



# EDGARTOWN PLANNING BOARD NOTICE OF PUBLIC MEETING / AGENDA

February 27 2024, 5:30 PM

Meeting by remote conferencing only!

Attend by visiting: <https://us02web.zoom.us/j/89191810333>

or by calling 646-556-8858, and entering meeting ID: 891 9181 0333

Meeting Materials: <https://bit.ly/EdgartownPlanningBoard>

## SCHEDULED SITE VISITS

9:15 AM – 87 WEST TISBURY ROAD

## CALL TO ORDER

## SCHEDULED BUSINESS

5:30 PM – PUBLIC HEARING – ANR - 34-252, 35-41.2, 46-41.1 JEREMIAH WAY & OLD POCHA ROAD

Application by Doug Hoehn, SBH, Inc., requesting a lot line change Lionel Spiro

5:45 PM – PUBLIC HEARING – PROPOSED EDGARTOWN ZONING BYLAW CHANGES

In accordance with Section 5 of Chapter 40A of the General Laws, the Edgartown Planning Board will hold a public hearing on Tuesday, February 27, 2024 at 5:45 PM, to receive public comment on the following proposed changes to the Edgartown Zoning Bylaw:

1. A proposed warrant article that would add Article X - Section 10.3.G "**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.
2. A proposed warrant article that would amend Article II - 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. A proposed warrant article that would limit the amount of **impervious coverage** on a residential lot, require storm water to be retained and disposed

of on a residential lot, and prohibit storm water runoff onto public ways or abutting properties.

9. A proposed warrant article that would address **Residential Lot Intensity** by limiting 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.
10. 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.

**6:15 PM - PUBLIC HEARING – (CONTINUED FROM 02/06/2024) - COASTAL DISTRICT SPECIAL PERMIT: AZUR PROPERTIES LLC, 153 COW BAY ROAD (13-3)**

Hearing to be continued without presentation or deliberation.

*Application to construct a 900 square foot guest house in the inland zone of the Coastal District.*

**6:30 PM - PUBLIC HEARING - COASTAL DISTRICT - SWIMMING POOL: AZUR PROPERTIES LLC, 153 COW BAY ROAD (13-3)**

Hearing to be continued without presentation or deliberation.

*Application to construct a pool in the inland zone of the coastal district.*

**6:45 PM - PUBLIC HEARING - COASTAL DISTRICT - SWIMMING POOL: SOLAR PROPERTIES, LLC, 139 & 145 COW BAY ROAD (13 - 1.2)**

Hearing to be continued without presentation or deliberation.

*Application to construct a pool in the inland zone of the coastal district.*

**OTHER BUSINESS**

**FORM O (RELEASE OF LOTS) - DEFINITIVE SUBDIVISION: 87 WEST TISBURY ROAD LLC, 87 WEST TISBURY ROAD (20C-110)**

Applicant has requested release of all lots in an approved subdivision at the above address.

*Applicant: Doug Hoehn, SBH, Inc.*

**APPROVAL OF MEETING MINUTES**

**FUTURE MEETING SCHEDULE**

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

**ADJOURN**