



TOWN OF EASTHAM

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TOWN OF EASTHAM ZONING BOARD OF APPEALS PUBLIC HEARING - October 9, 2014 - 5:00 P.M. AGENDA

1. Opening Statements
2.

Case No. ZBA2014-19 - (continuance) - Mark & Nancy Haley, owner, Belmont, MA seek a Special Permit under Section VI of the Eastham Zoning Bylaws, Section IX , Lot size, side yard setbacks, to demolish existing non-conforming house and rebuild new non-conforming house for property located at **5 West Shore Drive**, Eastham, MA, Map 7A, Parcel 4.

Case No. ZBA2014-20 - (continuance) - Bayside Cottages, LLC, Lucille St. Aubin, Manager, of Eastham, MA and Benjamin Zehnder, Esq. of Orleans, MA request a Special Permit to construct a 2 bedroom single-family house in an existing cottage colony, pursuant to Eastham Zoning By-Laws, Section V - Uses - District A - pre-existing non-conforming use, and Section VI - A and D. 1 - extension of use, for property located at **265 Turnip Road**, Map 7, Parcel 512.

Case No. ZBA2014-21 - (continuance) - Jeffrey Putnam, Owner of, Eastham, MA, and Benjamin Zehnder, Esq, Representative, of Orleans, MA, request Residential Site Plan Approval to remove a pre-existing non-conforming retail sales stand at the property and construct a new larger stand and residence further back from State Highway pursuant to Eastham Zoning By-Laws, Section IX B. Setbacks, and Section V - Uses - District A, and Section VI - Non-Conforming Uses, A and D - extended use, for property located at **535 State Highway**, Map 21, Parcel 6G.

Case No. ZBA2014-16 -(modification) Eastham Windmill Boardwalk, LLC, Eastham, MA, owner, and applicant Benjamin E. Zehnder, Esq., Orleans, MA, seeks to modify application No. ZBA2014-16 by also requesting variances of side and rear yard setbacks, pursuant to Section IX, Intensity Regulations, Subsection B.2, and Section V, Uses, District E, for proposed residential apartments above permitted business space to exceed the maximum 50% of the proposed structure, in connection with a proposed mixed-use structure and an existing residential duplex, on property located at **2470 State Highway, Map 15, Parcel 65P.**

Case No. ZBA2014-22 - Bakhru Realty Trust, Jay Bakhru and Romy Minaya, Trustees of Mooresville, NC and Brown, Lindquist, Fenuccio & Rayber Architects, Inc., Applicant, request a Special Permit to remove an existing non-conforming cottage and build a new 3-bedroom residence, pursuant to Eastham Zoning By-Laws Section IX A. 1) Lot size and single and/or two family dwelling, IX B. 1) - Separation - 5. Setbacks, and Section VI C. Non-conforming Residential and M.G.L. 40A Section 6 for property located at 400 Turnip Road, Map 7 Parcel 488.

Case No. ZBA2014-23 - Town of Eastham, Owner and T-Mobile USA Tower, LLC, Applicant and their representative Mr. Daniel Klasnick of CCTMO, LLC, request a Special Permit - Non-conforming Use - to extend and alter a non-conforming structure by replacing a non-conforming multi-user monopole style telecommunications tower with a new tower at a taller height and in a different location on the same site, plus one or more new equipment structures within the required rear and/or side yards, pursuant to Eastham Zoning By-Laws Section VI - Non-conforming Uses - Subsection D, and variances of Section III, Definitions, Building Height, for a new monopole height of 126+/- feet and Section IX, Intensity Regulations, subsection B.2, for one or more equipment structures less than the minimum required side and/or rear yard setbacks of 25 feet on property located at 2540-2550 State Highway, Map 15, Parcels 60 and 60A.
3. Approval of Minutes
4. Any other business that may legally come before the Board
5. Adjournment