



TOWN OF EASTHAM

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EASTHAM PLANNING BOARD MEETING AGENDA Earle Mountain Meeting Room November 16, 2011 – 5:00 P.M.

1. Opening Statements

Hearings:

2. **Case No. PB2011-13 (Continued from 09/14/11 & 10/04/11 PB meetings)** – **Robert and Ruth Grande, owner/applicant**, of West Hartford, CT, seek Residential Site Plan Approval under *Eastham Zoning By-Laws, Section IX, Intensity Regulations, Paragraph D.2.*, to remodel and construct additions to existing dwelling and garaged, for property located at 35 Bridge Pond Drive, Map 13, Parcel 38.
3. **Case No. ZBA2011-06 and PB2011-05 (Continued from 06/08/11 Joint PB/ZBA meeting & 09/14/11 PB meeting)** – **SHERWOOD REALTY TRUST; MICHAEL MacASKILL, TRUSTEE, owner** of Orleans, MA, & **OUTDOOR OUTFITTERS, INC., applicant** of Orleans, MA seek to appeal Building Inspector's denial under *Eastham Zoning By-Laws Section VIII, Prohibited Uses H.5. and Section II (B)(3)*, and seek a Special Permit under *Section VI (D)* to alter pre-existing non-conforming use to include installation of an above ground fuel tank in Eastham to service in-water marine fuel sales on Orleans property at 10 Ellis Road, Map 22 Parcel 18.
4. **Case No. PB2011-14 (Continued from 09/14/11 & 10/12/11 PB meetings)** – **Eric Nickerson, owner**, of Windham, NH, and **Peter McDonald, applicant**, of No. Eastham, MA, seek Residential Site Plan Approval under *Eastham Zoning By-Laws, Section IX, Intensity Regulations, Paragraph D.2.*, to demolish existing single-family dwelling and construct a new single-family dwelling, for property located at 140 Sunset Avenue, Map 19, Parcel 25.
5. **Case No. PB2011-15 (new)** – **Town of Eastham, MA, owner**, and **American Capital Energy, Inc., applicant**, of North Chelmsford, MA, seek a Special Permit under *Eastham Zoning By-Laws, Section V and VII. A.*, for the installation of a ground-mounted solar PV renewable energy electrical generated system, on property located at 255 Old Orchard Road, Map 08, Parcel 08-120.
6. **Case No. PB2011-16 (new)** – **Russ Sandbloom, owner**, and **Donald Carboni, applicant**, both of Eastham, MA, seek a Site Plan Approval-Special Permit under *Eastham Zoning By-Laws, Section XIII.B. & D.*, for auto detailing and sales and the expansion of parking lot and spaces, on property located at 186 Brackett Road, Map 08, Parcel 188D.

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7. **Case No. PB2011-17 (new)** – **Martha H. Hill, owner**, of Rockland, ME, and **Edward Quirk, applicant**, of South Yarmouth, MA, seek a Site Plan Approval-Special Permit under *Eastham Zoning By-Laws, Section XIII.B.1.A.*, for construction of a steel building for office, 2nd floor apartment, and indoor storage of towed cars, on property located at 4620 State Highway, Map 08, Parcel 201.
8. Review of Planning Board Project List
9. Minutes Approval of: October 12, 2011 & October 25, 2011
10. Any other business that may legally come before the Planning Board
11. Adjournment