



TOWN OF EASTHAM

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EASTHAM ZONING BOARD OF APPEALS PUBLIC HEARING MEETING AGENDA

Earle Mountain Room
January 7, 2016, 5:00 pm

1. Opening Statements

2. **Case No. ZBA2016-1– 640 Nauset Road Rear**, Map 12, Parcel 5 (District F). Walter J. Popper and D. Fleet Hill, Owners, seek a variance pursuant to M.G.L. c. 40A s. 8 and 10 from Eastham Zoning By-law Section IX.A.5 (intensity regulations) to construct a single family residence on a non-compliant lot.

Case No. ZBA2016-2 – 20 Salt Marsh Way, Map 20, Parcel 95A (District A). Christopher and Elisabeth Kelly, Owners, seek a Variance pursuant to M.G.L. c. 40A s. 10 from Eastham Zoning By-law Section IX.B.1 and IX.B.7 (setback requirements) to construct a garage less than fifty feet from the nearest boundary of a way.

Case No. ZBA2016-3 – 2355 State Highway, Map 15, Parcel 87 (District E). 2355 State Highway LLC, Owner, seeks a Special Permit pursuant to M.G.L. c. 40A s. 6 and Eastham Zoning By-law Sections IX.B.2 (setback requirements) and VI.D (non-conforming uses) to alter a pre-existing, non-conforming structure by constructing a 900 sf addition.

Case No. ZBA2016-4 – 45 Bay Road, Map 7, Parcel 577 (District A). Susan Connor, Owner, seeks a Special Permit pursuant to M.G.L. c. 40A s. 6 and Eastham Zoning By-law Sections IX.A (lot size) and IX.B (setback requirements) to demolish an existing single family residence and construct a new single family residence.

3. ZBA2015-12 Quinn discussion: foundation investigation

4. Discussion of ZBA regulations

5. Discussion of proposed 40B guidelines

6. Review and approve minutes: December 3, 2015

7. Any other business that may come before the Board

8. Adjournment