



**Aquinnah Planning Board Plan Review Committee**

**Notice of Public Hearing**

**Aquinnah Town Offices, 955 State Road Aquinnah, Ma, 02535**

**Wednesday April 11<sup>th</sup>, 2018 at 6:30pm**

**SITE VISITS**

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*Thursday April 5<sup>th</sup> at 5:00pm – Slatas – 7 Rose Meadow Way – Map 5 Lot 20.5*

Wednesday April 11<sup>th</sup> at 4:00pm – McDonald - East Pasture Road - Map 8 Lot 80

Wednesday April 11<sup>th</sup> at 4:30 – Nathanson – 10 Locust Lane – Map 5 Lot 191.1

Wednesday April 11<sup>th</sup> at 5:00 - Town of Aquinnah – Aquinnah Circle & Lighthouse

Wednesday April 11<sup>th</sup> at 5:40 – Sheriffs Meadow Foundation – Moshup Trail – Map 9 Lot 4 & Map 12 Lot 1

**AGENDA**

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**6:30 Public Meeting:**

Minutes

Correspondence

**6:30 Public Meeting:**

Gombos – 9 Old Field Road - Map 10 Lot 64.4 - Solar Panel Request

**6:35 Public Meeting:**

Slatas - 7 Rose Meadow Way – Map 5 Lot 16 & 20.5 – Final Landscape Review

**6:40 Public Hearing:**

McDonald – East Pasture Road – Map 8 Lot 80 – Continued from 11/14/17 (see below)

**6:50 Public Meeting:**

McDonald – East Pasture Road – Map 8 Lot 80 - Special Permit Amendment Request

**7:10 Public Hearing:**

Bylaw Change Review – Section 7.1 (see below)

**7:20 Public Meeting:**

Vanderhoop – 10 Old South Road – Map 9 Lot 58.3 - Solar Panel Request

**7:25 Public Hearing:**

Nathanson (Owner: Feiner) – 10 Locust Lane – Map 5 Lot 191.1 (see below)

**7:45 Public Hearing:**

Sheriffs Meadow Foundation – Moshup Trail – Map 9 Lot 4 & Map 12 Lot 1 (see below)

**8:20 Public Hearing:**

Lake & Hodgson - 1 East Pasture Shore Place - Map 4 Lot 71 (see below)

**8:30 Public Hearing:**

Aquinnah Circle – Cont. from 11/14/17, 12/13/17, 2/6/18, 3/20/18 (see below)

**9:00 Public Meeting:**

Montoya – 55 Moshup Trail – Map 9 Lot 15 - Special Permit Amendment Request

**9:10 Public Meeting:**

MacDiarmid – Map 5 Lots 14 & 15, Map 6 Lots 90-97 – 1143, 1145, 1147, 1149, 1151, 1153 & 1161 State Road - Request for Perc Test

*Cont. From 11/14/17* - The Aquinnah Planning Board Plan Review Committee will hold a public hearing at the Aquinnah Town Offices on Tuesday November 14<sup>th</sup>, 2017 at 6:35pm to act upon a request from John McDonald of East Pasture Road Map 8 Lot 80 for Special Permits under sections 4.3, 13.10-2 and 13.10-3 of the Aquinnah Zoning Bylaws for clearing, cutting and topping of vegetation and trees on Sheriff Meadow Foundation owned properties off East Pasture Road Map 8 Lot 86 & 87.

*Site Visit 3:15*

The Aquinnah Planning Board Plan Review Committee will hold a public hearing at the Aquinnah Town Offices on Wednesday April 11<sup>th</sup>, 2018 at 7:25pm to act upon a request from Michael & Barbara Nathanson for Special Permits under sections 3.9-1, 13.4-1, 13.4-3 and 13.4.7 of the Aquinnah Zoning Bylaws to site and construct a dwelling and septic system on 10 Locust Lane Map 5 Lot 191.1 where total footprint of structures on the lot will exceed 2,000 sf.

*Site Visit 4:30*

*Cont. from 3/20/18* - The Aquinnah Planning Board Plan Review Committee will hold a public hearing at the Aquinnah Town Offices on Tuesday March 13<sup>th</sup>, 2018 at 7:25pm to act upon a request from Sheriffs Meadow Foundation of Moshup Trail Map 9 Lot 4 & Map 12 Lot 1 for Special Permits under sections 10.1, 11.4-1 and 11.8-1 of the Aquinnah Zoning Bylaws to site a pedestrian trail, plant seasonal mat for dune crossing, construct signage and a bike rack in the Moshup Trail DCPC and the Coastal District.

*Site Visit 4:10 – Site Visit on 4/11/18 5:40*

The Aquinnah Planning Board Plan Review Committee will hold a public hearing at the Aquinnah Town Offices on Wednesday April 11<sup>th</sup>, 2018 at 8:20pm to act upon a request from William Lake & Morgan Hodgson of 1 East Pasture Shore Place Map 4 Lot 71 to amend a Special Permit dated March 8<sup>th</sup>, 2018 to include minor structural modification to the foundation and site and extend the proposed unfinished basement of the permitted accessory apartment where total footprint on a lot will exceed 2000 sf.

*No Site Visit*

*Cont. from 11/14/17 & 12/13/17, 2/6/18 & 3/20/18 - The Aquinnah Planning Board Plan Review Committee will hold a public hearing at the Aquinnah Town Offices on Tuesday November 14<sup>th</sup>, 2017 at 7:45pm to conduct a post completion landscape review for the Lighthouse area and parts of the circle and a post completion/operation review of a temporary plan for pedestrian and vehicular traffic and signage at the Lighthouse and circle as required in the Special Permits for the Town of Aquinnah dated February 4<sup>th</sup>, 2015 and March 27<sup>th</sup>, 2015.*

*Site Visit – 3/13/18 at 3:00pm*

## **PLANNING BOARD PUBLIC HEARING NOTICE**

**On April 11, 2018 at 7:10pm the Aquinnah Planning Board will hold a public hearing in the Aquinnah Town Offices, 955 State Road, Aquinnah to review and approve the following proposed changes to the Aquinnah Zoning Bylaw.**

1. To clarify our bylaws and to remove a bylaw from the definitions section, replace the definition of Frontage in SECTION 7.1 with the following:

FRONTAGE: The exterior boundary of lot which lies along the boundary of a public or private way, but not along a common driveway, and which contains at least one point of vehicular access to the lot in a location providing safe and adequate sight distance. When creating public or private ways to provide frontage to new lots or to lots in existence before May 10, 2011, the way shall not run along the interior boundary, or through the interior, of the lot except as provided in Section 13.4-10G.

2. To clarify our bylaws by referring readers of the Minimum Frontage bylaw to the definitions section, replace Section 13.4-10 A with the following:

A. All lots shall have a minimum frontage of 200 feet on a public or private way (see definition in Section 7.1).

3. To give us more ability to resolve unique frontage issues, add 2 new sections, 13.4-10 G and H:

G. The Planning Board Plan Review Committee shall have the authority to vary or modify the frontage requirements, including the location of the frontage with respect to a lot's boundaries, by Special Permit to allow the public or private way providing frontage to run along the interior boundary, or through the interior, of the lot when the applicant seeks to:

1. Create public or private ways to provide frontage to lots in existence before May 10, 2011, and when strict compliance with the frontage definition would make the lot or lots nonconforming, or less nonconforming, as to minimum lot size.
2. Create a new lot or lots by dividing an existing lot pursuant to the provisions of the Subdivision Control Law, that existed before May 10, 2011, which lot is serviced by an existing road that the Planning Board deemed, at the time the lot was created, to be sufficient frontage.

H. The Planning Board Plan Review Committee shall have the authority to vary or modify by Special Permit the frontage requirements regarding the location of the frontage with respect to a lot's boundaries when the applicant seeks to create public or private ways providing frontage to new lots or to lots in existence before May 10, 2011, to allow the exterior boundary of the lot to lie along the middle of the way.