

RE: Shearer Cottage
4 & 5 Morgan Ave., 7 Highland Ave.
Oak Bluffs, MA
Map 3 Parcel 119, 120, 132



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

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– Notice of Decision –
Site Plan Review March 31, 2022

**Shearer Cottage, Shearer Realty Trust
4 & 5 Morgan Avenue and 7 Highland Avenue**

Re: Application to expand and reconstruct existing structure; expand existing parking lot.
New landscaping and clearing, re-grading for new dwellings and septic system;
handicapped accessibility.

Decision and Conditions

Following a public hearing opened on **March 10, 2022**, and continued to **March 31, 2022**, the Planning Board consisting of Ewell Hopkins, Bill Cleary, Mark Crossland, and JoJo Lambert, voted 4-0 to approve the Site Plan as submitted with the following conditions:

1. **Vital access standards:** As stipulated by the Oak Bluffs fire chief and agreed to by the Oak Bluffs planning board, vital access standards will require road compliance of the following roads: Glenwood Ave., Highland Ave., Morgan Ave., and Church Ave. in accordance with the following standards and criteria of **Chapter 18 527 CMR 1.00**, Massachusetts Comprehensive Fire Safety Code.” Specifically:

18.2.3.4.1.1

Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20 feet but not less than ten feet when they do not provide access to a building or structure.

18.2.3.4.3 Turning Radius

18.2.3.4.3.1

The minimum inside turning radius of a fire department access road shall be 25 feet. The AHJ shall have the ability to increase the minimum inside turning radius to accommodate the AHJ's apparatus.

18.2.3.4.3.2

Turns in fire department access roads shall maintain the minimum road width.

2. **Parking improvements:** Three areas must be signed off and approved by the Oak Bluffs planning board prior to the issuance of any town permits:
 - a. Parking lot configuration plan along with redesign for elevation improvements
 - b. Shading and lighting plan
 - c. Adherence to ADA compliance guidelines along with compliance with parking spot ratios for handicapped parking space per number of proposed occupancy units.
3. **Alternative energy, electric charging station:** At least one station must be installed within two years of approval.

In granting the approval the Board considered the following sections of the Zoning By-Law and felt that the applicant had satisfactorily addressed them with the stated preceding conditions.

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.

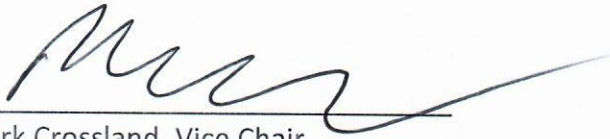
10.4.8.8. Ensure compliance with the provisions of this Zoning By-Law, including parking, signage, landscaping and environmental performance standards.

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In approving this site plan, the Board requires that those conditions set forth in **MVC Decision DRI 712** be enforced and remain in place. If any modification is granted to said DRI this site plan will be subject to review and possible modification by the Oak Bluffs Planning Board. Also, it is the board's understanding that per the Building Department, applicant still requires a special permit from the Zoning Board of Appeals under **3.5.5 – Non-Conforming Uses and Structures**.




T. Ewell Hopkins, Chair



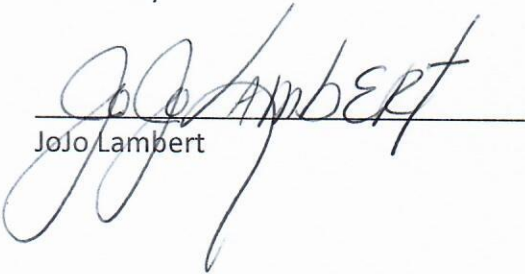
Mark Crossland, Vice Chair

N/A

Erik Albert



Bill Cleary



JoJo Lambert