

Task Force on Residential Zoning and Regulation
Meeting Minutes September 13, 2022 (Hybrid Meeting)

Members Present: Bob Bruns, Jeffrey Cusack, Kevin Gatlin, Jim Kivlehan, Carolyn McPherson, Mary Nee

Staff Present: Paul Lagg

Guests: Susan Comeau

Meeting was called to order at 4:30 pm by Mary Nee, Chair.

Minutes of the July 26 and August 16 Task Force meetings were approved as distributed.

There was a discussion on the approach to take for the next phase of the Task Force's work. It was agreed that:

- It should be evidenced based using Eastham data whenever available, both quantitative and qualitative.
- We continue to look for direction from the Eastham Strategic Plan, Housing Production Plan, and other adopted policy documents.
- Public input on the recommendations is very important and will be part of the process.
- The final report should have a level of specificity to make clear the direction of the proposed Zoning Bylaw changes but not too challengeable.
- Recommended changes will be the best we can do based on available data, information and policy directions. It is recognized that as the Town sees the impacts of the changes, from time to time they may need to be revisited for future amendments.

The Task Force reviewed the Topic Analysis Chart and agreed to move forward as discussed.

It was agreed that Paul should start to prepare recommendations on topic 1: amending review criteria for the Zoning Board of Appeals and the Planning Board including creation of definitions for undefined terms such as scenic view, neighborhood character, terrain, historical significance, coverage area, etc.

It was agreed to ask for Town Counsel to prepare draft recommendations on topic 5: short term rental Bylaw proposals.

The meeting was adjourned at 6:05pm.

The next meeting will be September 27, 2022 at 4:30 pm.

Respectfully submitted,

Carolyn McPherson, Clerk

