



## TOWN OF EASTHAM

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### EASTHAM PLANNING BOARD

#### MEETING MINUTES

Earle Mountain Room

August 17, 2016, 5:00 pm

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

Chairman Dan Coppelman opened the meeting at 5:00 pm, explained meeting protocols and stated the meeting was being recorded.

**Case No. PB2016-18** – 35 Bowline Lane, Map 13, Parcel 56. Criscione Family Nominee Trust (Owner) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section IX D.2 (Residential Lot Intensity) and Section XIV (Site Plan Approval – Residential) for an addition and alteration to an existing single family residence and construction of a detached garage on a lot containing 20,000 sf or more where site coverage exceeds 3,000 sf.

Tim Brady was present at the hearing. He explained that his clients plan to continue with the proposed remodel, but no longer want a detached garage. In place of the garage, the owners would now like to construct an addition at the northwest corner of the house. Mr. Brady suggested continuing the hearing after discussion and agreed to re-notice abutters with the revised plans.

Mr. Coppelman asked where the conservation limit of work was. Mr. Brady pointed it out but explained it would be changing with the plan revision to remove the garage. The case was scheduled to appear before the Conservation Commission the following week. Mr. Coppelman also asked for clarification on the existing and proposed bedrooms. There were no other comments from the board members or audience.

A **MOTION** by Marc Stahl to continue Case No. PB2016-18 to September 21, 2016, **seconded** by Richard Dill.

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

Opposed: None

**The VOTE:** 6-0

**Motion passed – Unanimous**

Reorganization of the Board

A **MOTION** by Richard Dill re-elect Dan Coppelman as Chair, Dwight Woodson as Vice-Chair, and Craig Nightingale as Clerk, **seconded** by Marc Stahl.

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

Opposed: None

**The VOTE:** 6-0

**Motion passed – Unanimous**

General update on Zoning By-law amendments

Mr. Lagg discussed clerical fixes made to the zoning by-law and touched on potential changes to be taken to Town Meeting in 2017. He indicated he would include an updated list for review at the next hearing.

Other Business

The board members discussed workshop scheduling for by-law amendments and possible 40B review.

Adjournment

A **MOTION** by Marc Stahl to adjourn the meeting, **seconded** by Richard Dill.

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

Opposed: None

**The VOTE:** 6-0

**Motion passed – Unanimous**

Meeting adjourned at 5:55 pm.

Respectfully submitted as prepared by Debbie Cohen

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Dan Coppelman, Chairman