



## TOWN OF EASTHAM

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### **EASTHAM ZONING BOARD OF APPEALS PUBLIC HEARING MEETING AGENDA**

Earle Mountain Room  
November 3, 2016, 5:30 pm

#### 1. Opening Statements

2. Case No. ZBA2016-10 – (continued from 10/6/16) Eastham Range LLC, Owner, and SCG Development Partners, LLC seek a Comprehensive Permit, pursuant to M.G.L. c. 40B sections 20-23 (“Chapter 40B”), to construct a fifty (50) unit rental development on a portion (6.1 acres plus or minus) of the 10.86 acre plus or minus lot known as 4790 State Highway and as shown on Eastham Assessing Map 5, Parcel 124. As part of the Application, the Applicant seeks endorsement of a plan to divide the 10.86 acre plus or minus lot into 2 lots, one being the 6.1 acres plus or minus lot for the 50 unit rental development and the other being a 4.76 acres plus or minus lot. 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 August 4, 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.

#### Topics of Discussion:

- Presentation to ZBA and Board of Health on proposed wastewater treatment system
- Applicant’s report to the ZBA regarding potential re-design of the site to improve layout and potentially increase number of units
- Presentation by the Community Development Partnership on the agency’s capacity to manage a 50 unit affordable rental property
- Public comment session
- Any other items that may come before the Board

#### 3. Review and approve minutes: October 6, 2016

#### 4. Any other business that may come before the Board

#### 5. Adjournment