



**EDGARTOWN PLANNING BOARD  
NOTICE OF PUBLIC MEETING / AGENDA  
Tuesday, December 14, 2021, 5:30 PM**

Meeting by remote conferencing only!

Attend by visiting: <https://us02web.zoom.us/j/84765296482>  
or by calling 646-556-8858, and entering meeting ID: 847 6529 6482

Meeting Materials: <https://bit.ly/EPB-2021-1214>

**CALL TO ORDER**

**INTRODUCE NEW ADMINISTRATIVE ASSISTANT**

**REVIEW OF MINUTES**

OCTOBER 5, OCTOBER 19, NOVEMBER 9, NOVEMBER 16

**SCHEDULED BUSINESS**

**5:30 PM – PUBLIC HEARING – PROPOSED CHANGES TO ZONING BYLAW**

- Public hearing to receive comment on several proposed changes to zoning bylaw, including
- AMEND the exemption described in Section 5.1.A – "Coastal District DCPC / Area of District"
  - ADD SECTION 17.7.D, to consolidate SPGA requirements under the Planning Board where more than one special permit is required
  - ALIGN VARIOUS SECTIONS OF THE BYLAW that refer to "flat" and "pitched" roofs
  - ADD SECTION 10.1.K, "Boundary Tree Protection Bylaw"
  - ADD SECTION 10.1.L, "Swimming Pools"

**6:10 PM – DELIBERATION / DECISION - SP(COASTAL DISTRICT): , 42 DUNHAM ROAD (29B-71)**

Application to conduct up to but no more than four for-profit, non-family events (typically weddings), supported by local wedding planners, tent companies, caterers, musicians, florists, and rental services.

**6:30 PM - PUBLIC HEARING - SP: MARTHA'S VINEYARD HOSPITAL, INC., 490 EDGARTOWN VINEYARD HAVEN ROAD (11B-243)(CONTINUED FROM DECEMBER 7, NOVEMBER 9, 2021)**

Application to construct and operate a Senior Residential Facility, comprised of a seventy (70) bedroom skilled nursing facility, to be contained within five (5) "houses", each of which will have fourteen (14) bedrooms; also to construct a seventy-six (76) bedroom Workforce Housing complex, consisting of seven (7) structures; also to conduct site activities including clearing of land, grubbing, grading, filling, trenching, installation of utilities, construction of support structures, roads and parking areas, construction of paths, lighting, and landscape elements, and all other work necessary thereto.

**MEMBER CONCERNS**

**OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE**

**ADJOURN**

Edgartown, Mass  
Town Clerk's Office  
*DEC 10 2021*  
Rec'd for Record  
AT 10:14 AM