



## TOWN OF EASTHAM

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### EASTHAM PLANNING BOARD PUBLIC HEARING MEETING AGENDA Earle Mountain Room February 15, 2017, 5:30 pm

#### 1. Opening Statements

2. Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 5, the Eastham Planning Board will hold a Public Hearing on **Wednesday, February 15, 2017 at 5:30 p.m.** at the Eastham Town Hall Earle Mountain Room, 2500 State Highway, Eastham, MA 02642, to take public comments on the following proposed amendments to the Protective (Zoning) By-Law. A copy of the proposed text may be inspected at the Eastham Town Hall Planning Department 2500 State Highway, Eastham, MA during regular business hours Monday - Friday 8:00 AM - 4:00 PM.

#### **Article ## - Zoning: Flood Plain Zoning Elevation Certificates**

Underline = language proposed for inclusion

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION IV - FLOOD PLAIN ZONING ARTICLE III USE REGULATIONS** by adding the following language:

*7. In accordance with the Code of Federal Regulations (44 CFR §60.3(b)(5)(iii)), the lowest floor of any new construction or substantial improvement must be documented and maintained on record with the town. The most recent Elevation Certificate from the Federal Emergency Management Agency must be used to document elevations for all new construction and substantial improvements in the Special Flood Hazard Area.;*

or take any action relative thereto.

#### **Article ## - Zoning: Site Plan Approval**

Underline = language proposed for inclusion

~~Strikethrough~~ = language proposed for deletion

To see if the Town will vote to amend the Eastham Zoning Bylaw, **Section XIII - SITE PLAN APPROVAL - SPECIAL PERMIT** subsection C as follows:

#### C. APPLICATION

1. Each application for Site Plan Special Permit shall be filed by the petitioner with the Town Clerk, and ~~twenty (20)~~ twelve (12) copies of said application, including the date and time of filing certified by the Town Clerk, shall be filed with the Planning Board.

And to also amend,

**Section XIII - SITE PLAN APPROVAL - SPECIAL PERMIT** subsection **F** as follows:

**F. REQUIRED SITE PLAN CONTENTS**

1. All site plans shall be prepared by a Registered Professional Land Surveyor ~~and or~~ or Registered Professional Civil Engineer or both if required.
2. All site plans shall be on standard ~~24" x 36"~~ 11" x 17" sheets, and each sheet shall be prepared at a defined scale suitable for the content of the topic covered on the sheet and shall include the following:

And to also amend,

**SECTION XIV - SITE PLAN APPROVAL - RESIDENTIAL** subsection **B** as follows:

**B. APPLICATION**

Each application for Site Plan approval – Residential shall be filed with the Planning Board along with ~~twenty (20)~~ twelve (12) copies and the required fee.

or take any action relative thereto.

(Submitted by the Planning Board)

Dan Coppelman, Chairman

3. Any other business that may come before the Board
4. Adjournment