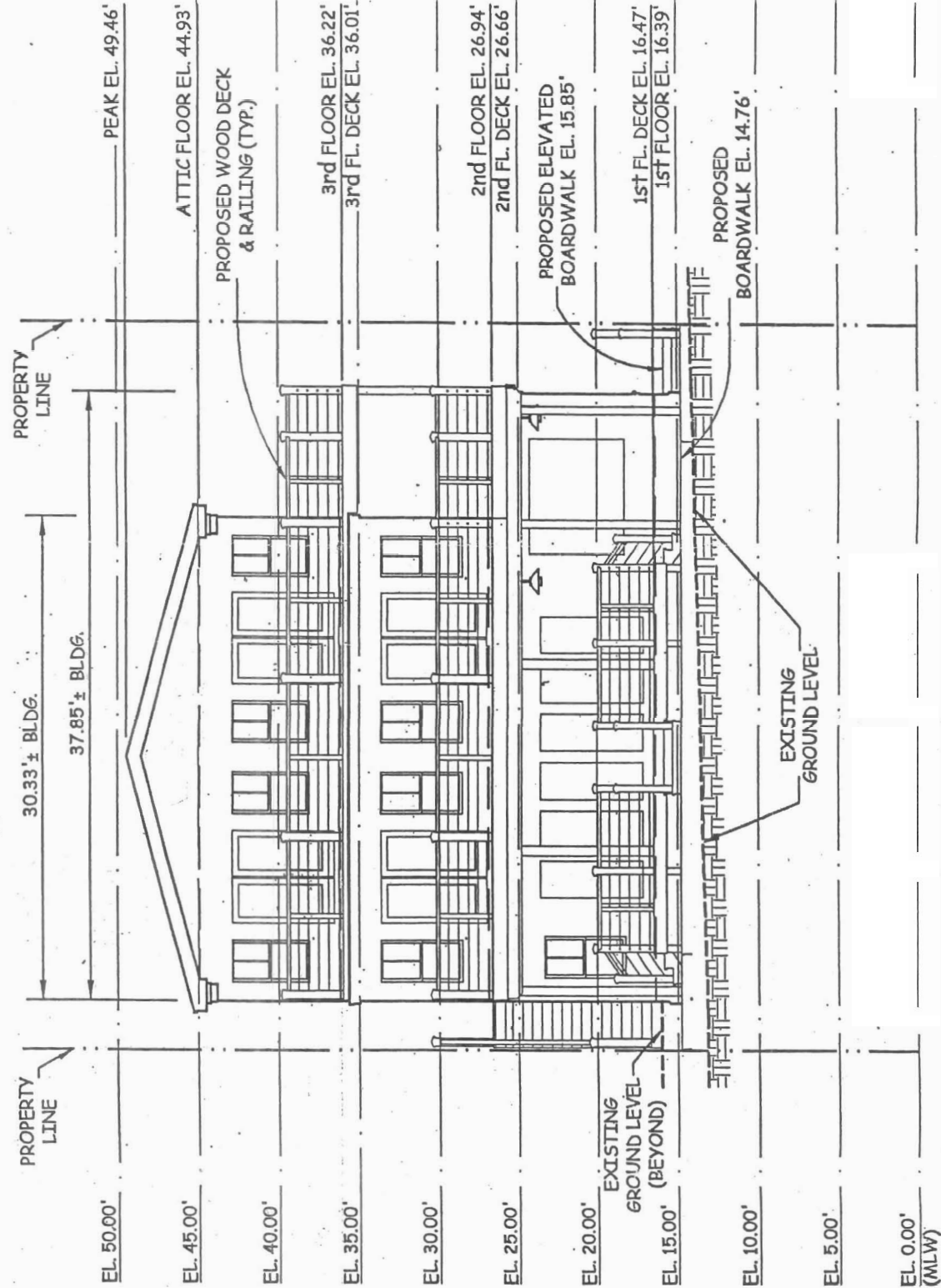
PLAN ACCOMPANYING PETITION OF...
333 COMMERCIAL ST. CONDOMINIUM - BUILDING #2
AT 333R COMMERCIAL STREET
TO LICENSE THE RENOVATION, EXPANSION AND CHANGE OF USE
OF AN EXISTING BUILDING ON COMMONWEALTH TIDELANDS
IN PROVINCETOWN HARBOR
TOWN OF PROVINCETOWN, COUNTY
OF BARNSTABLE, MASSACHUSETTS
SEPTEMBER, 2008 SCALE AS NOTED

NOTE:

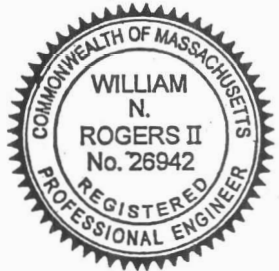
1. DATUM = MEAN LOW WATER
2. ALL ELEVATIONS SHOWN ARE PROPOSED.



ELEVATION: (FROM BEACH)



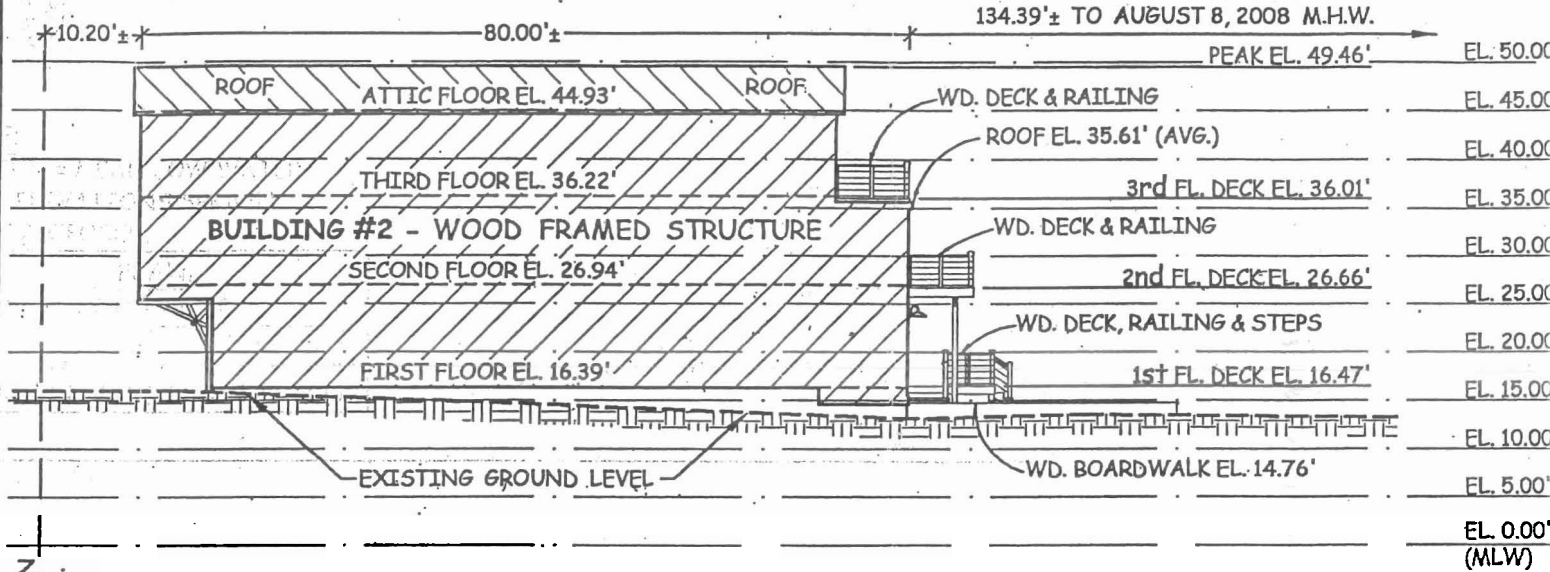
WILLIAM N. ROGERS
 PROFESSIONAL
 CIVIL ENGINEERS & LAND SURVEYORS
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
 508.487.1565 / 508.487.5809 FAX



PLAN ACCOMPANYING PETITION OF....
333 COMMERCIAL ST. CONDOMINIUM - BUILDING #2
AT 333R COMMERCIAL STREET
 TO LICENSE THE RENOVATION, EXPANSION AND CHANGE OF USE
 OF AN EXISTING BUILDING ON COMMONWEALTH TIDELANDS.
IN PROVINCETOWN HARBOR
TOWN OF PROVINCETOWN, COUNTY
OF BARNSTABLE, MASSACHUSETTS
 SEPTEMBER, 2008 SCALE AS NOTED

William N. Rogers II, P.E., P.L.S. **SEPTEMBER 9, 2008**
 WILLIAM N. ROGERS, II, P.E. & P.L.S. DATE

SECTION A-A



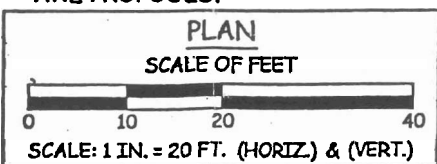
WILLIAM N. ROGERS
 PROFESSIONAL
 CIVIL ENGINEERS & LAND SURVEYORS
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
 508.487.1565 / 508.487.2809 FAX

PLAN ACCOMPANYING PETITION OF ...
 333 COMMERCIAL ST. CONDOMINIUM - BUILDING #2
 AT 333R COMMERCIAL STREET
 TO LICENSE THE RENOVATION, EXPANSION AND CHANGE OF USE
 OF AN EXISTING BUILDING ON COMMONWEALTH TIDELANDS
 IN PROVINCETOWN HARBOR

TOWN OF PROVINCETOWN, COUNTY
 OF BARNSTABLE, MASSACHUSETTS
 SEPTEMBER, 2008 SCALE AS NOTED



NOTE:
 1. DATUM = MEAN LOW WATER
 2. ALL ELEVATIONS SHOWN
 ARE PROPOSED.



WILLIAM N. ROGERS, II, E & P.L.S. DATE
 9/2008