



EDGARTOWN PLANNING BOARD NOTICE OF PUBLIC MEETING / AGENDA

Tuesday, January 2, 2024, 5:30 PM

Meeting by remote conferencing only!

Attend by visiting: <https://us02web.zoom.us/j/86904771242>

or by calling 646-556-8858, and entering meeting ID: 8690 477 1242

CALL TO ORDER

SCHEDULED BUSINESS

5:30 PM – ANR - 45-109.1, -109.2, -109.3, -109.4, -111, -113.1 - FORM A - GRAND VIEW AVE

Minor revision of a previously approved plan.

5:35 PM – REQUEST FOR A DE MINIMIS DETERMINATION - 35 DIVISION ROAD, ASSR. PCL. 37-46.

Applicant proposes minor adjustments to the Surke Meadow Subdivision Plan, and requests a “de minimis” determination.

5:40 PM – REQUEST FOR DE MINIMIS DETERMINATION – BAD MARTHAS BREWERY,

Applicant requests change to existing special permit to allow for sales / service of wine as well as beer.

5:40 PM - PRESENTATION / DISCUSSION – ZONING BYLAW PROPOSALS (JULIA LIVINGSTON, ZONING BYLAW REVIEW SUBCOMMITTEE)

1. A proposed warrant article that would amend Section 2.1.B "R-60 Residential District / Conditionally Permitted Uses", Section 2.2.B.13 "R-20 Residential District / Conditionally Permitted Uses", and Section 2.3.B.9 "R-5 Residential District / Conditionally Permitted Uses", to limit the ability of Edgartown Special Permit Granting Authorities to conditionally permit excessively oversized detached accessory dwellings (“guest houses”), and limiting new guest houses to no more than 1,250 square feet of Livable Floor Space.
2. A proposed warrant article that would amend Article X - 10.1.K “Tree Yard Protection and Preservation” to require replacement of any healthy trees removed during the course of development on the lot.
3. A proposed warrant article that would amend Article X – Section 10.3.A “Multi-unit Dwellings”, to conditionally permit for a structure containing as many as six dwelling units, if specified criteria are satisfied.
4. A proposed warrant article that would amend Article X – Section 10.3.D. “Accessory Apartments”, to conditionally permit an Accessory Dwelling Unit, including an Accessory Dwelling Unit that is a detached structure, if specified criteria are satisfied.
5. A proposed warrant article that would amend Article X - Section 10.3.E “Substandard Lots as Affordable Home Sites”, to conditionally permit a two-family structure on a substandard lot, if specified criteria are satisfied.
6. A proposed warrant article that would amend Article X – Section 10.3.F “Staff Apartments” to conditionally permit shared staff apartments rented by the employer, and shared by multiple unrelated persons, if specified criteria are satisfied.
7. A proposed warrant article that would add Article X - Section 10.3.G “Mixed-Use Buildings”, to conditionally permit for a structure containing dwelling units located above retail or other commercial space, if specified criteria are satisfied.
8. A proposed warrant article that would add Article X - Section 10.3.H "Fractional Ownership, Interval and Time Share Units" to preserve and protect housing stock in the Town from the market pressures attendant to fractional ownership, interval and timeshare uses and to protect neighborhoods from the impacts of such uses.
9. A proposed warrant article that would add Section 10.1.L “Impervious Surface Lot Coverage”, to limit the amount of impervious coverage on a residential lot, require stormwater to be retained and disposed of on a residential lot, and prohibit stormwater and excess water runoff onto public ways or abutting properties.
10. A proposed warrant article that would add Section 10.1.M “Residential Lot Intensity”, to limit the amount of livable floor space constructed on a lot to 10,000 square feet or, if the only fossil fuel use is for a backup generator, 12,000 square feet.
11. A proposed warrant article that would make technical corrections to the bylaw, such as incorrect cross-references, confusing language, scrivener's errors, and similar; said changes are not expected to alter the scope or intent of any part of the bylaw.

The Full Text of the proposed warrant articles are on the Planning Board Page of the Town Website.

APPROVAL OF MEETING MINUTES

FUTURE MEETING SCHEDULE

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN