



OAK BLUFFS PLANNING BOARD Zoning Reform Subcommittee

FRIDAY, OCTOBER 25, 2019

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

MEETING MINUTES

Subcommittee Members: Mark Crossland, JoJo Lambert, Llewellyn Rogers, Andrea Rogers

Members Absent: Joe Forns

Staff in Attendance: Kim Leaird (*Administrator*)

Attendees:

Bylaw 3.4 – Accessory or Guest Apartments

Andrea polled other members of the ZBA to see if there were any additional comments and there were none.

JoJo said she was waiting for a sheet from Joe Forns on garage doors, stairway setback measurements, etc.

Mark proposed closing discussion of 3.4. Lou was to write up comments and send to Mark then Mark would forward to the committee and to Kim. He said he wants to run by Building Commissioner. Lou and Andrea sat with them and proposed running by Michael Goldsmith first to make sure they're not doing anything crazy. Discussion followed about whether or not ready to take to the Planning Board. Mark said they should first finish work on three bylaws and then send to Planning Board.

JoJo proposed getting John Bradford to sit on this subcommittee.

1928 vs. 1948 Zoning

Discussion about the 1928 zoning which was originally a temporary ordinance and doing away with it because it has factored in past legal cases. Discussion about what is involved, maybe bring it to town counsel to revoke, remove it? Contact M. Goldsmith via protocol and ask about abolishing 1928 and making 1948 the one referred to.

B1 District / Dukes County Ave.

Discussion moved to zoning of B1 District and that some of the lines are debatable. Andrea said language re: needs to be changed. B1 zone has a place across from sunset lake, questioned why and thinks it should be change. Lou brought in a zoning map that outlines current zoning in B1 / Dukes County Ave. Did the Map maker mess up. (?? History of this district? How was it formed? At town meeting? Any proposed changes need to be brought to PB and public??)

Commission map – Maybe invite Adam Turner to next meeting and have him provide a map? Mark said he would try to secure a map from Commission.

Signs

Discussion about a town bylaw or ordinance that increases the daily fine for putting up signage without a permit. 5.3.1.3 /right now states that it is only \$20/day. Proposed first they have to go to sign committee, selectmen to get permission, and there should be a hefty fine. \$250/day? For temporary signs... Under 5.7 –

Mark said he's like to prohibit all signs in residential areas unless they get a permit from selectmen.

Discussion followed about if this could be enforced. (Note: Civil rights? Constitutional right to freedom of speech?)

Kim to find out deadline for warrant articles.

Other Discussion

In Falmouth? No enforcement on bedrooms... start licensing people who rent out their home/bedroom. Propose charging \$100/year. This would create income for town and it will also be able to monitor what's going on with the rentals. If town hired 2 people to enforce, has paid for itself..., makes sure it's safe, ...

JoJo disagreed, said this is personal living space. Make people homeless. Governor put 5.7 short term rental. A couple years ago it was 6% not town is getting bigger chunk. You now have to register with state. Doesn't think it would be popular might be shut down at TM.

Next meeting: November 1 at 9am.

Meeting adjourned at 10am.