



## 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, February 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  
February 15, 2023, 5:00 PM

1. Opening Statements.
2. **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.
3. **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.
4. **Case No. PB2023-03** – **205 Queen Anne Drive** Map 6, Parcel 107A. Elizabeth and Michael Schmidt (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 814 sf. addition and deck on the rear of an existing single family dwelling on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
5. **Case No. PB2023-04** – **80 Northwest Drive** Map 17, Parcel 769 Brian and Brianna Seppala (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 a new 1,432 sf detached garage with second floor accessory dwelling unit on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
6. **Case No. PB2023-05** – **245 Old Field Lane** Map 11, Parcel 282. Dana and Kathleen Rickard (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 1,154 sq addition to an existing single family dwelling, a 480 sf addition to an existing garage and construction of a 100 sf pool house, on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.

7. **Case No. PB2023-06 – 25 Sunset Avenue** Map 19 Parcel 59 Judith Salkovitz Hadley Revocable 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) For construction of a one-story 489 sf. addition to an existing 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. PB2023-07 – 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.
9. Review and approve previous meeting minutes
10. Any other business that may come before the Board. Votes may be taken.
11. Adjournment