



## TOWN OF EASTHAM

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### EASTHAM PLANNING BOARD MEETING MINUTES

Earle Mountain Room  
December 14, 2016, 3:00 pm

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

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

#### 4300 State Highway and 140 Brackett Road 40B Application Review

Charlie Adams, Joe Longo and Mike Binette were at the workshop to present the 40B application for 4300 State Highway and 140 Brackett Road to the Board. The board members discussed several suggestions to bring to the Zoning Board of Appeals:

- A management plan detailing snow removal should be provided.
- A secondary egress should be included in the site plan (out to Holmes Road, Main Street Mercantile or onto other neighboring properties as allowed).
- Keep as much of a vegetative buffer as possible along the Zone C boundary.
- Create additional parking spaces.

Neil Andres, DPW Superintendant also discussed the need to lay out the road for plowing purposes.

#### Discussion on possible zoning by-law amendments for Annual Town Meeting 2017

Mr. Lagg reviewed the housekeeping items anticipated for change at the coming town meeting. He indicated he would bring a memo from the Building Commissioner regarding restaurants to the next hearing. The board members discussed a possible article to allow apartments in Zone C.

A **MOTION** by Art Autorino not to consider residential uses in the industrial zone, **seconded** by Dan Coppelman.

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

Opposed: None

**The VOTE:** 6-0

**Motion passed – Unanimous**

The board members held a moment of silence in honor of the passing of Bob Smith.

Other business

Mr. Lagg presented revised planning board application forms.

A **MOTION** by Dan Coppelman to adopt the revised Site Plan Approval – Residential and Site Plan Approval – Special Permit applications effective 12/14/16, **seconded** by Craig Nightingale.

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

Opposed: None

**The VOTE:** 6-0

**Motion passed – Unanimous**

Adjournment

A **MOTION** by Dwight Woodson to adjourn the meeting, **seconded** by Marc Stahl.

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

Opposed: None

**The VOTE:** 6-0

**Motion passed – Unanimous**

Meeting adjourned at 4:40 pm.

Respectfully submitted as prepared by Debbie Cohen

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Dan Coppelman, Chairman