



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

## JOINT MEETING OF THE PLANNING BOARD AND SELECT BOARD - AGENDA

Thursday, September 28, 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/87208918902?pwd=OlBWgEFuhEOPc56oTdb2lwJaB27Q7N.1>

Meeting ID: 872 0891 8902

Passcode: 337311

One tap mobile +13017158592,,87208918902# US (Washington DC)

+13052241968,,87208918902# US

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### Approval of Minutes

- August 24, 2023 meeting (Members present: Hopkins, Lambert, DeBettencourt)
- September 14, 2023 meeting (Members present: Hopkins, Crossland)

**Application for endorsement of plan believed NOT to require approval:** The applicants, believing that the accompanying plan of their properties in the Town of Oak Bluffs does not constitute a subdivision within the meaning of the subdivision control law, herewith submit said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

**Applicant:** Peter D. Koines

**Location & Description of Property:** 3 Little Rock Way, Map 37 Parcel 1-2

**Applicant:** Craig E. Saunders

**Location & Description of Property:** 7 Little Rock Way, Map 37 Parcel 1-3

### Certification of Utilities and Access - 3 Little Rock Way

Request for certification of utilities under **zoning bylaw 4.2; specifically, section 4.2.4 More than One Dwelling on One Lot**. No permit shall be granted for more than one dwelling structure per parcel or defined lot of land, unless each such structure complies with lot area requirements without counting any land twice, **and the Planning Board certifies that each structure will be provided with access and utilities in the same manner as otherwise required for lots within a subdivision.**

### Board Updates

#### Chair Updates

### **5:40 pm - Executive Session**

Roll call vote to enter into Executive Session in accordance with MGL c.30A, Section 21(a).

Executive session re: MVRHSD v. Oak Bluffs Planning Board and the Town of Oak Bluffs, Land Court, No. 22 MISC 000294. Pursuant to G. L. c. 30A, § 21(a)(3) to discuss strategy regarding the noted pending litigation, if the Chair declares that an open meeting may have a detrimental effect on the Board's litigating position.

This meeting will reconvene in open session.

### **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.