

## 1. Meeting Materials

Documents:

[PB\\_AGENDA\\_1.19\\_.22.PDF](#)  
[REVPB\\_AGENDA\\_1.19\\_.22.PDF](#)



## TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544

All departments 508 240-5900

[www.eastham-ma.gov](http://www.eastham-ma.gov)

Name of Committee that is Meeting: Planning Board

Date and Time of Meeting: Wednesday, January 19 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=QkhXUkx2ankyeHITZ0VPaV11V3Q4Zz09>

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 MEETING AGENDA**

Earle Mountain Room  
January 19, 2022, 5:00 pm

1. Opening Statements.
2. **Case No. PB2021-7** – Pursuant to an Order for Remand issued in the matter of Goeroe’s Goldens, LLC and Stow Away, LLC v. Eastham Planning Board, Land Court Case No.21 MISC 000446 (MDV), the Planning Board will conduct a public hearing with regard to revised plans and information for the property located at 4730 State Highway, Map 5, Parcel 128C. Goeroe’s Goldens LLC (Owner/Applicant) and Stow Away LLC (Applicant) seek a Special Permit pursuant Eastham Zoning By-law Section 3.8.5.3.3 and 3.9.9 (Uses) for an expansion of a pre-existing non-conforming structure or use greater than 1,000 sf of building footprint or of exterior building area or site area in the Eastham Corridor Special District. Vote may be taken.
3. **Case No. PB2021-12** – (continued from 9/15/21) 0 K Street, Map 23, Parcel 42. Frank and Linda Noto (Owners) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.4 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to construct a new single-family dwelling in District F greater than 200 sf. Vote may be taken.
4. **Case No. PB2021-18** – (continued from 12/15/21) 120 Holmes Road, Map 8, Parcel 168A. Farrell Electric Inc. (Owner) and Taylor Weaver (Applicant) seek a Special Permit pursuant to Eastham Zoning By-Law Section 17.2.3 – Marijuana Regulations, to establish a recreational marijuana home delivery service as eligible under Zoning By-Law Section 17.2 Uses: Other Licensed Recreational Marijuana Establishment.
5. Update on Zoning Task Force activities
6. Review and approve previous meeting minutes
7. Any other business that may come before the Board. Votes may be taken.
8. Adjournment.



## TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544

All departments 508 240-5900

[www.eastham-ma.gov](http://www.eastham-ma.gov)

Name of Committee that is Meeting: Planning Board

Date and Time of Meeting: Wednesday, January 19 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=QkhXUkx2ankyeHITZ0VPaV11V3Q4Zz09>

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 MEETING AGENDA**

Earle Mountain Room  
January 19, 2022, 5:00 pm

1. Opening Statements.
2. **Case No. PB2021-7** – Pursuant to an Order for Remand issued in the matter of Goeroe’s Goldens, LLC and Stow Away, LLC v. Eastham Planning Board, Land Court Case No.21 MISC 000446 (MDV), the Planning Board will conduct a public hearing with regard to revised plans and information for the property located at 4730 State Highway, Map 5, Parcel 128C. Goeroe’s Goldens LLC (Owner/Applicant) and Stow Away LLC (Applicant) seek a Special Permit pursuant Eastham Zoning By-law Section 3.8.5.3.3 and 3.9.9 (Uses) for an expansion of a pre-existing non-conforming structure or use greater than 1,000 sf of building footprint or of exterior building area or site area in the Eastham Corridor Special District. Vote may be taken.
3. **Case No. PB2021-12** – (continued form 9/15/21) 0 K Street, Map 23, Parcel 42. Frank and Linda Noto (Owners) seek Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section 7.4.4 (Residential Lot Intensity) and Section 10.1 (Site Plan Approval – Residential) to construct a new single-family dwelling in District F greater than 200 sf. Vote may be taken.
4. **Case No. PB2021-18** – (continued form 12/15/21) 120 Holmes Road, Map 8, Parcel 168A. Farrell Electric Inc. (Owner) and Taylor Weaver (Applicant) seek a Special Permit pursuant to Eastham Zoning By-Law Section 17.2.3 – Marijuana Regulations, to establish a recreational marijuana home delivery service as eligible under Zoning By-Law Section 17.2 Uses: Other Licensed Recreational Marijuana Establishment.
5. Update on Zoning Task Force activities / Discussion of Amendments
6. Review and approve previous meeting minutes
7. Any other business that may come before the Board. Votes may be taken.
8. Adjournment.