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FILED
SUPERIOR COURT
COUNTY OF DUKES COUNTY

APR 27 2023

REC'D

CLERK

**AGREED ADDITIONS TO THE
ADMINISTRATIVE RECORD**

OAK BLUFFS COPELAND REVIEW BOARD MEETING MINUTES

P.O. BOX 1327, OAK BLUFFS, MA 02557 -- 1327

508 693 - 3554 x 123

Meeting of Monday March 18, 2019, 4:30pm

Oak Bluffs Town Hall, Lower Level Meeting Room

Members Present: Gail Barmarkian, Shelley Christiansen, Injy Lew, Ewell Hopkins, Amy Billings

Chairman opened the public hearing at 4:26

New Business

5 Saco Ave, Map 9 Parcel 54

Williams Project

Presented by owner, Frank Williams.

Proposal is for Cosmetic Rehabilitation of 1800 SF Arts and Crafts style home, built in 1930. Lots of deferred maintenance. Removal and replacement of all roofing, siding and trim. Replacement of roof deck and rear landing. Lattice at roof deck to be replaced with heavier gauge and painted white. Removal of landing and exterior driveway entry. Repair fence and keep natural. Replace existing outdoor shower and landing. Removal of existing shed not to be replaced. All new Anderson A Series windows. One window will change from a double hung to an awning style window. No expansion of the footprint.

Commission asked for clarification on driveway. Owners confirmed they are removing concrete apron and pavement and replacing with pea stone and cobblestone apron.

Amy made a motion to approve as presented. Shelley-2nd. Approved 5-0.

71 Ocean Avenue, Map 10 Parcel 160

Bell/Barnes Project

Presented by Chuck Sullivan on behalf of owners Alan Bell and Lisa Barnes.

Proposed renovation of a 7 bedroom two family dwelling, to a 7 bedroom one family dwelling. Demolition of back portion of building and existing front porch. New rear addition with similar footprint, and new front porch. Demolition and replacement of portion of roof. Demo of two existing shed dormers, replaced with new gable dormers. All new windows and doors. New siding.

Recreate first floor balusters and railings to match second story. Rebuild chimney, to be inbound (per CCHDC). Exposed at roofline. Gable dormers at sides. Current windows are 6 over 6. New windows be 2 over 1.

Commissioners comment on the "bulkiness" of the new rear addition in comparison with the old rear portion.

New rear portion is 1 foot wider on each side. Second floor is set in on either side and should not disrupt views. Parking/bike parking/trash enclosure will be consolidated. Shed being moved to a new location on the lot. New garden to be added. Wood picket fence at be about 4 feet. (landscaping and fencing to come back for review at a later date)

Shelley made a motion to approve the application as presented. Amy-2nd. Approved 5-0.

4:54PM

3 Uncas Ave, Map 11 Parcel 156

RE: Flowerwood LLC Project

Presented by Michael Sawyer.

Proposal is for the demolition of an existing single family dwelling located in the Copeland District.

Applicant approved Amy Billings, a direct abutter, to sit and represent the parks department. She agreed she was able to be impartial and is representing the Park Department.

Chairman read the Copeland By-Laws to the applicant and how it relates to elective demolition:

"Demolition shall be allowed only when the existing building or structure is determined to have no relationship to the district or when its retention would result in significant economic hardship and when all the requirements below have been satisfied"

Chairman asked the applicant if they had a reason as to why the home has no relationship to the district. Applicant suggested that the house was unsafe and uninhabitable and they are unable to make it habitable. It is an eyesore and falling down. Sawyer indicated that the CCHDC suggested they have a structural engineer look at the home to determine this. Chairman reminded the applicant that the house has not been condemned by the Board of Health or the Building Official, and therefore, this is a voluntary demolition. If you buy an older building and not keep it up in order to demolish it, would also be considered an elective demolition.

He asked about the process if the application is denied. Is there a time delay with the Copeland Board in order to reapply? Chairman confirmed that a new application would be accepted if they chose to revisit.

Applicant provided photos and explained that the asbestos was remediated on the exterior of the building.

Commissioners explained that the house has relationship to the district, and that people lived in it last summer.

Applicant explained that there is no other approval for their plan yet, but that it includes 8 workforce housing units and a drive-through bank. Would like to use some of the filigree on the existing building and repurpose it.

Open for public comment.

Penny Barimore-representing owners at 10 Hiawatha Ave. Questions how this will impact them as a direct abutter.

Ewell asked about the applicant's appeal process and what rights they had for re-review. Does a denial have a timeframe for re-application? There is no timeframe for re-application. Chairman advised that if they are denied demolition, they need to review the by-laws come up with another plan.

Shelley commented that absent condemnation or a structural engineer letter stating that the building is beyond redemption she is not comfortable or in support of demolition.

Chairman commented that their independent structural engineer is not an "appropriate official". The "appropriate official" for health and safety reasons would be either the building official or the Board of Health Agent.

Gail made a motion to deny the demolition of the existing single family dwelling at 3 Uncas Ave for the reason that it is an elective demotion and the structure is determined to have a relationship to the district. Amy-2nd. Unanimous 5-0.

Shelley made a motion to adjourn. Gail-2nd. Approved 5-0.