



## TOWN OF EASTHAM

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### **EASTHAM PLANNING BOARD MEETING MINUTES**

Earle Mountain Room  
September 21, 2016, 4:00 pm

Members present: Dan Coppelman, Chair, Dwight Woodson, Marc Stahl, Craig Nightingale, Arthur Autorino, Richard Dill, Joseph Manas  
Members absent: None  
Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

Chairman Dan Coppelman opened the meeting at 4:00 pm and explained meeting protocols.

The board members reviewed Stratford Capital Group's 40B application for 4790 State Highway, Eastham. They discussed several suggestions to bring to the Zoning Board of Appeals:

- Skew the entry and exit driveways to ensure right turns only at the northern access and entrance only at the southern access. Add an island at the southern access to separate traffic entering from the northbound and southbound lanes off Route 6.
- Rotate the front building 90 degrees so the community-use portion of the building faces Route 6. Move the front building closer to the highway. Relocate the parking lot to behind the building, rather than between the highway and the building.
- Relocate the front dumpster further back from the highway. Relocate the back dumpster so that access to the fire lane is not blocked.
- Move the tot lot closer to the back building, which will have most of the 2 and 3 bedroom units.
- Add landscape screening around the parking lots and provide a landscaping plan.
- Remove the parking spaces in the access road.
- Extend the proposed sidewalks to connect around the entire site.
- Add bike lanes.
- Add covered storage areas for bikes and other large items.
- Provide a lighting plan.
- Provide additional buildings elevations and three dimensional renderings of the buildings in site context, if possible.

Ed Schneiderhan was present from the Zoning Board of Appeals. He confirmed that the proposed southern lot would be prohibited from any uses involving food service or sales.

Mr. Nightingale commented that the Board's suggestions were in general alignment with those of the Cape Cod Commission. He asked that the Board be provided with revised plans after the developer had a chance to review and incorporate suggestions from the report.

Mr. Coppelman and Mr. Woodson volunteered to present the Board's ideas at the October 6 ZBA hearing.

Adjournment

A **MOTION** by Richard Dill to adjourn the meeting, **seconded** by Craig Nightingale.

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

Opposed: None

**The VOTE:** 7-0

**Motion passed – Unanimous**

Meeting adjourned at 5:00 pm.

Respectfully submitted as prepared by Debbie Cohen

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Dan Coppelman, Chairman