



## OAK BLUFFS PLANNING BOARD Zoning Reform Subcommittee

FRIDAY, NOVEMBER 8, 2019

9:00 a.m. at Oak Bluffs Town Hall, Downstairs Meeting Room

### MEETING MINUTES

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**Subcommittee Members:** Mark Crossland, JoJo Lambert, Llewellyn Rogers, Andrea Rogers, John Bradford

**Members Absent:** Joe Forns

**Staff in Attendance:** Kim Leaird (*Administrator*)

**Attendees:** CJ Rivard, Matt Viaggio, Amy Billings, Christine Flynn

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#### Discussion of B1 Zoning Changes on Dukes County Avenue

There are inconsistencies of boundary lines in B1 -- Andrea and Lou said it's been a quagmire trying to make changes to alleviate issues they've already had.

Amy Billings asked when current maps were determined. John Bradford said that at one point they had the company(?) draw new zoning map. The old one shows 100' setback on Dukes County Ave. but when redrawn they used [something else] in what year? No one caught the fact that they had redrawn it, so that's why they have this discrepancy. JoJo asked if this went back to 1975? No one seems to know. JB said maybe. It's a redrawing of the map at different scale. Somehow it had escaped notice.

A standing discussion took place among committee members and all those present to look at the overlay of the current B1 District (just Dukes County Ave.)

#### Discussion of B1 Zoning Changes on Dukes County Avenue

At the 47 minute mark discussion turned to garage height. Tom Perry (Building Commissioner) says you can't change a state building code. What about boats? Lou and Andrea said they don't want to prohibit a larger garage and asked if they could just make a garage over 10' go to zoning so they can oversee. Lou said but then we're going the other way -- they can't legally say no, they can't do it because the state building code says certain things. John B said but towns have the right to limit -- you can limit the height of the building. Andrea said the town can make their own bylaws and they can be upheld. This is another question for Michael. Discussion about different scenarios... Not down with 3.4. JoJo says we shouldn't rush with it.

Mark asked if this committee could come to next PB meeting on Nov 14. They will present work and B1 map they've been working on.

Meeting adjourned at 10am.