

**TOWN OF OAK BLUFFS, MA
PLANNING BOARD**

P.O. Box 1327
Oak Bluffs, MA 02557
Ph. 508-693-3554 X154 Fax 508-693-5375

**Notice of Decision – Site Plan Review June 13, 2019
Kennebec Farm Stand**

*Re: Site Plan Review for Kennebec Farm Stand, David and Julia Keefe,
28 Kennebec Ave., Map and Parcel 9-14*

Proposal is to convert a 3-bay garage into a Farm Stand – a small takeout-only grocery store featuring products from Vineyard farms and providers. This change of use triggers Oak Bluffs Zoning Bylaw 5.1.5 *“Where a proposed use in the B-1 District cannot meet the off street parking requirements set forth in Section 5.1.1 such off street parking requirements may be waived by special permit granted by the Planning Board where the applicant makes a payment in lieu to the Oak Bluffs B-1 District Parking Mitigation Trust.”* A special permit to this effect was also granted June 13, 2019. See separate decision.

Decision and Conditions

Following a public hearing on June 13, 2019, the Planning Board consisting of Ewell Hopkins, Erik Albert, Mark Crossland, JoJo Lambert, and Bill Cleary voted 5-0 to approve the Site Plan as submitted. The following conditions are required of the Applicant:

- 1) **Plans that clearly designate HVAC location;**
- 2) **Landscaping Plan that also outlines materials used for the piggyback parking space after the removal of the vegetation currently in place;**
- 3) **Composting Plan with the terms of the vendor clearly outlined;**
- 4) **Lighting Plan;**
- 5) **“People barriers” and planting in the concrete apron should adhere to the 5-ft setback;**
- 6) **Noise Mitigation Plan for any internal condensers;**
- 7) **Loading Plan; and**
- 8) **Liability insurance is strongly suggested.**

In granting their approval the Planning Board expects applicant to adhere to terms set out by both Waste Water and the Board of Health. They further considered the following sections of Zoning By-Law 10.4 governing Site Plan Review, and felt that, other than the conditions stated above, the applicant had satisfactorily addressed them:

10.4.8.1 Minimize the volume of cut and fill, the number of removed trees 6" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of storm water flow increase from the site, soil erosion, and threat of air and water pollution.

10.4.8.2. Maximize pedestrian and vehicular safety both on the site and egress from it.

10.4.8.3. Minimize obstruction of scenic views from publicly accessible locations.

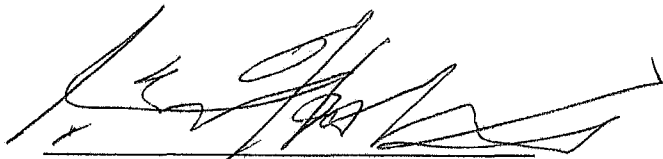
10.4.8.4. Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned

10.4.8.5. Minimize glare from headlights and lighting intrusion.

10.4.8.6. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

10.4.8.7. Minimize contamination of groundwater from on-site waste-water disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.

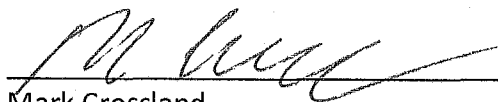
10.4.8.8. Ensure compliance with the provisions of this Zoning By-Law, including parking, signage, landscaping and environmental performance standards.



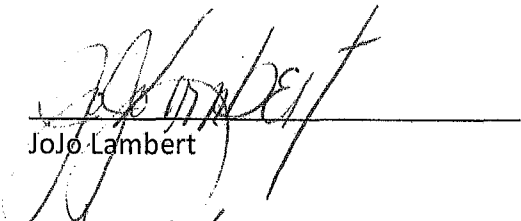
Ewell T. Hopkins, Chairperson



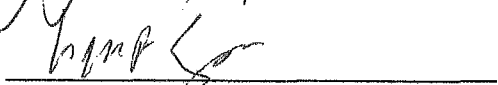
Erik Albert, Vice Chair



Mark Crossland



JoJo Lambert



Bill Cleary

Oak Bluffs, MA
Town Clerk's Office
JULY 5 2019

Rec'd for Record
AT H M M

3:50 PM