



**TOWN OF OAK BLUFFS, MA
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

**LAGOON RIDGE LLC
CAPEBUILT PARTNERS LLC
MODIFICATIONS TO SPECIAL PERMIT**

In accordance with the provisions of Chapter 40A, Section 11 M.G.L. and the provisions of Oak Bluffs Zoning Bylaw, Section 10.3, the Planning Board will hold a virtual public hearing on **Thursday, February 11, 2021**, at 5:00 p.m. via Zoom to consider **Modifications to the Special Permit** approving the Lagoon Ridge Subdivision Plan granted April 3, 2018, to Lagoon Ridge LLC of 126 Nash Hill Road, Haydenville, MA 01039 under Oak Bluffs zoning bylaws **7.3 Flexible Development**. Lagoon Ridge LLC has authorized CapeBuilt Partners LLC to file this Application for Amendment of Special Permit, seeking modification of Conditions 10, 11 and 12 of the Lagoon Ridge Special Permit in order:

1. To INCREASE the number of Affordable Units constructed under the Special Permit from three (3) to four (4), to be located on two (2) lots in Cluster C as duplex units;
2. To FURTHER RESTRICT the additional Affordable Unit by its designation as one of the five (5) Units restricted for occupancy by persons 55 years of age or older; and
3. To provide for the ORDERLY RELEASE AND DEVELOPMENT of lots and Units, beginning first with Cluster C, proceeding next to Cluster B, and concluding with Cluster A, so as to further minimize any impact of the "build out."

A copy of the modified plans and application are on file with the Planning Board in their offices in Town Hall, 56 School Street Oak Bluffs and are available online on the Town of Oak Bluffs' Planning Board page:

<https://www.oakbluffsma.gov/313/Lagoon-Ridge-Subdivision>

Interested parties are invited to comment and attend the hearing. Please direct comments via email to: Kim Leaird, Administrator to the Oak Bluffs Planning Board at planningboard@oakbluffsma.gov This will be a **virtual meeting**, in accordance with orders issued by the Governor during the current state of emergency. There will be no in-person attendance by the public. Persons may access and participate in the hearing by the methods listed below:

Join Zoom Meeting*

Time: February 11, 2021 at 5PM Eastern Time

<https://oakbluffs.zoom.us/j/96161119524?pwd=SnlseGVrSWp6cmovclBOcXY3dEl3UT09>

Meeting ID: 961 6111 9524

Passcode: 911057

One tap mobile

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