



TOWN OF EASTHAM

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EASTHAM ZONING BOARD OF APPEALS

MEETING MINUTES

Earle Mountain Room

October 6, 2016, 6:00 pm

ZBA members present: Robert Sheldon, Edward Schneiderhan, Joanne Verlinden, George Reinhart, Stephen Wasby (Alternate), Ralph Holcomb (Alternate)
ZBA members absent: John Zazzaro
Staff present: Paul Lagg, Town Planner, Debbie Cohen, Administrative Assistant

ZBA chairman Robert Sheldon resumed the meeting at 6:00 pm, explained meeting protocols and stated the meeting was being recorded.

Case No. ZBA2016-10 – (continued from 9/15/16) 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.

Rich Hayden and Jay Coburn were present at the hearing as applicants.

Dr. Joanna Buffington was present as a representative of the Board of Health. She requested that the Board receive more detailed information on the proposed Amphidrome wastewater treatment plant (WWTP), even though it will be permitted under a state-issued groundwater discharge permit with no local waivers required. Mr. Wasby suggested a joint hearing be arranged to discuss the plant.

Dan Coppelman was present as a representative of the Planning Board. He reviewed suggestions generated at the previous Planning Board workshop regarding the site layout. Mr. Hayden explained that the current design was based on construction costs and economies of scale. He agreed to consider adding green space and reducing parking at the front of the lot as well as rotating the front building. He would not entertain moving the front parking lot behind the

apartment structure as the parking lot would provide a needed buffer between the living units and Route 6. Neil Andres, DPW Superintendent expressed general agreement with the Planning Board suggestions.

The board members discussed the idea of a re-designed site with more apartments (~65 units) but a more attractive site layout and architectural design. Mr. Hayden said he would discuss possibilities with his development team and report back at the next meeting. The Board continued with discussion of which application components would require peer review.

A **MOTION** by Bob Sheldon to authorize peer review of traffic, stormwater, civil engineering and site/architectural design, **seconded** by Ed Schneiderhan.

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

Opposed: None

The VOTE: 6-0

Motion passed – Unanimous

Minutes

A **MOTION** by Stephen Wasby to approve the minutes of September 15, 2016, as amended, **seconded** by Ed Schneiderhan.

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

Opposed: None

The VOTE: 6-0

Motion passed – Unanimous

Mr. Sheldon opened the floor to audience comments.

Steve Wlodkowski, 195 Sparrowhawk Lane expressed anger and concern over the possible increase in unit count discussed by the Board. He reminded the Board of the petition article from 2016 ATM to buy the Tee-Time property which failed in a close vote.

Marvin Hart, 2215 Nauset Road explained that his main concern was density. He would like more information about property management, to be sure that a low crime rate would be maintained and neighboring property values would not drop.

Bonnie Nuendel, 255 Meetinghouse Road asked that the Board keep in mind the needs outlined in the Eastham Housing Production Plan. She did not think a hard line limiting size or density made sense in this situation.

Chris Wickson, 140 Helm Road pointed out that he liked the proposed design with two apartment buildings because the lack of building massing along eastern lot bound afforded better privacy to the residences across the bike path. In regards to the WWTP, he asked if the air discharges could be oriented away from the neighboring residential lots so as to prevent any noise issues. He also emphasized that even though the plant would provide adequate protection toward municipal water supply wells, there were many private potable wells close by that could

be affected by a new WWTP. Municipal water would not be available in those neighborhoods until ~2021.

There were no other comments from the audience.

Mr. Lagg announced the next continued meeting date would be at 5:30 pm, November 3, 2016.

Adjournment

A **MOTION** by Steve Wasby to adjourn the meeting, **seconded** by Ed Schneiderhan.

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

Opposed: None

The VOTE: 6-0

Motion passed – Unanimous

The meeting adjourned at 7:50 pm.

Respectfully submitted as prepared by Debbie Cohen

Robert Sheldon, Chairman
Zoning Board of Appeals