



TOWN OF EASTHAM

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EASTHAM PLANNING BOARD MEETING MINUTES Earle Mountain Room March 16, 2022, 4:00 pm

Members present: Dan Coppelman, William Craig, Jim Kivlehan, Davis Hobbs,
Craig Nightingale, Joseph Manas, Peter Weston, Brian Early,
Members absent:
Staff present: Paul Lagg, Community Development Director & Lauren Barker,
Economic Planner

Dan Coppelman opened the meeting at 4:00 pm, and stated the meeting was being recorded and could be found at eastham.gov.

Public Hearing pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 5 to take public comments on proposed amendments to the following sections of the Eastham Zoning Bylaw: Section 3 – Uses subsections 3.8.1 - Eastham Corridor Special District subsections 3.8.3, 3.8.5 and 3.8.5.1, Section 5 - Accessory Uses, proposed new subsection 5.3 - Accessory Outdoor Dining Areas, Section 18 – Floodplain Zoning, Section 21 – Definitions. The full text of all of the proposed amendments can be found at <https://www.eastham-ma.gov/planning-board/pages/proposed-zoning-amendments-2022>

Paul Lagg explained that written comments on the proposed amendments can be submitted prior to March, 31, 2022.

Paul Lagg and Lauren Barker were in attendance to present the proposed Eastham Zoning Bylaw Amendments. These amendments were identified as a priority among the Task Force to be presented at Town Meeting in May. Along with the presentation Lagg and Barker provided a summary for all amendments, and discussed recent changes made to the proposals that were provided by Town Counsel, Carolyn Murray. There was discussion surrounding the monitoring of outdoor dining and alcohol limitations.

The full presentation can be found at <https://www.eastham-ma.gov/home/pages/demand-video-meetings-and-special-programs>

A **MOTION** by Craig to recommend the proposed zoning bylaw amendments for Town Meeting
SECONDED by Kivlehan
In favor: Coppelman, Craig, Kivlehan, Hobbs, Nightingale, Manas, Weston, Early
Opposed: None
The VOTE: 7-0
Motion passed – Unanimous

The meeting adjourned at 5:15 p.m.

EASTHAM PLANNING BOARD
MEETING MINUTES
Earle Mountain Room
March 16, 2022, 5:00 pm

Members present: Dan Coppelman, William Craig, Jim Kivlehan, Davis Hobbs,
Craig Nightingale, Joseph Manas, Peter Weston, Brian Early,
Members absent:
Staff present: Paul Lagg, Community Development Director & Kayla Urquhart,
Administrative Assistant

Dan Coppelman opened the meeting at 5:15 pm, and stated the meeting was being recorded and could be found at eastham.gov.

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.

A **MOTION** by Craig to continue case PB2021-12 to 4/20 SECONDED by Weston
In favor: Coppelman, Craig, Kivlehan, Hobbs, Nightingale, Manas, Weston, Early
Opposed: None
The VOTE: 7-0
Motion passed – Unanimous

Case No. PB2022-1 – 26 Salt Marsh Way, Map 17, Parcel 687F2. Marta and George Tzezos (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 screened porch addition onto the existing dwelling, and detached shed. Where site coverage on a lot containing 20,000 square feet or more will exceed 3,000 square feet. Votes may be taken.

A **MOTION** by Craig to continue case PB2022-1 to 4/20 SECONDED by Hobbs
In favor: Coppelman, Craig, Kivlehan, Hobbs, Nightingale, Manas, Weston, Early
Opposed: None
The VOTE: 7-0
Motion passed – Unanimous

The meeting adjourned at 5:30 p.m.

Respectively submitted by Kayla Urquhart

Approved with changes at 4/20 meeting