



## TOWN OF EASTHAM

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### EASTHAM PLANNING BOARD

#### MEETING MINUTES

Earle Mountain Room

October 19, 2016, 5:00 pm

Members present: Dan Coppelman, Chair, Dwight Woodson, Arthur Autorino, Richard Dill, Marc Stahl, Craig Nightingale, Joseph Manas  
Members absent: None  
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. PB2016-22** – 190 Cooks Brook Road, Map 4, Parcel 372. Shawn Clark (Owner) seeks Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section IX D.1 (Residential Lot Intensity) and Section XIV (Site Plan Approval – Residential) for an addition and alteration to a single family residence on a lot containing less than 20,000 sf resulting in a site coverage ratio greater than 15% and percentage of expansion greater than 2.5%.

Shawn Clark was present at the hearing. He described the proposed reconfiguration of rooms, noting that three new egress windows would be cut into the basement foundation. He confirmed that no new outdoor lighting was proposed. Mr. Lagg added that the application already had ZBA approval. There were no other questions from the Board or from the audience.

Mr. Coppelman read the **findings of fact**:

1. The property is located at 190 Cooks Brook Road (Map 4, Parcel 372) and is located in District A (Residential).
2. The applicant has applied for Site Plan Approval – Residential pursuant to Eastham Zoning By-Law Section IX D.1 (Residential Lot Intensity) and Section XIV (Site Plan Approval – Residential) for an addition and alteration to a single family residence on a lot containing less than 20,000 sf resulting in a site coverage ratio greater than 15% and percentage of expansion greater than 2.5%.
3. The lot size is 11,288 sf.
4. The proposed site coverage is 2,218 sf (19.6%) and represents an increase of 5.5%.
5. The Applicant was granted a Special Permit from the Zoning Board of Appeals on October 6, 2016 which amended a previous Special Permit issued in 1997 for an addition and alteration of a pre-existing non-conforming single family dwelling.
6. The proposed project does not impact existing native vegetation and soil or grade changes.
7. The proposed project does relate harmoniously to the terrain and to the use, scale and proportions of existing and proposed buildings in the neighborhood.
8. The prevailing characteristics of the neighborhood are preserved by the plan as presented.
9. The proposed project does avoid impact on steep slopes, flood plains, hilltops, dunes, scenic views and wetlands.

10. The proposed project does not have existing unique or significant environmental resources.
11. The proposed site plan does maximize the convenience and safety of vehicular and pedestrian movement within the site and in relationship to adjacent ways.
12. No abutters or parties in interest appeared in favor of or in opposition to the proposal. No letters were received regarding the proposal.

A **MOTION** by Marc Stahl to approve the findings of fact as stated, **seconded** by Craig Nightingale.

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

Opposed: None

**The VOTE:** 7-0

**Motion passed – Unanimous**

A **MOTION** by Dwight Woodson to **GRANT** Site Plan Approval – Residential for Case No. PB2016-22 with the following **conditions**:

1. No building permit shall be issued until the application complies with all pertinent sections of the Town of Eastham Zoning By-law.
2. The applicant shall obtain approval from the Eastham Board of Health prior to the start of the project.
3. The applicant shall relocate the existing shed to meet current setback requirements per ZBA Special Permit decision on case ZBA2016-12.
4. Any changes to the project plans stamped by the Town Clerk on 9/13/16, 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.
5. Any changes to final grade must be reviewed by the Planning Board.
6. The Planning Board reserves the right to monitor the ongoing construction for compliance with the approved plan.

**Seconded** by Richard Dill

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

Opposed: None

**The VOTE:** 7-0

**Motion passed – Unanimous**

**Case No. PB2016-23** – 140 Luthers Lane, Map 11, Parcel 244. Sarah and Mick Pascale (Owners) seek 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 additions 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.

Mick Pascale and Sarah Prifty-Pascale were present at the hearing. They reviewed the proposal and explained the oversized garage was intended to be used for tool storage and workshop space. Mr. Pascale confirmed the garage would not be plumbed. Mr. Coppelman asked about basement access. Mr. Pascale responded that an existing interior staircase would remain and a new bulkhead would be installed at the rear of the proposed addition. Mr. Coppelman pointed out that one large tree would need to be removed, and added that the placement of the garage would create a dark corridor next to the proposed addition. He also noted that the proposed new flood lights would need to point down so as not to spill onto the neighboring properties.

Ralph and Sheila Holcomb, 145 Luthers Lane were present as abutters and spoke in favor of the project. There were no other comments from the audience.

Mr. Coppelman read the **findings of fact**:

1. The property is located at 140 Luther's Lane (Map 11, Parcel 244) and is located in District A (Residential).
2. The applicant has applied for 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 additions 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.
3. The lot size is 31,000 sf.
4. The proposed site coverage is 4,808 sf (15.5%) and represents an increase of 8.9%.
5. The proposed project does not impact existing native vegetation and soil or grade changes.
6. The proposed project does relate harmoniously to the terrain and to the use, scale and proportions of existing and proposed buildings in the neighborhood.
7. The prevailing characteristics of the neighborhood are preserved by the plan as presented.
8. The proposed project does avoid impact on steep slopes, flood plains, hilltops, dunes, scenic views and wetlands.
9. The proposed project does not have existing unique or significant environmental resources.
10. The proposed site plan does maximize the convenience and safety of vehicular and pedestrian movement within the site and in relationship to adjacent ways.
11. No letters were received regarding the proposal.
12. One abutter appeared in favor of the proposal.

A **MOTION** by Marc Stahl to approve the findings of fact as stated, **seconded** by Craig Nightingale.

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

Opposed: None

**The VOTE:** 7-0

**Motion passed – Unanimous**

A **MOTION** by Richard Dill to **GRANT** Site Plan Approval – Residential for Case No. PB2016-23 with the following **conditions**:

1. No building permit shall be issued until the application complies with all pertinent sections of the Town of Eastham Zoning By-law.
2. The applicant shall obtain approval from the Eastham Board of Health prior to the start of the project.
3. Any changes to the project plans stamped by the Town Clerk on 10/7/16, 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.
4. Any changes to final grade must be reviewed by the Planning Board.
5. The Planning Board reserves the right to monitor the ongoing construction for compliance with the approved plan.
6. All proposed flood lighting must face downward so as not to cross into any neighboring properties.

**Seconded** by Marc Stahl

In favor: Coppelman, Woodson, Dill, Stahl, Nightingale, Autorino, Manas  
Opposed: None  
**The VOTE:** 7-0  
**Motion passed – Unanimous**

#### Minutes

A **MOTION** by Art Autorino to approve the minutes of September 21, 2016 at 5:00 pm,  
**seconded** by Marc Stahl.

In favor: Coppelman, Woodson, Dill, Stahl, Nightingale, Autorino, Manas  
Opposed: None  
**The VOTE:** 7-0  
**Motion passed – Unanimous**

A **MOTION** by Art Autorino to approve the minutes of September 21, 2016 at 4:00 pm,  
**seconded** by Dwight Woodson.

In favor: Coppelman, Woodson, Dill, Stahl, Nightingale, Autorino, Manas  
Opposed: None  
**The VOTE:** 7-0  
**Motion passed – Unanimous**

#### Adjournment

A **MOTION** by Marc Stahl to adjourn the meeting, **seconded** by Art Autorino.

In favor: Coppelman, Woodson, Autorino, Dill, Stahl, Nightingale, Manas  
Opposed: None  
**The VOTE:** 7-0  
**Motion passed – Unanimous**

Meeting adjourned at 5:40 pm.

Respectfully submitted as prepared by Debbie Cohen

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Dan Coppelman, Chairman