

TOWN OF OAK BLUFFS  
PLANNING BOARD

**NOTICE OF PUBLIC HEARING**  
**THE PRESERVE AT THE WOODLANDS**  
**REQUEST TO MODIFY SPECIAL PERMIT AND SITE PLAN APPROVAL**

Pursuant to Massachusetts General Laws chapter 40A, section 9, the Oak Bluffs Planning Board will hold a public hearing in the Large Meeting Room of the Oak Bluffs Council on Aging, 21 Wamsutta Avenue, Oak Bluffs, Massachusetts 02557 at 5:00 p.m. on Thursday, March 3, 2016, on the request of The Preserve at the Woodlands, LLC to modify the Board's decision of November 12, 2004 granting special permits and site plan approval to Corey Kupersmith and Down Island Golf Club for a project known as the Preserve at the Woodlands. The special permits and approvals were issued under the following provisions of the Oak Bluffs Zoning By Law (since renumbered): sections 7.3 (Flexible Development District); sections 9.2.1(F)(3)(a), 9.2.1 (F)(3)(c), 9.2.1 (F)(3)(d), 9.2.1 (F)(3)(e), 9.2.1 (F)(3)(f), 9.2.1 (F)(3)(g), 9.2.1 (F)(3)(i), 9.2.1 (F)(3)(m), 9.2.1 (F)(3)(n), 9.2.1 (F)(6)(c), 9.2.1 (F)(7), 9.2.1 (F)(8), 9.2.1 (F)(9), 9.2.1 (F)(10), 9.2.1 (F)(11), 9.2.1 (F)(12), and 9.2.1 (F)(13) (Southern Woodlands District); section 9.3 (DCPC Standards) and section 10.3 (Special Permits). The original decision authorizes development of a residential subdivision known as The Preserve at the Woodlands, located between Barnes Road and County Road in the Southern Woodlands area of Oak Bluffs. The parcels affected are shown as Lots 79, 80, 81, 82, 83, 84, 85, 86, 87, and 88 on Assessors Map 35, Lots 27, 28 and 29 on Assessors Map 36, Lot 10-1 on Assessors Map 41, and Lots 27-1, 27-2, 27-3, 27-4, 27-5, 27-6, 27-7, 27-8, 27-9, 27-10, 27-11, 27-12, 27-13, and 27-14 on Assessors Map 42. The applicant seeks to amend the decision to change the location of certain special ways in the development shown on the approved plan per condition 5 of the decision, to provide for a donation to the Oak Bluffs Municipal Affordable Housing Trust Fund in lieu of the requirements of conditions 2 and 3 of the decision, and to add new conditions limiting the number of bedrooms in the development, and mandating installation of enhanced septic systems to reduce nitrogen.

***Interested parties are invited to comment and attend the hearing. Please direct comments to:***

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