



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544

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

www.eastham-ma.gov

EASTHAM ZONING BOARD OF APPEALS

MEETING MINUTES

Earle Mountain Room

December 1, 2016, 6:30 pm

ZBA members present: Robert Sheldon, Edward Schneiderhan, Joanne Verlinden, 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 6:45 pm, explained meeting protocols and stated the meeting was being recorded.

Case No. ZBA2016-17 – The Town of Eastham Zoning Board of Appeals will hold a public hearing at 6:30 pm on Thursday, December 1, 2016 in the Earle Mountain Room at Eastham Town Hall, 2500 State Highway, Eastham, MA on the application of Town of Eastham (Owner), Pennrose Properties LLC (Applicant) for a Comprehensive Permit pursuant to M.G.L. c. 40B sections 20-23 (“Chapter 40B”) to construct a sixty-five (65) unit rental development on two adjacent parcels totaling 11.2 acres plus or minus located at 4300 State Highway (Map 8, Parcel 147) and 140 Brackett Road (Map 8, Parcel 147A) and known as the “Campbell-Purcell property”. 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 September 30, 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.

Seated on this case: Sheldon, Schneiderhan, Verlinden, Wasby, Holcomb

Charlie Adams, Joe Longo, Mike Binette, and Andrew Singer were present at the hearing as the applicant team. Mr. Lagg began the presentation by describing the RFP process that led to the application and introduced the town’s 40B consultant Paul Haverty. Mr. Adams outlined the proposal as 65 rental units which would be affordable to a range of incomes. He explained the next funding round was coming in February 2017 and noted that a decision from the Board would make their application more competitive. He continued by describing the background of Pennrose, highlighting the development team’s focus on a collaborative approach with communities.

Mr. Binette continued the presentation by describing the site layout and building design. He explained that the park at the entrance was still in the planning phase, but the design team did

intend to include a public sitting area and had preliminary approval for a CCRTA bus stop. Next, Mr. Longo described the green infrastructure incorporated into the site stormwater drainage system. He touched on the proposed wastewater treatment plant, which would be permitted under a MassDEP groundwater discharge permit, and noted the site would be hooked into the municipal water supply. He also explained that the road layout was designed for emergency access by a 40' ladder truck, but the design could be modified as needed to accommodate a larger vehicle. Mr. Binette finished the presentation by detailing waivers to the zoning by-law sought by the applicant team.

Mr. Sheldon opened the floor to comments from the Board. Ms. Verlinden noted that she liked the basic layout of the site but was worried that 20' between buildings seemed too close. She also expressed concern about possible bottlenecks between the two road loops and stressed the need for a secondary access. Mr. Binette explained that the site topography prohibited road access to Route 6, and he also doubted that MassDOT would approve a curb cut for the site. Mr. Adams added that the development team was trying to work out a secondary egress road with the owners of the abutting private properties for emergency use only.

Mr. Schneiderhan brought up the additional materials requested in Mr. Lagg's staff report. Mr. Adams confirmed that he was aware of the requests. Mr. Wasby added that he would like additional information regarding 1) the proposed bus stop, 2) an operational management plan which included plowing details, 3) how the project would be bonded, and 4) a final statement of amenities to be provided.

The board members discussed the schedule for the hearing going forward. Mr. Lagg asked the Board to make a determination regarding the application's 'safe harbor' status.

A **MOTION** by Ed Schneiderhan indicating the Board does not wish to deny Case No. ZBA2016-17 based on the criteria set forth in 760 CMR 56.03, **seconded** by Joanne Verlinden.

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

Opposed: None

The VOTE: 5-0

Motion passed – Unanimous

A **MOTION** by Steve Wasby to continue Case No. ZBA2016-17 to January 5, 2017 at 5:30 pm, **seconded** by Ed Schneiderhan.

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

Opposed: None

The VOTE: 5-0

Motion passed – Unanimous

Other Business

Mr. Wasby read a resolution regarding George Reinhart's resignation thanking him for his service to the Board.

A **MOTION** by Steve Wasby to adopt and sign the resolution, **seconded** by Ed Schneiderhan.

In favor: Sheldon, Schneiderhan, Verlinden, Wasby, Holcomb
Opposed: None
The VOTE: 5-0
Motion passed – Unanimous

Adjournment

A **MOTION** by Ralph Holcomb to adjourn the hearing, **seconded** by Ed Schneiderhan.

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

Opposed: None

The VOTE: 5-0

Motion passed – Unanimous

The meeting adjourned at 7:50 pm.

Respectfully submitted as prepared by Debbie Cohen

Robert Sheldon, Chairman
Zoning Board of Appeals