



RE: Menotomy Building
14 Kennebec Ave.
Oak Bluffs, MA, Map 9 Parcel 29

Town of Oak Bluffs, Massachusetts
Office of the Planning Board
P.O. Box 1327
Oak Bluffs, MA 02557
508-693-3554 x154
PLANNING BOARD

NOTICE OF DECISION May 15, 2020

RE: The Menotomy Building Special Permit

Parking in the B1 District

**GJ and BP Holdings LLC
Gary Jones and Brian Packish
14 Kennebec Ave., Oak Bluffs, MA
Map 9 Parcel 29, zoning district B1**

The Oak Bluffs Planning Board held a Virtual Public Hearing on Friday, May 15, 2020 at 10:00 a.m. via Zoom on the application of the referenced petitioners seeking:

A Special Permit under Section 5.1.5 of the Zoning Bylaws (Parking in the B1 District).

DECISION: After approving a special permit under 7.2 (*Conversion Of An Existing Building To Mixed Use (Commercial With Apartment Units — see separate decision)*), the Oak Bluffs Planning Board voted 5-0 that Parking Mitigation did not apply to this application.

Decision of the Board:

The board considered the application on whether or not there was an increase in intensity of use and determined that by raising the number of residential bedrooms by three (3) and reducing the number of seats in the restaurant by three (3) that there was no change in that intensity. Member Mark Crossland made a motion to waive Parking Mitigation and Member Erik Albert seconded. The Board, constituting a quorum and the required supermajority, consisting of Ewell Hopkins (Chair), Erik Albert, Bill Cleary, Mark Crossland, and JoJo Lambert voted 5-0 that Parking Mitigation did not apply to this application.

Record of Board Vote.

The members of the Planning Board voted as follows to waive Parking Mitigation subject to the above-stated terms and conditions:

Signature	In Favor	Against	Abstain	Recuse
	X			
Ewell Hopkins				
	X			
Erik Albert				
	X			
Bill Cleary				
	X			
Mark Crossland				
	X			
JoJo Lambert				

Filed with the Town Clerk on: _____ 2020

Colleen Morris, Town Clerk

Assistant Town Clerk

Copy Mailed to:

GJ and BP Holdings LLC
PO Box 1933, Vineyard Haven, MA 02568

All Noticed Parties (see abutter list)