

# ***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, July 23, 2020 at 5:00 pm**

PLACE OF MEETING: **Virtual Meeting via Zoom**  
**Meeting ID#: 986 1576 4678**  
**Password: 219068**

<https://oakbluffs.zoom.us/j/98615764678?pwd=OWZMc1h2V3htcUZaaU1aQlZwMHdaQT09>

**Call in number: 646-558-8656 or One tap mobile +16465588656,,98615764678# US (New York)#**

\_\_\_\_\_  
Date and time received by Town Clerk's Office

*Kim Leaird*  
\_\_\_\_\_  
Clerk or Board member posting notice

## ***REVISED AGENDA***

**Approval of Minutes** – *(July 9, 2020)*

**7 Prospect Ave. (Map 7 Parcel 121) | Sean F. and Kathleen A. Malone — Approval Not Required**

**Public Hearing: Phillips Hardware — Conversion of an Existing Building to Mixed Use (Commercial with Apartment Units), Modifications to Special Permit granted by the Planning Board** — In

accordance with the provisions of Chapter 40A, Section 11 M.G.L., the Planning Board will hold a virtual public hearing on **Thursday, July 23, 2020**, at 5:00 p.m. via Zoom to consider modifications to the Special Permit granted July 2, 2018 to Phillips Hardware – Phillips Realty Trust of 30 Circuit Ave, Oak Bluffs, MA 02557 under Oak Bluffs zoning bylaws **7.2 Conversion of an Existing Building to Mixed Use (Commercial with Apartment Units)**. The granted Special Permit allowed applicant to demolish an existing 8,570 square feet building (currently a hardware store on the first floor; former hotel on second and third floors) and construct a new three-story 17,844 square foot mixed-use building on the same footprint. The Planning Board's decision was appealed and on June 22, 2020, the Commonwealth of Massachusetts Land Court, Department of the Trial Court remanded the matter to the Planning Board so that it may have the opportunity to consider modifications to the proposed project concerning the appearance and dimensions of the proposed building.

**Streetscape Committee** — Vote in new members to the subcommittee (Craig Lowe, Dick Cohen, Liz Durkee, JoJo Lambert).

### **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](http://www.zoom.us) \*\***