



Town of Oak Bluffs  
Planning Board  
P.O. Box 1327  
Oak Bluffs, MA 02557  
508-693-3554 Ext. 154

Ewell Hopkins  
Mark Crossland  
Erik Albert  
JoJo Lambert  
Sean DeBettencourt

## **PLANNING BOARD MEETING - AGENDA**

**Thursday, August 24, 2023 – 5:00 PM**

In accordance with Governor Healey's emergency modification of the Open Meeting Law this meeting will be held virtually.

**Join Zoom Meeting**

**<https://oakbluffs.zoom.us/j/81004441307?pwd=OHNEbjN6MmswbEU0UE1Bd01FZ0U4Zz09>**

**Meeting ID: 810 0444 1307**

**Passcode: 099116**

**One tap mobile**

**+13052241968,,81004441307# US**

**+13092053325,,81004441307#US**

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### **Approval of Minutes**

- **Planning Board**

- July 13, 2023 (Members Present: Hopkins, Lambert, DeBettencourt)
- July 27, 2023 (Members Present: Hopkins, Lambert, Albert, Crossland, DeBettencourt)

- **Zoning Reform Subcommittee**

- June 7, 2023 (Members Present: Ewell Hopkins, JoJo Lambert, Sean DeBettencourt)
- July 12, 2023 (Members Present: Ewell Hopkins, Sean DeBettencourt)
- August 2, 2023 (Members Present: Ewell Hopkins, JoJo Lambert, Sean DeBettencourt)

### **Zoning Reform Topics**

Determination to be made regarding whether or not to go forward with individual topics based on materials submitted by working groups. Topics include:

1. Increasing Commercial Zoned Areas/ Commercial Activity in Residential Zones
2. Accessory or Guest Apartments as of Right/ Clean Up Language Re: Home Businesses
3. Shed Language
4. Subdivisions that Shouldn't Be in R3
5. Sign Committee – Possibly Eliminate
6. Noise By-Law
7. Reviewing Definitions
8. Minimum Lot Sizes for R3 and R4/Permitted Use Under R1, R2, R3
9. Mixed Use Zoning
10. Impediments to Non-Vehicular Transportation Options Due to Zoning
11. Affordable Housing Waiver Criteria
12. Short Term Rentals and Fractional Ownership By-Laws
13. Environmental Impact Controls of Development Guidelines
14. Commercial Zoning in the Copeland and Cottage City Districts

15. Dukes County Ave. Re-Zoning

**Board Updates**

**Chair Updates**

**Adjourn**

The listing of matters is of those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Agenda order may be amended at the discretion of the chair.