



TOWN OF EASTHAM

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, April 19, 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=QkhXUkx2ankyeHITZ0VPaVl1V3Q4Zz09>

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
April 19, 2023, 5:00 PM

1. Opening Statements.
2. **Case No. PB2022-19** – CONTINUED FROM MARCH 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. PB2023-10** CONTINUED FROM MARCH HEARING – 25 Adams Way Map 11, Parcel 186A. Ron and Marla DePoalo (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 and existing dwelling and construct a new single family dwelling and renovate an existing garage on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
4. **Case No. PB2023-12** CONTINUED FROM MARCH HEARING – 1080 Old Orchard Road Map 9, Parcel 329. Esther H. Markman (Owner), Paul Andre Coulombe (Applicant) 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) construct a new two-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. PB2023-13 – 10 Smith Lane** Map 20, Parcel 125A. Wild Care Inc. (Owners), SV Design LLC (Applicant) seeks Site Plan Approval – Special Permit pursuant to Eastham Zoning By-Law Section 10.2 (Site Plan Approval – Commercial) for construction of a new 792 sf. Use Group B accessory structure for display and animal care and new deck and ramp connecting existing and proposed buildings. Vote may be taken.
6. **Case No. PB2023-15 – 4900 State Highway** Map 5, Parcel 122B, Jay Pawa (Owner/Applicant) seeks Site Plan Special Permit pursuant to Eastham Zoning By-Law Section 3.8.5 - Eastham Corridor Special District Use Regulations and Section 3.9.6.2 - Table of Regulatory Review for New Development to operate a Food Truck on the premises where such use requires a Site Plan Special Permit from the Eastham Planning Board. 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