




## Memorandum

To: Town Clerk – Town of Aquinnah  
Planning Board  
Board of Selectmen  
Conservation Commission  
Board of Health  
Board of Appeals  
Building Official  
Planning Board Plan Review Committee

From: Jo-Ann Taylor, DCPC Coordinator  
Martha's Vineyard Commission 

Date: May 4, 2014

Re: Amendments to Regulations for the Town of Aquinnah DCPC

Please be advised that on Thursday, May 3, 2014, the Martha's Vineyard Commission held a public hearing and voted to accept as Conforming to its Goals and Guidelines for the Town of Aquinnah District of Critical Planning Concern, as amended, amendments to the governing regulations, as follows:

1. To clarify our bylaws and to remove a special permit proceeding 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.

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 flexibility 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.