



## TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544

All departments 508-240-5900 • Fax 508-240-1291

[www.eastham-ma.gov](http://www.eastham-ma.gov)

### EASTHAM ZONING BOARD OF APPEALS

#### MEETING MINUTES

Earle Mountain Room

July 7, 2016, 5:00 pm

ZBA members present: Robert Sheldon, Edward Schneiderhan, George Reinhart, Joanne Verlinden, John Zazzaro, Stephen Wasby (Alternate), Ralph Holcomb (Alternate)

ZBA members absent: None

Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

ZBA chairman Robert Sheldon opened the meeting at 5:00 pm, explained meeting protocols and stated the meeting was being recorded.

Mr. Wasby announced that he and Mr. Schneiderhan would be appearing before the Conservation Commission, Board of Health and Finance Committee in the coming months in order to give the board members opportunity to ask about the 40B process.

**Case No. ZBA2016-8** – 455 Steele Road, Map 4, Parcels 518, 519, 542. Karen Kollar (Owner), Julie Csenger (Applicant) seek a Special Permit pursuant to M.G.L. c. 40A s. 9 and Eastham Zoning By-law Section V District A (Uses) for the housing of two horses in an existing accessory structure.

*Seated on this case: Sheldon, Schneiderhan, Reinhart, Verlinden, Zazzaro*

Karen Kollar was present at the hearing in the place of Ms. Csenger. She explained that Ms. Csenger currently owned one horse and was asking to house two horses only in case she gets a second horse in the future. The horse is currently stabled at Sea Breeze Farm where Ms. Csenger works. She plans to move the horse to 455 Steele Road if there are any quarantines due to illness at Sea Breeze.

Ms. Verlinden expressed concern that the existing shed did not meet height recommendations for a single horse or size recommendations for two horses. She additionally pointed out that only 680 sf of turnout area was provided, while one acre was recommended. Ms. Verlinden added she was also concerned about possible contamination of the site's well and abutting wells within 100' of the shed.

Ms. Kollar responded that the shed was floored with a rubber mat and covered with wood shavings to be cleaned out on a daily basis.

Mr. Wasby suggested that the Town ought to consider drafting animal regulations. He stated he was concerned that the applicant wasn't present and would prefer to continue the case after hearing from abutters.

William Montouri of 495 Steele Road explained he was a direct abutter behind the shed. He was concerned about possible contamination, smell, flies and bugs and did not think a horse fit the demeanor of the neighborhood. He commented that Ms. Csenger's horse was quite large, and he was worried that a special permit allowing one horse on an occasional basis would turn into two horses living at the site permanently.

William Barber, 460 Steele Road, stated he was also worried about flies and the possible contamination of his well. He added that the street was fairly busy and he worried there was not enough space to exercise the horse.

Mr. Wasby pointed out there were horses already existing in the neighborhood, so horses would not necessarily be incompatible with a residential neighborhood. He believed the submitted plan would control odor. Mr. Schneiderhan reiterated Ms. Verlinden's previously stated concerns. He added that he preferred the paddock to be moved away from the wells and would like more information on an odor control plan. Mr. Sheldon said he was especially concerned with the housing of one versus two horses and recommended continuing the case to August.

A **MOTION** by Joanne Verlinden to continue Case No. ZBA2016-8 to August 4, 2016 in order for the applicant to attend, **seconded** by John Zazzaro.

In favor: Sheldon, Schneiderhan, Reinhart, Verlinden, Zazzaro

Opposed: None

**The VOTE:** 5-0

**Motion passed – Unanimous**

#### Minutes

A **MOTION** by Stephen Wasby to approve the minutes of February 4, 2016, **seconded** by Ed Schneiderhan.

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

Opposed: None

Abstain: Zazzaro

**The VOTE:** 5-0-1

**Motion passed**

A **MOTION** by Joanne Verlinden to approve the minutes of June 15, 2016, **seconded** by Ed Schneiderhan.

In favor: Sheldon, Schneiderhan, Reinhart, Verlinden, Zazzaro

Opposed: None

**The VOTE:** 5-0

**Motion passed – Unanimous**

#### Reorganization

A **MOTION** by John Zazzaro to keep Bob Sheldon as Chair, Ed Schneiderhan as Vice Chair and Joanne Verlinden as Clerk, **seconded** by George Reinhart.

In favor: Sheldon, Schneiderhan, Reinhart, Verlinden, Zazzaro  
Opposed: None  
**The VOTE:** 5-0  
**Motion passed – Unanimous**

Adjournment

A **MOTION** by Joanne Verlinden to adjourn the meeting, **seconded** by Ed Schneiderhan.  
In favor: Sheldon, Schneiderhan, Reinhart, Verlinden, Zazzaro  
Opposed: None  
**The VOTE:** 5-0  
**Motion passed – Unanimous**

The meeting adjourned at 5:35 pm.

Respectfully submitted as prepared by Debbie Cohen

---

Robert Sheldon, Chairman  
Zoning Board of Appeals