

# GREENWATER

## ARCHITECTS

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### Permitting Review Criteria for 189 Katama Road, Edgartown MA

*Property Subject to the following local town review:*

#### Building Department

- 25' property line setbacks

Coastal District – 500' from coastal bank or beach grass perimeter

- Limits building heights to 26' pitched roofs and 18' flat roofs
- No building 100' from coastal bank or beach grass perimeter

#### Edgartown Conservation Commission

100' from FEMA Flood Zone

200' from Coastal Area (beach, bank, etc.)

- Conservation Commission has purview over architectural designs as viewed from public ways and water ways.
- Natural Heritage and Endangered Species Program review required; Limitation on size of developed space.

#### Edgartown Planning Board

Special Permits in the Coastal District

Special Permits in the Island Roadside District

- Pre-existing, Non-Conforming structure due to height in the Coastal District.
- Pre-existing, Non-Conforming structure due to height in the Island Roadside District.
- Planning Board is special permit granting authority and has purview over architectural design as it pertains to Non-Conforming structures.
- Pre-existing structure in the Shore Zone (first 100' from coastal bank) requires review from Planning Board.