



OAK BLUFFS ZONING BOARD OF APPEALS
P.O. BOX 1327, OAK BLUFFS, MA 02557 – 1327
508 693 – 3554 x 122

AGENDA

Date	Time	Location
Thursday, May 19, 2016	6:00 p.m.	Council on Aging Building 21 Wamsutta Ave. Oak Bluffs, MA 02557

6:00 pm

- Minutes April 21, 2016
- Confirmation of June 16th, 2016 Meeting

6:05 pm

RE: Pine Valley Trust Project

Marta Bennett, Alfred F. Van Ranst, Jr. and Robert Zock, Jr.
5 Dudley Avenue, **Map 3 Parcel 75**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on Thursday, May 19th, 2016 at 6:05 p.m. in the Council on Aging Building located at 21 Wamsutta Avenue on the application of the referenced petitioners seeking:
a Special Permit within Zoning Bylaws 3.5.5, or any action related thereto, to allow the demolition of a conforming garage and construction of a nonconforming accessory building(garage with one-bedroom guest apartment) on a nonconforming lot.

6:15 pm

RE: Serusa and Smith Project

Stephen Serusa and Emily Smith.

9 Pond View Circle, **Map 28 Parcel 2.36**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on Thursday, May 19th, 2016 at 6:15 p.m. in the Council on Aging Building located at 21 Wamsutta Avenue on the application of the referenced petitioners seeking:
a Special Permit within Zoning Bylaws 3.4.3 and 3.5.5, or any action related thereto, to allow the construction of a nonconforming accessory building (garage with one-bedroom guest apartment) prior to the five-year requirement on a nonconforming lot.

6:30 pm

RE: Stafford and Ellis Project

Robert Stafford and Mark Ellis

10 Warwick Avenue, **Map 11 Parcel 205**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on Thursday, May 19th, 2016 at 6:30 p.m. in the Council on Aging Building located at 21 Wamsutta Avenue on the application of the referenced petitioners seeking:
A special permit within Zoning By-Laws 2.3.1.5, or action related thereto, to extend the B-1 District from 100 feet to 117 feet into the R-1 Zoning District.

6:45 pm

RE: Reagan Project

John and Lisa Reagan

28 Beach Road, **Map 6 Parcel 37**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on Thursday, May 19th, 2016 at 6:45 p.m. in the Council on Aging Building located at 21 Wamsutta Avenue on the application of the referenced petitioners seeking: *a Special Permit within Zoning Bylaws 8.1.5.2.1 and 9.XVIII.1.7.a.i., or any action related thereto, to allow the demolition and reconstruction of a nonconforming single family dwelling with a height of 32 feet located in the Flood Plain Overlay District and AE Zone.*

7:00 pm

RE: Bayes Norton Farm Project

Bayes Norton Farm Inc.

223 Edgartown-Vineyard Haven Road, **Map 40 Parcel 4**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on Thursday, May 19th, 2016 at 7:00 p.m. in the Council on Aging Building located at 21 Wamsutta Avenue on the application of the referenced petitioners seeking: *a Special Permit within Zoning Bylaws 12.0 and 9.XVIII.1.B.6, or any action related thereto, to allow the construction of a 9.3 solar array 650 kW ground-mounted installation including utilities, roadways and fencing located in the Lagoon Pond DCPC and Island Roads District.*

7:00 pm

RE: Oak Bluffs Water District Project

Town of Oak Bluffs

4 Alwardt Way, **Map 54 Parcel 1**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on Thursday, May 19th, 2016 at 7:00 p.m. in the Council on Aging Building located at 21 Wamsutta Avenue on the application of the referenced petitioners seeking: *a Special Permit within Zoning Bylaws 12.0, or any action related thereto, to allow the construction of a 2.0 megawatts ac solar array installation including utilities, roadways and fencing.*

7:00 pm

RE: White Bros.-Lynch Corporation Appeal

White Bros.-Lynch Corporation

Pennsylvania Avenue, **Map 21 Parcel 78,79,86,87**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on Thursday, May 19th, 2016 at 7:00 p.m. in the Council on Aging Building located at 21 Wamsutta Avenue on the application of the referenced petitioners seeking: *an appeal to the Building Inspector's enforcement action regarding a commercial use violation within Zoning Bylaw 3.1, or any action related thereto.*