

TOWN OF OAK BLUFFS

NOTICE OF MEETING FOR ALL TOWN BOARDS AND COMMITTEES

In accordance with M.G.L. c30A.ss 18-25

NAME OF BOARD OR COMMITTEE: **TOWN PLANNING BOARD**

DATE & TIME OF MEETING: **Thursday, February 25, 2021 at 5:00 pm**

PLACE OF MEETING: **Virtual Meeting via Zoom**
Meeting ID#: 958 7752 7748
Passcode: 064026

<https://oakbluffs.zoom.us/j/95877527748?pwd=M20yaHZDViitaGxuSFBTRzNacFJBUT09>

Kim Leaird

Date and time received by Town Clerk's Office

Clerk or Board member posting notice

AGENDA

Approval of Minutes – (February 11, 2021 and earlier)

CONTINUED Public Hearing: 35 Circuit Ave., Parking in the B1 District

Public hearing was opened on Thursday, February 11, 2021 and continued. “In accordance with the provisions of M.G.L Chapter 40A, Section 11 M.G.L., and **Oak Bluffs Zoning Bylaw 5.1.5 (Parking in the B1 District)**, the Planning Board will hold a public hearing on **Thursday, February 11, 2021 at 5pm** on the application of **Lighthouse Trust**, 230 Jones Rd., Unit 6, Falmouth, MA 02540, **Paul Hartel**, Trustee, for property at **35 Circuit Avenue, Oak Bluffs**; Map 8, Lot 269. Applicant seeks approval to pay a parking mitigation fee in lieu of providing required number of parking spaces in the B1 District.”

CWMP Summary – Review and discussion

CONTINUED Public Hearing: Lagoon Ridge / CapeBuilt Partners – Modifications to a Special Permit

Public hearing was opened on Thursday, February 11, 2021 and continued. “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.”

Board Updates

Notice of Chairperson’s Correspondence and Activities

The listing of matters are those reasonably anticipated by the Chairperson 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/Board.

**** Please note when you join, you will first be put in a waiting room and must be let in to the meeting in an effort to reduce “zoom-bombing” interference. Although not required, it is very simple to register for a free Zoom account that will automatically identify you when you do join a Zoom. Visit www.zoom.us ****