



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544

All departments 508 240-5900 Fax 508 240-1291

www.eastham-ma.gov

**PLANNING BOARD
MEETING AGENDA
Earle Mountain Room
February 13, 2013 at 5:00 P.M.**

1. **Opening Statements**
2. **Case No. PB2013-04 –(Continued) Hole-In-One Nominee Trust, Owner**, of Eastham, MA, and **Tim Brady, Representative**, of Orleans, MA, **Tim Brady** of East Cape Engineering, **Applicant**, seek a Site Plan Approval Waiver for Case # PB2005-29. A Special Permit was granted on November 9, 2005, but the project was not constructed. The owners would like to proceed with the construction at this time for property located at 4295 State Highway, Map 8, Parcel 142C.
3. **No. PB2013-06 – (New) Hole-In-One Nominee Trust, Owner**, of Eastham, MA, and **Tim Brady, Representative**, of Orleans, MA, **Tim Brady** of East Cape Engineering, **Applicant**, seek Site Plan Approval-Special Permit (if Case PB 2013-04 waiver not granted) for an addition to an existing commercial building to enlarge a kitchen area for more efficient food preparation, to Eastham Zoning By-Laws, Section XIII - Site Plan Approval - Special Permit - Paragraph B – which states that : *“No Special Permit, Variance or Building Permit shall be issued” for the uses listed including B.1.B “the change, alteration or expansion of any commercial, retail and/or mixed use structure.”* for property located at 4295 State Highway, Map 8, Parcel 142C.
4. **Case No. PB2013-05 – (New) Mark and Jacqueline Breton, Owner**, of Hopkinton, MA, and **J.M. O’Reilly and Associates, Inc., Representative**, of Brewster, MA, seek Residential Site Plan Approval to rebuild/remodel the existing dwelling, with a new foundation and a 12-foot expansion to the rear of the dwelling and site improvements including a relocated driveway, patio entry, and a new exterior shower pursuant to *Eastham Zoning By-Laws, Section IX, Intensity Regulations, Paragraph D. – Residential Lot Intensity: “Any lot under 20,000 square feet where a proposed addition or expansion of an existing dwelling exceeds 2.5% of the lot area and/or the site coverage ratio including the addition exceeds 15% and where the site coverage ratio for a new dwelling or the addition of an accessory building causes the site coverage ratio to exceed 15% of the lot area.”* for property located at 30 Longstreet Lane, Map 10, Parcel 363.
5. **Executive Session** to Discuss Litigation Strategy as it relates to Case No. PB 2011-16 – **Russ Sandblom, owner**, and **Donald and Kristin Carboni, applicants**, both of Eastham, MA, who were denied a Site Plan Approval -

Special Permit under *Eastham Zoning By-Laws, Section III.B. & D. for auto detailing and sales and the expansion of parking lot spaces, on property located at 186 Brackett Road, Map 08, Parcel 188D.*

6. Any other business that may legally come before the Zoning Board of Appeals.
7. Adjournment