



## TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544  
All departments 508-240-5900 • Fax 508-240-1291  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

### **EASTHAM PLANNING BOARD MEETING MINUTES Earle Mountain Room March 23, 2022, 5:00 pm**

Members present: Dan Coppelman, Peter Weston, William Craig, Jim Kivlehan,  
Brian Early  
Members absent: Davis Hobbs, Craig Nightingale, Joseph Manas  
Staff present: Paul Lagg, Community Development Director & Kayla Urquhart,  
Administrative Assistant

Dan Coppelman opened the meeting at 5:00 pm, and stated the meeting was being recorded and could be found at [eastham.gov](http://eastham.gov).

Public Hearing pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 5 to take public comments on proposed amendments to the following sections of the Eastham Zoning Bylaw: Section 3 – Uses, subsection 3.8.5 Eastham Corridor Special District Use Regulations, Subsection 3.8.5.1 -Allowed Uses, Section 4 - Non-Conforming Uses, subsection 4.7, Section 7 - Intensity Regulations subsection 7.1 – Lot Size, Section 7- Intensity Regulations, proposed new subsection 7.7. - Inclusionary Zoning, Section 13 - Open Space Residential Subdivision, Subsection 13.2.2 – Zoning Classification, Section 21 – Definitions, Subsection 12.3.6 Street Signs as follows: Private Street Signs.

Paul Lagg and Mary Nee, Chair of the Zoning Task Force were in attendance to present the proposed Eastham Residential Zoning Bylaw Amendments. Along with Nee and Lagg, many members of the Zoning Task Force were present to support the proposed amendments. These amendments were identified as a priority among the Task Force to be presented at Town Meeting in May. Along with the presentation Lagg provided a summary for all amendments, and discussed recent changes made to the proposals that were provided by Town Counsel, Carolyn Murray. Members from the CDP were present to show their support for the proposed zoning bylaw amendments.

The full presentation can be found at <https://www.eastham-ma.gov/home/pages/demand-video-meetings-and-special-programs>

A **MOTION** by Craig to recommend the proposed zoning bylaw amendments for Town Meeting  
SECONDED by Weston

In favor: Coppelman, Weston, Craig, Kivlehan, Early

Opposed: None

The VOTE: 5-0

Motion passed – Unanimous

---

The meeting adjourned at 6:30 p.m.

Respectively submitted by Kayla Urquhart

Approved with changes at 4/20 meeting