



TOWN OF EASTHAM

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PLANNING BOARD Earle Mountain Hearing Room March 12, 2014- 5:00 p.m. MEETING MINUTES

Members Present: Dan Coppelman - Chair, Craig Nightingale, Robert Smith, Dwight Woodson, Arthur Autorino – Alternate, Richard Dill

Members Absent: Lee Verrone, Marc Stahl, Lisa Panaccione

Chairman Dan Coppelman explained meeting protocols and stated that the meeting was being taped. He asked the audience if anyone else was taping the meeting, and the answer was no. Mr. Coppelman opened the meeting at 5:00 p.m.

Case No. PB2013-21 – (continued) **Mark Haley, Owner** of Belmont, MA requests Residential Site Plan Approval to demolish an existing dwelling and construct a new single family dwelling pursuant to *Eastham Zoning By-Laws, Section IX, Intensity Regulations – Paragraph D.1.* for property located at **5 West Shore Drive, Map7A Parcel 4.**

Sitting on this case: Coppelman, Nightingale, Smith, Woodson

It was noted that no additional information had been received from Mr. Haley concerning this case. This case will be continued to April 9, 2014.

A **MOTION** by Craig Nightingale to continue Case No. PB2013-21 until the April 9, 2014 meeting, **seconded by** Robert Smith.

In Favor: Coppelman, Nightingale, Smith, Woodson

Opposed: None

The VOTE: 4-0

Motion Passed - Unanimous

Case No. PB2014-03 – (Continued) **Michelle Lamy, Owner**, of Eastham, MA and **Benjamin Zehnder, Esq. Representative**, of Orleans, MA request Residential site Plan approval to construct a 20'X17' wood-framed addition to an existing garage accessory structure, including second floor and modified roofline and dormers pursuant to Eastham Zoning By-Laws, Section IX – Residential Lot Intensity, D. for property located at **385 Ireland Way, Map 17, Parcel 76.**

Sitting on this case: Coppelman, Nightingale, Smith, Woodson

Benjamin Zehnder and Michelle Lamy presented.

Based on the February 12, 2014 meeting with the Planning Board, changes have been made to the proposed plan.

- 4 Evergreen Trees have been added to screen the property from the neighbor
- The 4 double hung windows on the second floor have been changed to 3 transom windows to allow light but limited visibility to the neighbor's property.
- The Zoning Board of Appeals has approved the plan
- The shed will remain as it is a pleasing buffer to the neighbor

Dan Coppelman reviewed the **Findings of Fact:**

1. Lot size is 47,221 sq. ft. or 1.08 acres
2. Proposed Site Coverage is 2,933 sq. ft. or 6.9% coverage which represents an increase of 340 sq. ft. or 0.7%.
3. Proposed maximum building height above mean grade is, and will remain 21.3'
4. Existing mean grade is 27.3 and will remain the same.
5. Project will not adversely affect the views of abutters
6. Project preserves the landscape in its natural state in so far as practical
7. Proposed project relates harmoniously to the terrain and to the use, scale and proportion of existing and proposed buildings in the neighborhood
8. Proposed project avoids impacts on steep slopes, flood plains, hill tops, dunes, scenic views and wetlands
9. Proposed project maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways
10. Proposed Garage addition is more conforming to sideline setback than existing garage
11. Applicant has proposed 3 mitigations:
 - a. Providing 4 Evergreen trees to landscape to buffer side yard area between subject property and the neighbor, Ellen Wilson.
 - b. Existing commercial vehicle will be parked inside the garage rather than leaving it in the existing external parking space.
 - c. Rear windows have been elevated to the roofline thereby decreasing the possibility of viewing the neighbor's property.
 - d. Removing one window, now down from 4 windows to 3 windows.

A **MOTION** by Craig Nightingale to approve the Findings of Fact as read, **seconded** by Robert Smith

In Favor: Coppelman, Nightingale, Smith, Woodson

Opposed: None

The VOTE: 4-0

Motion Passed - Unanimous

and further based on the following plans:

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1. Plan entitled Septic As Built for Michelle Lamy, 385 Ireland Way, Eastham, MA by Ryder & Wilcox, Inc. Orleans, MA, Scale 1"=40', dated September 17, 1997, prepared by David Lyttle.
2. Site Plan showing proposed addition, prepared for Michelle Lamy, 385 Ireland Way, Eastham, MA, prepared by Ryder & Wilcox, Inc., Orleans, MA, Scale 1"=40', dated December 23, 2013, revised March 5, 2014 for screening, David Lyttle
3. Lamy Residence elevations, Scale 1/4" - Sheets 1-6, dated 12/10/13 revised 12/13/13 and 3/4/14.

A **MOTION** by Craig Nightingale to **GRANT** Residential Site Plan Approval for Case No.PB2014-03 with the following Conditions:

1. Any changes to the project application and approved plans of record must be reviewed by the Planning Board to determine whether or not they are significant enough to warrant a new hearing.
2. Any proposed change of the second floor to habitable space must be reviewed by the Planning Board and the Board of Health.

seconded by Dwight Woodson.

In Favor: Coppelman, Nightingale, Smith, Woodson

Opposed: None

The VOTE: 4-0

Motion Passed - Unanimous

Case No. PB2014-04 - (continued) **Patricia Mark Nominee Trust, Mark Heafeli, Trustee**, of Montclair, NJ, **Owner, Charles Whitcomb** of Whitcomb Remolding. **Applicant**, and **Kieran J. Healy, PLS, Representative**, request Residential Site Plan Approval to construct a second floor on a non-conforming building on a non-conforming lot pursuant to Eastham Zoning By-Laws Section IX – Intensity Regulations, A and B for property located at **2 Nycoma Way, Map 10, Parcel 322**.

Sitting on this case: Coppelman, Nightingale, Smith, Woodson

Kieran J. Healy, PLS, presented.

The proposed plan is to remove the existing roof and replace it with a dormer, adding a bedroom to the second floor. The Board of Health and Zoning Board of Appeals have approved the project. The new roof line will be 3 feet higher at the ridge line.

Dan Coppelman reviewed the **Findings of Fact:**

1. The lot size is 9,024 sq. ft. or 0.2 acres.
2. The proposed site coverage is 1,358 sq. ft. or 15% which represents an increase of 536 sq. ft. or 5.9%.

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3. Proposed maximum building height above mean grade elevation is 23' and will remain the same.
4. Existing mean elevation is 16' and will remain the same.
5. The proposed project will not adversely affect the views of abutters.
6. The project perceives the landscape in its natural state in so far as is practical.
7. The proposed project relates harmoniously to the terrain and to the use, scale and proportions of existing and proposed buildings in the neighborhood.
8. The project avoids impact on steep slopes, flood plains, hilltops, dunes, scenic views and wetlands.
9. The proposed project maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways.
10. Dwelling will remain 2-bedroom maximum.

A MOTION by Craig Nightingale to approve the Findings of Fact as presented, seconded by Robert Smith.

In Favor: Coppelman, Nightingale, Smith, Woodson

Opposed: None

The VOTE: 4-0

Motion Passed - Unanimous

and further based on the following plans:

1. Plan of land with existing dwelling at 2 Nycoma Way, Eastham, prepared for Charles Whitcomb, Whitcomb Remodeling, West Hyannisport, Scale 1"=20' dated December 30, 2013, Stamped by Kieran J. Healy, PLS.
2. Site and Sewage Plan, 2 Nycoma Way, prepared for Stuart Edmonds, 1616 Victoria Gardens Drive, Deland, FL, Scale 1"=20' dated 9/26/2013 1 and 2.
3. Addition of Mark and Patricia Haefeli, 2 Nycoma Way, by F.D. Ciambriello, Architectural Design, Sheets 1-5.

A MOTION by Craig Nightingale GRANT Residential Site Plan Approval for Case No. PB2014-04 with the following conditions:

1. Any changes to the project except those that are de minimis must be reviewed by the Planning Board. If the Board finds a change to be substantial re-notice is necessary for a new hearing.
2. 2-Bedroom deed restriction is required by Board of Health

seconded by Dwight Woodson.

In Favor: Coppelman, Nightingale, Smith, Woodson

Opposed: None

The VOTE: 4-0

Motion Passed - Unanimous

Case No. PB2013-06 – (new) **William J. and Sheila S. Beckeman, Owners**, of Boston, MA, and **Timothy Brady, East Cape Engineering**, of Orleans, MA request Residential Site Plan Approval to remove an existing dwelling and construct a new dwelling pursuant to Eastham Zoning By-Laws Section IX – Intensity Regulations D. Residential Lot Intensity and Section IX-D and XIV – Site Plan Approval – residential for property located at **40 Bridge Pond Road, Map 13, Parcel 40**.

Sitting on this case: Coppelman, Nightingale, Woodson, Smith

Timothy Brady, East Cape Engineering, presented.

The plan is to tear down the existing house and build a new 3 Bedroom house. A new septic system and well will be installed. The lot coverage of the new house is low at 14.5% but it will go to the maximum height. The house is an upside down house.

Dan Coppelman reviewed the **Findings of Fact:**

1. The lot size is 30,525 sq. ft. or 0.7 acres.
2. The proposed site coverage is 4,435 sq. ft. or 14.5% which represents an increase of 2,655 sq. ft. or 8.7%.
3. Proposed maximum building height above mean grade elevation is 29.8'
4. Existing mean elevation is 23.9' and will remain the same within 0.1%.
5. New septic system with Board of Health approval is required.
6. New domestic water supply well is required.
7. The proposed project will not adversely affect the views of abutters.
8. The project perceives the landscape in its natural state in so far as is practical.
9. The proposed project relates harmoniously to the terrain and to the use, scale and proportions of existing and proposed buildings in the neighborhood.
10. The project avoids impact on steep slopes, flood plains, hilltops, dunes, scenic views and wetlands.
11. The proposed project maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways.

A MOTION by Craig Nightingale to approve the Findings of Fact as presented, seconded by Dwight Woodson.

In Favor: Coppelman, Nightingale, Smith, Woodson

Opposed: None

The VOTE: 4-0

Motion Passed - Unanimous

and further based on the following plans:

1. Site Plan, 40 Bridge Pond Drive, Eastham MA, for William J and Sheila S. Beckeman, Scale 1"=30', dated January 23,2014, Assessors Map 13 Parcel 40, Prepared by East Cape Engineering, Orleans Ma, by Timothy J Brady, Land Surveyor, and Professional Engineer, and Sheets 2, Design Notes and Calculations and Sheet 3, Sewage Disposal System Details.

2. The Beckeman Residence, 40 Bridge Pond Drive, Scale 1/8" = 1', dated 1/20/2014, Sheets A-01–A-08 by John Dvorsack Architect, LLC, Falmouth Ma.

A **MOTION** by Craig Nightingale **GRANT** Residential Site Plan Approval for Case No. PB2014-04 with the following **conditions**:

1. Any changes to the project except those that are de minimis must be reviewed by the Planning Board. If the Board finds a change to be substantial re-notice is necessary for a new hearing.
2. Board of Health approval is required for new well and septic system.
3. Proposed moving of the drain to the left side along Bridge Pond Drive will not cause water to enter the site in any direction, thereby maintaining drainage within the site.

seconded by Robert Smith.

In Favor: Coppelman, Nightingale, Smith, Woodson

Opposed: None

The VOTE: 4-0

Motion Passed - Unanimous

Minutes:

February 12, 2014 Workshop:

A **Motion** by Robert Smith to **approve** the minutes with edits noted, **seconded** by Craig Nightingale.

In favor: Coppelman, Nightingale, Smith, Woodson, Autorino, Dill

Opposed: None

The VOTE: 6-0

Motion Passed Unanimous

January 29, 2014 Workshop:

A **Motion** by Craig Nightingale to **approve** the minutes with edits noted, **seconded** by Dan Coppelman

In favor: Coppelman, Nightingale, Smith, Woodson, Autorino, Dill

Opposed: None

The VOTE: 6-0

Motion Passed Unanimous

February 12, 2014 Meeting:

A **Motion** by Robert Smith to **approve** the minutes with edits noted, **seconded** by Craig Nightingale.

In favor: Coppelman, Nightingale, Smith, Woodson, Autorino, Dill

Opposed: None

The VOTE: 6-0

Motion Passed Unanimous

Adjournment

A **MOTION** by Richard Dill to **adjourn** the meeting, **seconded by** Robert Smith.

In Favor: Coppelman, Nightingale, Smith, Stahl, Woodson, Autorino, Dill,

Opposed: None

The VOTE: 6-0

Motion Passed Unanimous

The meeting adjourned at 6:05PM

Respectfully submitted

as prepared by Laurie Gillespie-Lee

Dan Coppelman, Chairman
Eastham Planning Board