



TOWN OF EASTHAM

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December 23, 2024

Chloe Schaefer, Chief Planner
Cape Cod Commission

RE: Request for technical review of proposed amendments to Eastham DCPC

Dear Ms. Schaefer,

I am writing to formally request a technical review of the proposed amendments to the Town of Eastham District of Critical Planning Concern (DCPC). The Eastham DCPC was adopted by the Barnstable County Assembly of Delegates on November 1, 2017, pursuant to Section 11 of the Cape Cod Commission Act (St. 1989, c.716, as amended) (“CCCA”) and pursuant to CCCA Section 11(d). The Town of Eastham adopted implementing regulations to regulate the DCPC which is known as the Eastham Corridor Special District (ECSD).

The current DCPC zoning was adopted prior to the development of several significant town plans, including Eastham’s Strategic Plan, the North Eastham Village Center Master Plan, the Housing Production Plan, and related projects involving transportation and wastewater. As such, in several instances, current zoning does not support the goals and recommendations in these town plans.

Town staff working with the Eastham Zoning Task Force, Cape Cod Commission staff and land use consultants have developed a set of proposed amendments to the current DCPC and, separately, Design Standards to be adopted by the Eastham Planning Board supplemental to the zoning bylaw amendments. The proposed amendments utilize best practices for “Form Based Code,” to strengthen the current zoning regulations and better meet the stated purpose of the Eastham DCPC.

I look forward to working with you and your staff on this important project.

Regards,
Paul Lagg

Director of Community Development
Town of Eastham

cc: Jacqui Beebe, Town Manager, Town of Eastham
Sarah Korjeff, Planner II, Cape Cod Commission

Attachments:

1. Eastham Zoning Task Force North Eastham Business District Recommendations Report 2025
2. Town of Eastham Proposed Zoning Bylaw ECSD 12/24/24/24 DRAFT
3. Town of Eastham Proposed Planning Board Design Standards DRAFT