



## TOWN OF EASTHAM

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May 10, 2017

Paul Niedzwiecki  
Executive Director  
Cape Cod Commission  
3225 Main Street  
Barnstable, MA 02630

Via Electronic and Regular Mail

Dear Mr. Niedzwiecki:

I am writing to request technical assistance from the Cape Cod Commission as part of Eastham's local regulatory review process. The Eastham Zoning Board of Appeals has received an application to develop a 9,100 sf. retail building located on an undeveloped lot directly on Route 6.

The proposal requires a Special Permit from the Eastham Zoning Board of Appeals as well as Commercial Site Plan Approval from the Eastham Planning Board. The site is located within our main business district and is in close proximity to several other residential and commercial areas. I believe that taken in context with other recently approved and proposed land use activity in the surrounding area, this proposal may have a significant impact on the community. While this proposal does not directly qualify as a Development of Regional Impact (DRI), I believe a technical review provided by your staff would help us identify potential areas of concern and perhaps opportunities to improve infrastructure and connectivity in the area.

I am requesting technical assistance to review this proposal for the following areas:

- Traffic Impact
- Site Design
- Community Character

The Applicant is scheduled to appear before the Zoning Board on June 1 at 5:00 PM.

Thank you for your attention to this matter. Please let me know if you have any questions or would like further information.

Best regards,

Paul Lagg  
Town Planner

cc: Jacqui Beebe, Eastham Town Administrator  
Sharon Rooney, Chief Planner, Cape Cod Commission  
Jonathon Idman, Chief Regulatory Officer, Cape Cod Commission

