



## TOWN OF EASTHAM

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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, January 18, 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  
January 18, 2023, 5:00 PM

1. Opening Statements.
2. **Case No. PB2022-16 – CONTINUED FROM NOVEMBER HEARING, 85 Thumpertown Road** Map 10, Parcel 134. Alan Sproul and Elizabeth Halsey-Sproul (Owners) seeks Site Plan Approval – Residential pursuant to Eastham Zoning ByLaw Section 7.4 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) for construction of a single family dwelling with garage and renovation of an existing dwelling as a one-bedroom accessory dwelling unit on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
3. **Case No. PB2022-19 – CONTINUED FROM DECEMBER 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.
4. **Case No. PB2022-20 – CONTINUED FROM DECEMBER HEARING, 20 Kaits Way** Map 6, Parcel 139B. Oscar Farrell (Owner) Coastal Companies (Applicant) Applicant seek 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 construct a single family dwelling with detached barn containing a second floor accessory dwelling unit on a lot greater than 20,000 sf. resulting in a site coverage greater than 3,000 s.f. Vote may be taken.
5. **Case No. PB2023-01** 19 & 21 Bayberry Lane, Map 13 Parcels 151/152, Map 13, Parcel 151/152. Kevin Eagar & Parameswari Roychoudhury (Owners/Applicants) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) to demolish a pre-existing non-conforming one-story dwelling and construct a new two-story dwelling in the same footprint with a new addition to the south, where site coverage on a lot containing 20,000 square feet or more will exceed 3,000 square feet. Vote may be taken.

6. **Case No. PB2023-02** 2540 Nauset Road Rear, Map 5 Parcels 62. Frank and Nancy Netcoh (owners/Applicants) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.2 (Residential Lot Intensity) and Section 10.3 (Site Plan Approval – Residential) to construct a screened porch over an existing deck located on the rear of an existing single family dwelling, where site coverage on a lot containing 20,000 square feet or more will exceed 3,000 square feet. Vote may be taken.
7. Review and approve previous meeting minutes
8. Any other business that may come before the Board. Votes may be taken.
9. Adjournment