



TOWN OF EASTHAM

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EASTHAM PLANNING BOARD MEETING MINUTES

Small Meeting Room
April 6, 2016, 3:00 pm

Members present: Dan Coppelman, Chair, Dwight Woodson, Marc Stahl, Craig Nightingale, Joseph Manas, Arthur Autorino, Richard Dill
Members absent:
Staff present: Paul Lagg, Town Planner, Tom Wingard, Building Commissioner, Debbie Cohen, Administrative Assistant

Chairman Dan Coppelman opened the meeting at 3:00 pm and explained meeting protocols.

Residential Site Plan Approval preliminary meeting: 1955 Bridge Road, Map 14, Parcel 155

Martin McDonald, owner, was present at the meeting. He planned to move a shed onto his property that would push him slightly over the 3,000 sf SPA-R threshold. Mr. Coppelman explained that the Board did not have authority to waive the need for an application and approval. The board members did agree, however, that they were willing to waive the plan content requirements and would accept the sketch presented by Mr. McDonald in lieu of a complete site plan.

Potential zoning by-law revisions

Mr. Wingard suggested the Board consider a by-law amendment to allow a waiver of residential site plan review. He also noted the town by-law had some contradictions to Mass. General Law which should be cleaned up as a matter of housekeeping. The board members discussed their concerns about fairness to neighbors if it were possible to waive SPA-R.

Mr. Coppelman asked how best to enforce site plans to completion. Mr. Wingard suggested bonding commercial projects.

De minimis determinations

Mr. Lagg presented proposed criteria defining “de minimis” as regards site plan approval. Applicants who believe their modification to be de minimis would meet with the Town Planner and Chair of the Planning Board to confirm that no criteria thresholds are exceeded. If the plan is determined to be de minimis, a note would be made in the case file and the Board would be informed of the changes. The board members agreed to further discuss the procedure at their next meeting.

Planning Board rules and regulations

Revised regulations were passed out and reviewed by the board members.

Other business

The board members briefly discussed the pending Purcell RFP and local affordable housing options.

A **MOTION** by Dwight Woodson to approve the Affordable Housing Production Plan with revisions per the Board of Selectmen, **seconded** by Marc Stahl.

In favor: Coppelman, Woodson, Manas, Stahl, Nightingale, Autorino, Dill

Opposed: None

The VOTE: 7-0

Motion passed – Unanimous

The board members also discussed non-conforming uses and loss of use, particularly in regards to restaurants.

Adjournment

A **MOTION** by Marc Stahl to adjourn the meeting, **seconded** by Joseph Manas.

In favor: Coppelman, Woodson, Manas, Stahl, Nightingale, Autorino, Dill

Opposed: None

The VOTE: 7-0

Motion passed – Unanimous

Meeting adjourned at 5:15 pm.

Respectfully submitted as prepared by Debbie Cohen

Dan Coppelman, Chairman