



## TOWN OF EASTHAM

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### EASTHAM ZONING BOARD OF APPEALS

#### MEETING MINUTES

Earle Mountain Room

February 2, 2017, 5:30 pm

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

ZBA chairman Robert Sheldon opened the meeting at 5:30 pm, explained meeting protocols and stated the meeting was being recorded.

**Case No. ZBA2016-17** – (continued from 1/5/17) 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*

Charlie Adams, Andrew Stebbins, Joe Longo, and Andrew Singer were present at the hearing. Mr. Stebbins reviewed changes made to the architectural plans, including the addition of exterior storage areas, dishwashers, and fire suppression sprinkler closets. He added that if natural gas was not available at the time of construction, propane would be used and all tanks would be buried.

David Michniewicz, PE from Coastal Engineering gave a presentation on his review of the project’s civil design. He described four items in particular to be addressed by the developer: 1) the traffic direction of the top loop should be reversed, 2) the road depth may be too shallow for easy turning out of the perpendicular parking spaces, 3) the sidewalks next to the central buildings should be connected to the main sidewalk system, and 4) the drainage outfall design

may need to be adjusted. He added that the overall stormwater design was complete and that he had already spoken with Mr. Longo regarding his items of question. Mr. Longo expressed agreement with most of Mr. Michniewicz's assessment. He then described additional changes made to the plans, including added concrete curb radiuses at the street entry, replacement of one stormwater system with a leaching basin, and the placement of five fire hydrants.

Mr. Sheldon continued the hearing by reading through the list of waivers requested by the developer. Attorney Singer withdrew the parking waiver and noted additional changes to be made for clarification purposes. He also volunteered to write a draft decision to send to the Town for review.

The board members then read letters received regarding the proposal. Judith Jalbert, 70 Deerfield Lane wrote in favor of the project. John and Nanette Franco, 30 Dory Lane wrote against the project citing their concerns with its size and traffic on Brackett Road. Scott Kerry, 15 Fisher Road wrote in favor of the project. Mr. Kerry was also in the audience and asked what the cleared area along the Main Street Mercantile was. Mr. Lagg responded that the area was cleared to install a water main. There were no other comments from the audience.

Mr. Haverty discussed next steps with the Board and indicated a draft decision could be reviewed at the next hearing.

**A MOTION** by Joanne Verlinden to continue Case No. ZBA2016-17 to March 2, 2017, **seconded** by Ed Schneiderhan.

In favor: Sheldon, Schneiderhan, Verlinden, Wasby

Opposed: None

**The VOTE:** 4-0

**Motion passed – Unanimous**

Minutes

**A MOTION** by Stephen Wasby to approve the minutes of January 5, 2017 as amended, **seconded** by Ed Schneiderhan.

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

Opposed: None

**The VOTE:** 5-0

**Motion passed – Unanimous**

Adjournment

**A MOTION** by Stephen Wasby to adjourn the hearing, **seconded** by Ed Schneiderhan.

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

Opposed: None

**The VOTE:** 5-0

**Motion passed – Unanimous**

The meeting adjourned at 6:55 pm.

Respectfully submitted as prepared by Debbie Cohen

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Robert Sheldon, Chairman  
Zoning Board of Appeals