



OAK BLUFFS ZONING BOARD OF APPEALS

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

NOTICE OF DECISION November 3, 2021

RE: Sage Appeal

**Christopher F. Sage and Abby S. Sage
Trustees of the Abby S. Sage Revocable Trust
19 Mill Square Road, Map 3 Parcel 19**

The Oak Bluffs Zoning Board of Appeals opened a continued Public Hearing on **Thursday, October 21, 2021 at 7:54pm** via an In-Person meeting in the Oak Bluffs Library Meeting Room on the application of the referenced petitioners seeking:

a Special Permit within Oak Bluffs Zoning Bylaws Sections 3.5.5 from the Oak Bluffs Zoning Bylaws, or any action related thereto, to allow the demolition of an existing single family residence built in 1887 on a pre-existing non-conforming lot and the construction of a new single family residence in Residential Zone 2.

DECISION: A motion was made to approve the Special Permit under Zoning Bylaw Section 3.5.5, to allow the demolition and reconstruction of a non-conforming house on a non-conforming lot Zoned R2. A roll call vote was taken. The board voted 5-0 to approve the Special Permit.

Procedural History:

- On May 21, 2021, the Zoning Board of Appeals (ZBA) received an application from Christopher F. Sage and Abby S. Sage,
- The application was date stamped by the Town Clerk on May 26, 2012,
- On June 10, 2021, abutters were noticed. First publication in the MV Times,
- On June 17, 2021, second notice published in the MV Times,
- On June 22, 2021, the ZBA referred this application to the Martha's Vineyard Commission as a Development of Regional Impact,
- On June 24, 2021 the public hearing was opened,
- Each month (May through September) the hearing was continued while waiting for the written decision from the Martha's Vineyard Commission,
- The written decision was received from the MVC on October 21, 2021, and
- On October 21, 2021, the ZBA re-opened the hearing and made the following findings and decision.

Findings of Fact: Doug Pease made the following findings:

- The applicant is asking for a Special Permit under Zoning Bylaw 3.5.5 to demolish and replace the pre-existing and non-conforming house on a pre-existing and non-conforming lot,
- The project was referred to the Martha's Vineyard Commission as a DRI, where it was reviewed and approved with conditions,
- Side and front setbacks will not change, and
- The roofline will remain at the same height as with the existing house at 34.1 feet above grade,
- One letter was received supporting the project, and
- This project will not be more detrimental to the neighborhood as the non-conformities will not be increased by this near replica of the existing house.

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Vote:

A motion was made by Andrea Rogers to accept the plans as proposed. Doug Pease seconded the motion.

All (Andrea Rogers, Lou Rogers, Grace Guck, Jonathan Holter, and Doug Pease) voted in favor, so the motion passed unanimously (5-0).

Members sitting for the Board of Appeals at this hearing were:



Andrea Rogers



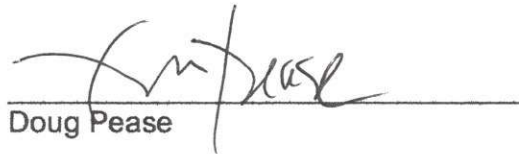
Jonathan Holter



Grace Guck



Llewellyn Rogers



Doug Pease

A copy of this decision was filed in the office of the Town Clerk, on November ⁴, 2021. Appeals, if any, should be made pursuant to Section 17, of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk, excepting that such timeframe may be suspended and extended pursuant to Section 17 of Chapter 53 of the Acts of 2020 (Covid-19).

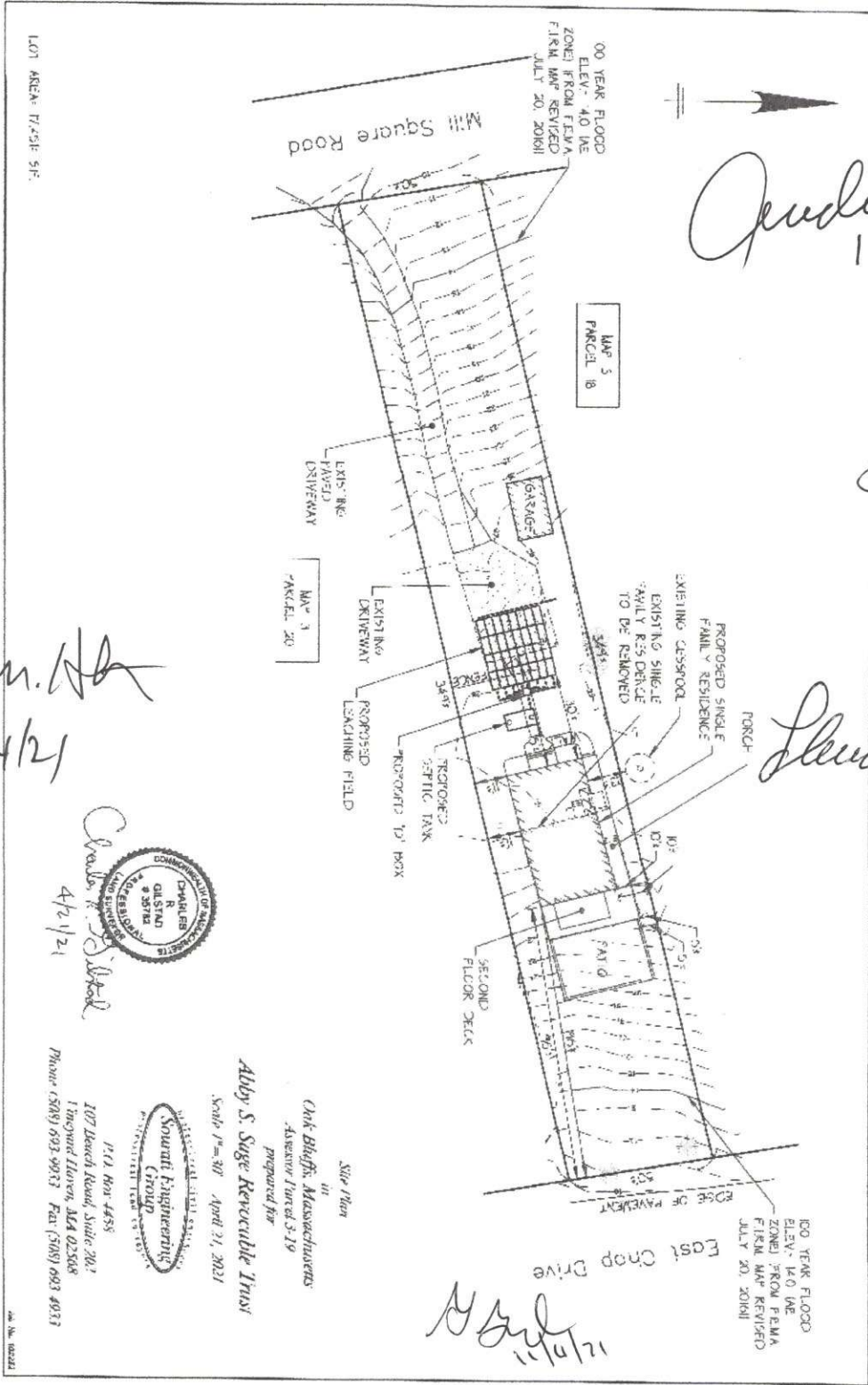
Received and filed in the Office of the Town Clerk:

Date: November 4 2021

I hereby certify that no appeal has been filed within the twenty-day period following the date of the filing of this decision.

Attest: _____
Colleen Morris, Town Clerk

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Charles R. Gustaf
11-4-21

Suppose
11/4/21

Stevy Rep
11/4/21

John M. [Signature]
11/4/21

Charles R. Gustaf
4/2/21



Site Plan
for
Chok Bluffs, Massachusetts
Assessor Parcel 3-19
prepared for
Abby S. Sage Revocable Trust
Scale 1" = 30' April 21, 2021
1711 Boylston Street
Sowant Engineering Group
107 Beach Road, Suite 202
Troy, MA 02568
Phone: (508) 593-9933 Fax: (508) 693-4933

12/10/21