



Edgartown Planning Board

P.O. Box 5130, 70 Main Street, Edgartown, MA 02539

Tel: (508) 627-6170 Fax: (508) 627-6173

planningboard@edgartown-ma.us

Edgartown, Mass
Town Clerk's Office
NOV. 29 2021
Rec'd for Record
AT 1 16 P M

TOWN OF EDGARTOWN
PLANNING BOARD
NOTICE OF PUBLIC HEARING
PROPOSED ZONING BYLAW CHANGES

The Edgartown Planning Board will hold a public hearing on Tuesday, December 14, 2021 at 5:30 PM, to receive public comment on proposed changes to the Edgartown Zoning Bylaw, as follows:

1 – AMEND the exemption described in Section 5.1.A – "Coastal District DCPC / Area of District", which describes the area exempted from DCPC regulation; this is intended to provide clarity only, and will not introduce a substantive change to current practice or understanding.

2 – ADD SECTION 17.7.D, to consolidate SPGA requirements under the Planning Board where more than one special permit is required for a given development; this is intended to provide clarity only, and is consistent with past practice.

3 – ALIGN VARIOUS SECTIONS OF THE BYLAW that refer to "flat" and "pitched" roofs, in order to provide consistent application of the two terms; this is intended to provide clarity only, and will not introduce a substantive change to current practice or understanding.

4 – ADD SECTION 10.1.K, "Boundary Tree Protection Bylaw", which will adjudicate proposals to remove large trees prior to or during any division of land or development activity on the lot; this is intended to protect and preserve larger trees within the non-buildable 'setback' areas of residential lots.

5 – ADD SECTION 10.1.L, "Swimming Pools", which will define swimming pools that meet certain requirements as a minor accessory use and a non-habitable, minor accessory structure to a principal dwelling on a lot; this is intended to reduce the regulatory burden on homeowners and developers, speed the permitting of swimming pools, and provide for reasonable regulation in the interest of the public good.

This public hearing will be conducted exclusively using Remote Conference technology, in accordance with Chapter 20 of the Acts of 2021. Interested parties may 'attend' the meeting online by visiting: <https://us02web.zoom.us/j/84765296482>, or voice phone call to (646) 558-8656 (when prompted, enter Meeting ID # 8476 529 6482).

Materials are available for review by request in the Planning Office, or online at: <https://bit.ly/EPB-2021-1214>

Douglas Finn, Assistant
Edgartown Planning Board