



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642
All Departments 508-240-5900
www.eastham-ma.gov

Name of Committee that is Meeting: Planning Board

Date and Time of Meeting: Wednesday, March 15, 2023 at 5:00 pm

Location of the Meeting: Eastham Town Hall, 2500 State Highway, Earle Mountain Room

This meeting/hearing will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting.

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 otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

Remote Participation Information for Meeting

To join the meeting via Zoom, either use this link to the meeting:

<https://us02web.zoom.us/j/87474058357?pwd=QkhXUkx2ankyeHITZ0VPaVIIV3Q4Zz09>

OR

Go to <https://zoom.us/join>, and if necessary, download the Zoom app. Once you are in Zoom, enter the meeting ID number 874 7405 8357 , hit enter, then enter the password 337096.

To join the meeting by phone, call 1-646-558-8656, then enter the meeting ID # 874 7405 8357

One tap mobile: +19292056099,,87474058357#,,, *337096# US (New York)

The meeting will be live broadcast on local access channel 18, and live streaming on the Town Website

<https://www.eastham-ma.gov/home/pages/channel-18>

MEETING AGENDA FOLLOWS

**EASTHAM PLANNING BOARD
PUBLIC HEARING AGENDA**

Earle Mountain Room
March 15, 2023, 5:00 PM

1. Opening Statements.
2. **Case No. PB2022-19** – CONTINUED FROM FEBRUARY HEARING
4715 State Highway and 15 Brittany’s Way Map 5, Parcels 129A and 129B. Breakwater Holdings LLC (Owners), Coastal Companies (Applicant) Applicant seeks Planning Board approval under Zoning Bylaw Section 3.8 District I - Eastham Corridor Special District for a Special Permit per Zoning Bylaw Section 3.1: All Districts Special Permits may be granted for any use not specifically permitted but which is consistent with the intent of the zoning district characteristics as expressed in the zoning bylaw, for warehousing and storage use accessory to a permitted principal use. Applicant also seeks a Special Permit per Zoning Bylaw Section 3.8.5 ECSD Use Regulations: for Retail Sales and Service greater than 3,000 sf. of gross floor area for a development consisting of 4 buildings containing a mix of retail, offices, design showroom, meeting and training space, storage space and four residential apartments. Applicant also seeks a Site Plan Special Permit per Zoning Bylaw Section 3.9.6.2 Regulatory Review for New Development: Exterior construction or expansion of structures resulting in an increase greater than 3,000 sf. of the building footprint or exterior of building or site area.
3. **Case No. PB2023-07** – CONTINUED FROM FEBRUARY HEARING
190 Sparrow Road Map 4, Parcel 192. Anne and Donald Poyant (Owners) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) to demolish an existing single family dwelling and construct a new 5,164 sf. single family dwelling on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
4. **Case No. PB2023-08** – **1380 Samoset Road** Map 13, Parcel 236A. Diana Bianchi, John Curtis (Owners) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) for construction of an addition to an existing dwelling on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
5. **Case No. PB2023-09** – **2120 State Highway** Map 15A, Parcel 3, Kenneth Taber and Erica Taber 2921 Living Trust (Owners) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) to demolish existing sunroom, breezeway and garage and replace with new family room , garage screened porch and deck on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
6. **Case No. PB2023-10** – **25 Adams Way** Map 11, Parcel 186A. Ron and Marla DePoalo (Owners) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) to demolish and existing dwelling and construct a new single family dwelling and renovate an existing garage on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.

7. **Case No. PB2023-11 – 34 Bayberry Lane** Map 13 Parcel 161 Yaron Rachlin & Lisa Rachlin Trustees (Owners) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) To demolish and existing two-story dwelling and construct a new two-story single family dwelling on a lot containing less than 20,000 sf. where site coverage ratio is greater than 15% and/or the percentage of expansion is greater than 2.5% of the lot area. Vote may be taken.
8. **Case No. PB2023-12 – 1080 Old Orchard Road** Map 9, Parcel 329. Esther H. Markman (Owner), Paul Andre Coulombe (Applicant) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) construct a new two-family dwelling on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
9. Review and approve previous meeting minutes
10. Any other business that may come before the Board. Votes may be taken.
11. Adjournment