



APPLICATION FOR SITE PLAN REVIEW BEFORE THE OAK BLUFFS PLANNING BOARD
(Section 10.4 of the Oak Bluffs Zoning By-laws)

Date: 10-7-2021

Applicant's Name CHUCK SULLIVAN - SULLIVAN ASSOCIATES ARCHITECTS
Applicant's Mailing Address P.O. BOX 989, OAK BLUFFS, MA 02557
Applicant's Telephone 508-693-0500
Applicant's E-mail CHUCK@SULLIVANASSOCIATESARCHITECTS.COM
Owner's Name SHEPHERD LODGE REALTY TRUST
Owner's Mailing Address 41 WARREN COURT SOUTH ORANGE, N.J. 07079
Owner's Telephone 917-364-0398 ERIC VAN AWEN
Owner's E-mail ERIC.VANAWEN@GMAIL.COM

Applicant is (circle one): owner agent tenant licensee prospective purchaser other

Location of Property: SHEPHERD LODGE
Address 4-9 MORGAN AVE + 7 HIGHLAND AVE
Map/Parcel 3 Zoning District 119 + 120 + 132
Overlay Districts/DCPCs NONE

Description of Project: (you may attach additional sheets if needed)

EXPAND AND RECONSTRUCT EXISTING STRUCTURE. EXPAND EXISTING PARKING LOT. NEW LANDSCAPING AND CLEANING DONE IN PROCESS OF RESTRADING FOR NEW DWELLINGS AND SEPTIC SYSTEM. AND HANDICAPPED ACCESSIBILITY.

Additional Review Required: (i.e. Development of Regional Impact from the MVC, Special Permit, Variance, etc.)

SPECIAL PERMIT APPLICATION FILED WITH ZBA, ZBA REFERRED TO MVC. UNDER REVIEW BY MVC-DRE 712.

Minor Site Plan:

A minor site plan is defined in 10.4.7 as applications for permits to build, alter or expand any non-residential building, structure or use in any district where such construction will exceed a total gross floor area of 500 square feet but not exceed a total gross floor area of 2000 square feet, or will not generate the need for more than 10 parking spaces.

Does this project qualify as a minor site plan?(circle one) Y / **N**

Site Plan Review Trigger(s):

- Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial or multi-family structure involving more than 500 square feet.
- Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or purpose.
- Grading or clearing more than ten percent of a lot, or 5,000 square feet, whichever is smaller, except for the following: landscaping on a lot with an existing structure or a proposed single or two family dwelling; clearing necessary for percolation and other site tests, work incidental to agricultural activity, work in conjunction with an approved subdivision plan, or work pursuant to an earth removal permit.
- Other (i.e. DCPC requirement, etc.) None

Payment:

- Check to The Town of Oak Bluffs for \$350

Distribution of Submission: (see Oak Bluffs Zoning By-Law section 10.4 for complete description of requirements)

- Five Copies of the Site Plan delivered to the Planning Board
- Digital Copy of Site Plan e-mailed to planningboard@oakbluffsma.gov (Assistant will distribute)

OR

- Eight Copies of the Site Plan HAVE BEEN DISTRIBUTED BY APPLICANT to:

DEPARTMENT	INITIALS
<input type="checkbox"/> Wastewater	_____
<input type="checkbox"/> Water District	_____
<input type="checkbox"/> Board of Health	_____
<input type="checkbox"/> Highway Department	_____
<input type="checkbox"/> Police Chief	_____
<input type="checkbox"/> Fire Chief	_____
<input type="checkbox"/> Building Commissioner	_____
<input type="checkbox"/> Conservation Commission	_____

Contents of Plan:

Five separate plans, 24"x36", minimum scale 1"=20' (1"=80' if minor site plan), prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect as appropriate.

Site Layout containing boundaries of the lot(s) in proposed development, proposed structures, drives, parking, fences, walls, walks, outdoor lighting, loading facilities, and areas for snow storage after plowing. First page includes:

locus plan at 1"=100' showing 1000 feet from project

Topography and drainage plan showing existing and proposed final topography at two-foot intervals and plans for handling storm water drainage (If Minor Site Plan then topological plan may depict topographical contours at intervals available on maps provided by the USGS)

Utility and landscaping plan showing:

all facilities for refuse and sewerage disposal or storage of all wastes

the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site

all proposed recreational facilities and open space areas

all wetlands including flood plain areas

Architectural Plan including:

Ground Floor Plan

Architectural Elevations of all proposed buildings

Color Rendering

Landscaping plan showing:

Limits of work

Existing tree lines

All proposed landscape features and improvements including:

Screening

Planting areas with size and type of stock for each shrub or tree

Proposed erosion control measures

Written Statement indicating:

Estimated time required to complete proposed project and any phases

Detailed estimate of costs of all planned site improvements \$3.5M

COMPLETION
SUMMER 2023

Written Summary of contemplated projects indicating, where appropriate:

Number of dwelling units to be built

Acreage in residential use

Evidence of compliance with parking and off-street loading requirements

Forms of ownership contemplated for the property

Summary of the provisions of any ownership or maintenance

Identification of all land that will become common or public land

- Other evidence necessary to indicate compliance with Oak Bluffs Zoning By-law
- Drainage Calculations by a Registered Professional Engineer
- Drainage Design conforms with Town's Subdivision Regulations
- Additional narrative assessments (as may be required by Planning Board) of on site and off site impacts of the proposed project on:
 - Traffic
 - Drainage
 - Noise
 - Other environmental factors
- Certification that the proposal is fully compliant with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board

Waiver of Technical Compliance Written Request

The Planning Board may, at their discretion, waive any of the technical requirements of Section 10.4.5 where the project involves relatively simple development plans or constitutes a minor site plan. Please Note, if the Board refuses a waiver request, the application may be denied or approval delayed by a minimum of two weeks.

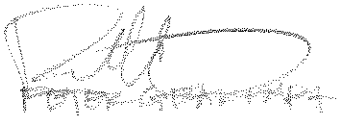
Written Request for Waiver may be attached to this application or provided below:

Additional Comments for Planning Board:

Authorization:

- Applicant is owner OR Letter from owner giving applicant authority to apply for site plan review and act on their behalf

I hereby request a site plan review as described above:

Signed SULLIVAN ASSOCIATES ARCHITECTS 
 Title Project Manager
 Date 10/14/2021