



## OAK BLUFFS ZONING BOARD OF APPEALS

P.O. BOX 1327, OAK BLUFFS, MA 02557-1327

zbaadmin@oakbluffsma.gov

### AGENDA

**Date**

***Wednesday, November 15, 2023***

**Time**

***6:00PM***

***In Person at the***

***Oak Bluffs Town Hall  
Downstairs Meeting Room  
56 School Street***

- Minutes: October 18, 2023 Meeting
- Next Regular Meeting: December 20, 2023
- New Business: Unanticipated items
- Old Business: None

**Re: Talvola-Walker Appeal  
Geoffrey Talvola and Robin Walker  
8 Trinity Park  
Map 81 Lot 19**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: ***a Special Permit within Oak Bluffs Zoning Bylaw 8.1.5, or any action related thereto, for: addition/renovation within the Floodplain Overlay District. The property lies within the AE zone of the floodplain.***

**RE: Williams Appeal  
Floyd A. Williams  
37 Richmond Ave.  
Map 12 Lot 169.3**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioner seeking: ***a Special Permit within Oak Bluffs Zoning Bylaw 3.5.5, or any action related thereto, to: demo and reconstruct a dwelling on a pre-existing, non-conforming property in Residential Zone 1. The proposed new dwelling location meets all required building setbacks and is substantially in the same location as the pre-existing structure.***

**RE: Hagerty Appeal  
Robert Hagerty and Grace Bociccio  
2 Wing Road  
Map 17 Lot 82**

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Room, 56 School Street, on the application of the referenced petitioners seeking: a *Special Permit within Oak Bluffs Zoning Bylaw 4.4.4, or any action related thereto, to: alter an existing special permit as to location and building configuration in Residential Zone 2.*

**RE: Harbor Homes Appeal**  
**Harbor Homes of Martha's Vineyard**  
**21 Hudson Ave.**  
**Map 21 Lot 16**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Special Permit within Oak Bluffs Zoning Bylaw 3.5.5, or any action related thereto, to: request a finding of no substantial detriment/special permit to change pre-existing non-conforming staff housing/dormitory use to seasonal winter shelter, temporary housing for homeless families, and summer staff housing/dormitory uses in Residential Zone 1.*

**RE: Richardson Appeal**  
**Veta Richardson**  
**Joan Hughes**  
**165 Circuit Ave.**  
**Map 11 Lot 201**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Special Permit within Oak Bluffs Zoning Bylaw 3.4.3, or any action related thereto, to: demolish an existing one bedroom, one bath (with kitchenette) guest house and replace with a new construction (in the exact footprint) one bedroom, one bath (with kitchenette) guest house in Residential Zone 1.*

**RE: Flowerwood LLC Appeal**  
**Robert M. Sawyer**  
**3 Uncas Avenue**  
**Map 11 Lot 156**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioner(s) seeking: *A Comprehensive Permit under Chapter 40B of the General Laws of the Commonwealth of Massachusetts.*



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### Appeal of Building Inspector's Decision

**RE: MV Landscaper LLC Appeal**

**0 Beth Way**

**Map 56 Lot 11-1**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *Appeal of Building Inspector's Decision relating to: Storage or Parking of Commercial Landscape Equipment; Erosion Control; Site Plan Review; and Temporary Structures under Oak Bluffs Zoning By-Laws 3.2.3.5; 5.4.5; 10.4.1; and 11.0*

**RE: Bradley Appeal**

**Melissa Bradley**

**Black Joy MVY**

**125 Seaview Avenue,**

**Map 10 Lot 162**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Special Permit from the Oak Bluffs Zoning Bylaws Sections 3.5.5 and 8.1.5 to build a free-standing deck platform in the backyard of a non-conforming lot zoned R2.*

**RE: Donato Appeal**

**Laiana Donato**

**15 Old Schoolhouse Village**

**Map 50 Lot 11**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Special Permit or Variance within Oak Bluffs Zoning Bylaws 3.5.5, 4.4.2 and 3.4.3, or any action related thereto, to build a new detached two car garage with a second floor accessory apartment on a non-conforming lot in Residential Zone 3.*

**RE: Cogliano Appeal**

**Rose Cogliano**

**6 Pitch Pine Lane**

**Map 28 Lot 2-62**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs



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Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Special Permit within Oak Bluffs Zoning Bylaws 3.4.2, or any action related thereto, to construct an 896 square foot garage and accessory apartment on a non-conforming lot in Residential Zone 3.*

**RE: Chun & Kim Appeal**  
**Eunu Chun and Lisa H. Kim**  
**7 Arlington Avenue**  
**Map 3 Lot 15**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Special Permit within Zoning Sections 3.5.5 and 4.4.4, or any action related thereto, to renovate a pre-existing and non-conforming dwelling and to convert a pre-existing and non-conforming garage into a detached bedroom on a pre-existing and non-conforming lot in Residential Zone 2.*

**RE: Island Elderly Housing, Inc. Appeal**  
**Island Elderly Housing, Inc.**  
**38 Wing Road**  
**Map 17 Lot 105**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, November 15, 2023 at 6:00 PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Comprehensive Permit within MGL Chapter 40B, or any action related thereto, to allow the demolition of the existing structures and to construct a building containing five units of affordable housing on a conforming lot in Residential Zone 2.*

Proposed plans are available on the Town of Oak Bluffs' web site: [www.oakbluffsma.gov/443/ZBA-Regular-Meetings](http://www.oakbluffsma.gov/443/ZBA-Regular-Meetings). Written correspondence can be addressed to the Board of Appeals, via email: [zbaadmin@oakbluffsma.gov](mailto:zbaadmin@oakbluffsma.gov), or mailed to: PO Box 1327, Oak Bluffs, MA 02557

\*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.