



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544

All departments 508 240-5900

www.eastham-ma.gov

EASTHAM PLANNING BOARD MEETING MINUTES July 19, 2023, 4:00 pm

Members present: Dan Coppelman, Brian Earley, Kevin Gatlin, W. Davis Hobbs, Jim Kivlehan, Craig Nightingale, Peter Weston

Members absent: Young

Parties in interest present ZOOM: Steve Gunzburger

Staff Present: Paul Lagg, Director of Community Development, and Philip Burt, Community Development Coordinator

1. Opening Statements: Dan Coppelman opened the workshop at 4:00 pm

2. Workshop: Staff provided an overview of a proposed online tool to assist homeowners and developers with site coverage calculations. Staff provided an overview of proposed changes to the Planning Board Application to assist staff and board members with site plan approvals and special permit reviews. Staff and board members discussed the value of preliminary site plan review and agreed that more applicants should take advantage of the opportunity to sit before the Board in a less formal manner.

3. Opening Statements: Dan Coppelman closed the workshop and opened the official hearing at 5:05 pm, and stated the meeting was being recorded and could be found at <https://www.eastham-ma.gov/653/On-Demand-Video-of-Meetings-Special-Prog>

4. Case No. PB2022-19 – 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.

Members Seated: Coppelman, Earley, Hobbs, Kivlehan, Nightingale, Weston

Timothy Klink (Applicant, The Coastal Companies) briefed the Board on changes made to the planned development. Mr. Klink advised that the project had been scaled back due to potential zoning issues and was now focused on one lot / the front parcel. Mr. Klink presented changes to the plan as recommended by the Planning Board in previous hearings. Chairman Coppelman stated that he liked the changes proposed and polled the other Board members regarding the adjustments described by Mr. Klink. Board members were all in agreement that the changes were good and in line with the desires of the Board. Mr. Klink advised the Board that he has been making incremental adjustments to the proposed project to meet the Board's requests and expects to come back to the Board in September for final approval. Board members asked for complete plans and properly numbered documents prior to the September meeting. A brief discussion was held regarding stormwater runoff and stormwater systems. Mr. Lagg noted, for the record, that the changes in the scope of the project simplified the permitting and approval process.

A MOTION by Peter Weston for a continuance for **PB2022-19** to September 20, 2023 **SECONDED** by Craig Nightingale

In favor: Coppelman, Earley, Hobbs, Kivlehan, Nightingale, Weston

Opposed: None

The VOTE: 6-0

Motion passed – Unanimous

5. Case No. PB2023-17 – 145 Oquamoshod Road 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.

Members Seated: Coppelman, Earley, Gatlin, Hobbs, Kivlehan, Nightingale, Weston

John O'Reilly (applicant) and Peter McDonald (architect) spoke on behalf of owners Kevin & Patricia Gibney. Mr. O'Reilly provided an overview of the project. Mr. O'Reilly noted plans to keep as much of the existing vegetation as possible. Mr. O'Reilly noted that no formal landscape plan had been submitted but that the owners wished to maintain much of the existing native vegetation and will provide screening as necessary. Mr. O'Reilly advised the Board that some vegetation clearing would be necessary on the west side of the lot for the purpose of installing a new septic system. Mr. O'Reilly noted that the application was submitted prior to the adoption of the new 2023 bylaws. Peter McDonald provided the Board with a background on the architectural decisions made by the owners. Board members expressed their concerns regarding the size of the proposed dwelling and the high site coverage ratio. Board members expressed their concerns regarding the size and impervious nature of the proposed driveway. Mark Kinnane from Cape Associates spoke and addressed concerns regarding inaccurate site coverage values in the staff reports. Discussion ensued regarding potential alterations to the home to reduce the visual impact of the property. Two letters were read from property abutters

documenting their opposition to the proposed project. Mr. Steve Gunzburger, a property abutter on Oquamoshod Road, spoke via Zoom and expressed his concerns regarding the proposed dwelling's scale, character and massing. The owners and their representatives conferred for a short time to suggest potential ways to mitigate Board and abutter concerns. The applicant proposed a reduction in the size of the driveway, changing the configuration of the garage, pushing the dwelling back on the lot and switching from an asphalt surface to an impervious surface. The applicant requested a continuation to the August meeting, pending the submission of materials to the Planning Department by August 7th, 2023.

A MOTION by Craig Nightingale for a continuance for **PB2023-17** to August 16, 2023 **SECONDED** by Peter Weston

In favor: Coppelman, Earley, Gatlin, Hobbs, Kivlehan, Nightingale, Weston

Opposed: None

The VOTE: 7-0

Motion passed – Unanimous

6. Preliminary Conference – 405 Ocean View Drive. David and Cathy Frary spoke to the Board about potential renovations to their dwelling located at 405 Ocean View Drive. It was determined that the proposed plan would not necessitate site plan approval from the Eastham Planning Board.

7. Meeting Minutes:

A MOTION by Craig Nightingale to approve the meeting minutes from the June 21, 2023 Planning Board meeting.

SECONDED by Peter Weston

In favor: Coppelman, Earley, Gaitlin, Hobbs, Kivlehan, Nightingale, Weston

Opposed: None

The VOTE: 7-0

Motion passed – Unanimous

8. Other Business: No New Business.

9. Meeting adjournment

A MOTION by Peter Weston to adjourn.

SECONDED by Dave Hobbs

In favor: Coppelman, Earley, Gaitlin, Hobbs, Kivlehan, Nightingale, Weston

Opposed: None

The VOTE: 7-0

Motion passed – Unanimous

Respectively submitted by Philip Burt