



## OAK BLUFFS ZONING BOARD OF APPEALS

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

508 693 – 3554 x 120

### Zoning Board of Appeals Minutes of July 25, 2023 Meeting In-Person Meeting

Members present: Llewellyn Rogers (Chair), Andrea Rogers, Jonathan Holter, Grace Guck, and ZBA Administrator Robert Culbert

Others in Attendance: Peggy Barmore, Amy Billings, Emily Gagda (Vineyard Gazette), Matthew Kramer, Phil Regan, Robert Sawyer, Eunki Seonwoo, and Jay Talerian

Chair Rogers opened the meeting at 5:01pm.

**Minutes** Andrea Rogers moved to approve the minutes of the July 19, 2023 meeting. Grace Guck seconded the motion. All (Lou Rogers, Jonathan Holter, Andrea Rogers, and Grace Guck) vote in favor, so the motion passed unanimously.

#### **Next Meeting**

Will be on August 16, 2023 in the downstairs meeting room on the Town Hall.

**New Business** None

#### **RE: Flowerwood LLC**

**Robert M. Sawyer**

**3 Uncas Avenue**

**Map 11 Parcel 156**

The Oak Bluffs Zoning Board of Appeals opened an In-Person Public Hearing on Tuesday, July 25, 2023 at 5:03 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**

Chair Lou Rogers states that it appears that the Martha's Vineyard Commission's checklist for a Development of Regional Impact is triggered under checklist items:

- 4.1 (a) 5 or more dwelling units; and
- 8.1 (a) Demolition/ Exterior Alteration of MACRIS Structure; and
- 8.1 (b) Demolition/ Exterior Alteration of Structure >100 years old.

Andrea Rogers then makes a motion to refer this appeal to the Martha's Vineyard Commission as a Development of Regional Impact. Grace Guck seconds the motion.

All (Lou Rogers, Jonathan Holter, Andrea Rogers, and Grace Guck) vote in favor, so the motion passed unanimously (4-0).



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Andrea Rogers then makes a motion that because of the referral to the Martha's Vineyard Commission, this hearing will be continued to August 16, 2023, time to be determined. Grace Guck seconds the motion.

All (Lou Rogers, Jonathan Holter, Andrea Rogers, and Grace Guck) vote in favor, so the motion passed unanimously (4-0).

Matthew Kramer then asks the ZBA how the 40B Comprehensive Permit process works relative to the Cottage City Historic District, a Town Board that denied a previous application concerning this project. The ZBA will look into that question.

### **Adjournment.**

At 5:10PM, Jonathan Holter made a motion to adjourn the meeting, seconded by Grace Guck. All (Lou Rogers, Jonathan Holter, Andrea Rogers, and Grace Guck) vote in favor, so the motion passed unanimously (4-0).

*Respectfully Submitted,*

*Robert Culbert*

*ZBA Administrator*

Approved August 16, 2023