

The Advocate, Thursday, April 10, 1980

# Cabral builds without local permits

Robert Cabral, who is replacing four long-gone buildings on his Fishermen's Wharf, is claiming that he doesn't need local building permits and is surging ahead with the large construction project.

The new harborfront zoning bylaw that was adopted by the voters in 1978 says Cabral must have local permission to build on his wharf. But Christopher Snow, Cabral's lawyer, insists that local permits are not necessary because the wharf extends below the 1939 mean high water line, which is controlled by the state not the town.

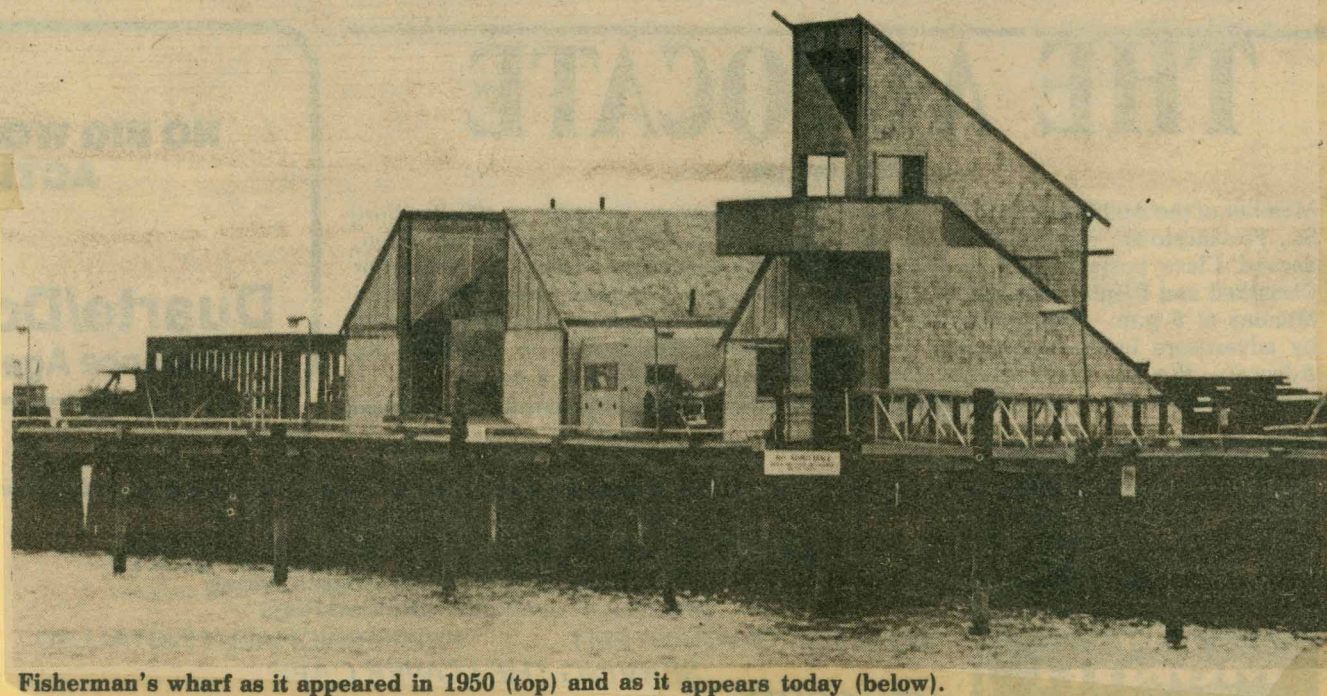
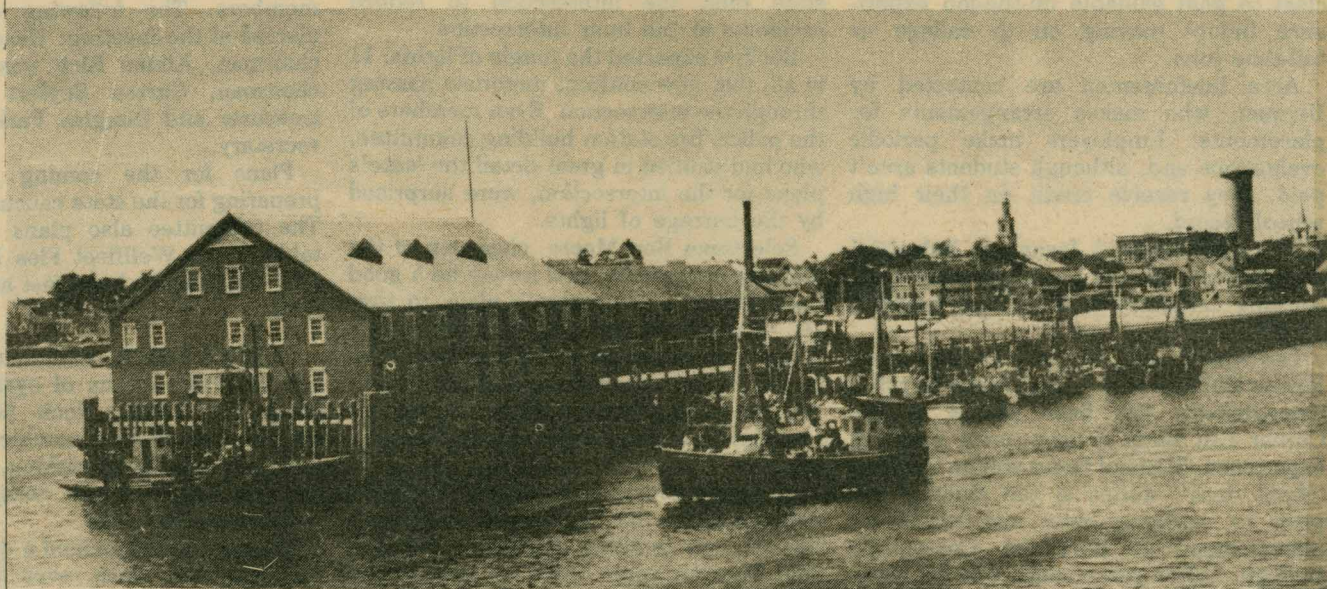
Snow declared that his client needs only state approval for the construction project. Cabral is following state regulations and working with the state Department of Environmental Quality Engineering to obtain all the necessary permits, Snow said.

Cabral is erecting about midway on the long wharf next to MacMillan Wharf tall, modern buildings with soaring roof lines. They bear no resemblance to the buildings that once stood on the original wharf. They burned then later fell into the sea about 20 years ago.

The new buildings, Cabral said, are for offices and showers for the patrons of his marina. In the last year Cabral has virtually rebuilt the wharf, replacing the old pilings with new and covering the top with yellow pine decking.

If the DEQE requires use permits for the buildings on the wharf, Snow said Cabral will get them.

Fred Klein, building inspector, is in a quandary about what kind of permits, if any, Cabral is required to get from Provincetown. He said he is researching how the new harborfront zoning bylaw would affect Cabral's work.



Fisherman's wharf as it appeared in 1950 (top) and as it appears today (below).