



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, September 20th, 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
September 20, 2023 5:00 PM

1. Opening Statements
2. **Case No. PB2022-19** – *Continued from July hearing. Request for Continuance to October 2023*
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.

The applicant has revised the proposed plans to reduce the scope of the project. The rear storage buildings have been eliminated. The project is now contained to the front lot along Route 6. The parking and access off Brittany’s Way have been revised. The modifications to the proposed project results in a change to the regulatory requirements now required for approval. The modified project now requires Site Plan Special Permit per Zoning Bylaw Section 3.9.6.2 Regulatory Review for New Development: Exterior construction or expansion of structure(s) resulting in an increase greater than 3000 sf of the building footprint or exterior of building or site area for a development consisting of two buildings containing a mix of retail, offices, design showroom, meeting and training space and four residential apartments.

3. **Case No. PB2023-17** – **145 Oquamoshod Road** – *Continued from August 2023 hearing.*
Map 4, Parcel 138. Kevin & Patricia Gibney (Owners), John O’Reilly (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) to demolish an existing three-bedroom dwelling and construct a new four-bedroom dwelling on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf. Vote may be taken.
4. Review and approve previous meeting minutes – January 2023, June Workshop, July 2023 and August 2023. Votes may be taken.
5. Discussion regarding potential Board reorganization. Votes may be taken.
6. Any other business that may come before the Board.
7. Adjournment