



## TOWN OF EASTHAM

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### EASTHAM ZONING BOARD OF APPEALS AND EASTHAM PLANNING BOARD JOINT MEETING MINUTES

Earle Mountain Room  
January 5, 2017, 5:30 pm

ZBA members present: Robert Sheldon, Edward Schneiderhan, Joanne Verlinden, Stephen Wasby, Robert Bruns, Ralph Holcomb (Alternate), Brian Ridgeway (Alternate)  
ZBA members absent: None  
PB Members present: Dan Coppelman, Dwight Woodson, Arthur Autorino, Craig Nightingale, Joseph Manas  
PB Members absent: Marc Stahl, Richard Dill  
Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

ZBA chairman Robert Sheldon opened the meeting at 5:30 pm, explained meeting protocols and stated the meeting was being recorded. Chairman Dan Coppelman followed by opening the PB meeting.

Paul Haverty gave a brief presentation on the rest of the 40B approval process, including local decision and state approval timelines.

**Case No. ZBA2016-17** – (continued from 12/1/16) The Town of Eastham Zoning Board of Appeals will hold a public hearing at 6:30 pm on Thursday, December 1, 2016 in the Earle Mountain Room at Eastham Town Hall, 2500 State Highway, Eastham, MA on the application of Town of Eastham (Owner), Pennrose Properties LLC (Applicant) for a Comprehensive Permit pursuant to M.G.L. c. 40B sections 20-23 (“Chapter 40B”) to construct a sixty-five (65) unit rental development on two adjacent parcels totaling 11.2 acres plus or minus located at 4300 State Highway (Map 8, Parcel 147) and 140 Brackett Road (Map 8, Parcel 147A) and known as the “Campbell-Purcell property”. The project will include a minimum of 25% low or moderate income rental units under Chapter 40B. Waivers from various provisions of the Eastham Zoning Bylaw and other local bylaws and regulations have been requested. The project received a Project Eligibility Letter dated September 30, 2016 from the Massachusetts Department of Housing and Community Development under the Low Income Housing Tax Credit Program. The application, proposed plans and accompanying materials are available for inspection during normal Town Hall business hours at the Eastham Planning Department, Eastham Town Hall, 2500 State Highway, Eastham, MA. Any person interested or wishing to be heard should appear at the appointed time and place of the public hearing.

*Seated on this case: Sheldon, Schneiderhan, Verlinden, Wasby, Holcomb*

Charlie Adams, Andrew Stebbins, Colleen Medeiros and Joe Longo were present. Mr. Adams confirmed the Board had been provided with a traffic study and additional management

materials, and he gave updated information on the proposed bus stop. He then pointed out the reserve parking areas added to the site plan and the new emergency access route through the Main Street Mercantile parking lot. He noted that everyday vehicle access would be blocked by a post in the road. Mr. Lagg commented that the Town was working with the Mercantile condominium representatives on an access agreement.

Mr. Stebbins explained architectural changes made to the structures for easier emergency access. Mr. Longo added that all of the building entrance areas were revised to meet ADA compliance. In addition, he described changes to the northern stormwater management system and noted that sidewalks and driveways were now indicated to be paved rather than graveled.

Mr. Adams addressed the review of the project done by the Cape Cod Commission, noting he was pleased with the response in general. Mr. Schneiderhan asked about the proposed heat source for the units, as well as whether in-unit storage or dishwashers would be included in the plans. Mr. Stebbins indicated that propane would be used for heat. Mr. Adams added that dishwashers were not currently planned on, but the design team would incorporate exterior storage areas onto the backs of the units.

Mr. Wasby expressed his concern that no property management staff would be routinely available after 4 pm, noting that residents would most likely not be home during the hours available to address any issues with staff. Mr. Sheldon then opened the floor to comments from the Planning Board. Mr. Coppelman commented that he was impressed with the new detail added to the plans and liked the connection to the Main Street Mercantile. He was, however, still worried about the ability of the DPW to plow the roads. Mr. Autorino thought that the pedestrian paths should be widened to accommodate bikes better and more bike storage should be included in the plans. There were no other questions from the Planning Board.

A **MOTION** by Craig Nightingale to adjourn the meeting, **seconded** by Dwight Woodson.

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

Opposed: None

**The VOTE:** 5-0

**Motion passed – Unanimous**

PB meeting adjourned at 6:30 pm.

The zoning board members discussed whether or not they thought peer review of the project should be done.

A **MOTION** by Joanne Verlinden to approve a civil peer review of the proposal, **seconded** by Ralph Holcomb.

In favor: Sheldon, Schneiderhan, Verlinden, Holcomb

Opposed: None

Abstained: Wasby

**The VOTE:** 4-0-1

**Motion passed**

A **MOTION** by Joanne Verlinden to authorize an escrow account to fund the peer review, **seconded** by Ralph Holcomb.

In favor: Sheldon, Schneiderhan, Verlinden, Wasby, Holcomb

Opposed: None

**The VOTE:** 5-0

**Motion passed – Unanimous**

Mr. Sheldon opened the floor to audience comments.

Scott Kerry, 15 Fisher Road expressed concern that the Main Street Mercantile egress route be limited to emergency use only in order to prevent the use of the parking lot as a cut through to Brackett Road.

Mary Beth O'Shea, 855 Hay Road asked if pets would be allowed. Mr. Wasby responded that some pets were allowed and details on the topic were included in the management plan.

Peter Wade, 625 Bridge Road encouraged the applicant to research electric heat pumps as more competitive than propane. He also expressed concern about plowing, noting that the opposite side of the street would need room for large snow banks.

Steve Wlodkowski, 195 Sparrowhawk Lane suggested that providing a detached, covered storage area for each building might be a good storage alternative. He also was worried about the liability involved in plowing parking lots and potential federal ramifications of allowing recreational marijuana use (if allowed).

Bill O'Shea, 855 Hay Road commented that Board of Selectmen policy prohibited recreational marijuana use in public. He also asked Mr. Lagg for clarification on the Complete Streets policy regarding bicycle accommodation.

There were no other questions from the audience.

A **MOTION** by Stephen Wasby to continue Case No. ZBA2016-17 to February 2, 2017, **seconded** by Ed Schneiderhan.

In favor: Sheldon, Schneiderhan, Verlinden, Wasby, Holcomb

Opposed: None

**The VOTE:** 5-0

**Motion passed – Unanimous**

Minutes

A **MOTION** by Stephen Wasby to approve the minutes of December 1, 2016, **seconded** by Ed Schneiderhan.

In favor: Sheldon, Schneiderhan, Verlinden, Wasby, Holcomb, Bruns, Ridgeway

Opposed: None

**The VOTE:** 7-0

**Motion passed – Unanimous**

Other Business

The board members discussed the upcoming meeting schedule.

ZBA Adjournment

A **MOTION** by Joanne Verlinden to adjourn the hearing, **seconded** by Ed Schneiderhan.

In favor: Sheldon, Schneiderhan, Verlinden, Wasby, Holcomb, Bruns, Ridgeway

Opposed: None

**The VOTE:** 7-0

**Motion passed – Unanimous**

The meeting adjourned at 7:15 pm.

Respectfully submitted as prepared by Debbie Cohen

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Robert Sheldon, Chairman  
Zoning Board of Appeals

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Dan Coppelman, Chairman  
Planning Board