



# TOWN OF OAK BLUFFS

Post Office Box 1327 • Oak Bluffs, MA 02557  
Telephone 508-693-3554 • Fax 508-696-7736

## Board of Selectmen

Gregory A. Coogan, *Chairman*  
Kathleen A. Burton  
Ronald L. DiOrio  
Duncan Ross  
Kerry Scott

Michael M. Dutton  
*Town Administrator*

September 11, 2009

Mr. Mark London, Executive Director  
Martha's Vineyard Commission  
P.O. Box 1447  
Oak Bluffs, MA 02557

*Via: E-mail and USPS*

Re: Copeland Plan DCPC

Dear Mark:

At its meeting on September 8, 2009, the Board of Selectmen voted to refer to the Commission the issue of whether the Copeland Plan DCPC is now duplicative of the Cottage City Historic District in the areas where they overlap.

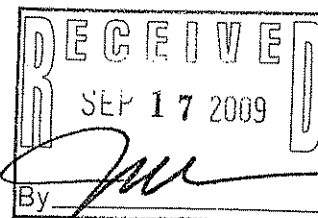
The Board voted to request that the Commission hold public hearings on the issue, and make a recommendation to the Oak Bluffs Selectmen for action by the Town Meeting.

I have enclosed correspondence from the Cottage City Historic District to better define the issues. Please let me know if you need any more information.

Sincerely yours,

Michael Dutton

Encl.  
MMD/bms



Cottage City Historic District  
P.O. Box 1327, Oak Bluffs, MA. 02557

August 13, 2009

Greg Coogan, Chairman  
Members, Board of Selectmen  
P.O. Box 1327  
Oak Bluffs, MA 02557

Dear Greg and members of the board,

For quite some time, the Cottage City Historic District members have been discussing the need for the Copeland Plan DCPC within the CCHD boundaries. We have looked at both commissions carefully and feel that the CCHD process far exceeds the Copeland DCPC in making sure all projects are reviewed and that strict guidelines are enforced in order to protect and preserve the historic integrity of this important Oak Bluffs neighborhood. Additionally, we want to recommend that the Copeland Plan DCPC remain in the two areas (the properties surrounding Sunset Lake and a portion of the Highlands) that are not included in the CCHD. This will allow the Copeland Plan DCPC to focus better on those areas that are not currently being reviewed by the CCHD.

At our meeting last night, the commissioners voted to send a letter to you requesting to be placed on the September 8<sup>th</sup> agenda to discuss referring this question to the Martha's Vineyard Commission.

At a recent hearing held by the MVC to discuss by-law changes to the Copeland Plan DCPC, members of the CCHD tried to raise this issue and were told by the Commission Chair that a separate hearing would be required. They suggested that a referral from the Board of Selectmen to the MVC would suffice.

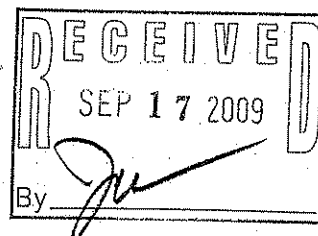
We are therefore requesting the above agenda item in hopes that the board will make the necessary referral for a hearing with the MVC on this matter.

I am enclosing a copy of a letter that I, as a member of the CCHD, submitted to the MVC. As a point of reference, it is meant to explain the history and my own experience associated with the Copeland Plan DCPC, the Oak Bluffs Historical Commission and the subsequent development of the CCHD.

Our members hope that you will agree to discuss this matter at the September 8<sup>th</sup> meeting.

Sincerely,

Renee Balter, Commissioner, CCHD



	Is review mandatory	Is proponent automatically required to be reviewed	Does Comm have an application form	Does Comm follow 40A procedures for public hearings & abutter notification	No of years commission in existence	Number of projects reviewed	Are there guidelines	How is review triggered	Area of town that is protected
CPR	NO	NO	NO	NO	16	Not sure, but would guess less than a dozen	NO	Zoning Admin decides	Copeland, North Bluff, Sunset Lake, part of the Highlands
CCHD	YES	YES	YES A Copy is Attached	YES	6	in the one hundreds closer to 200+	YES A copy is attached	Automatic when seeking a building permit	Copeland, North Bluff
OBHC Demo Delay		YES	YES A copy is attached	YES	6	10-12	YES/ is part of the application	Automatic When seeking a permit to demo	Entire town - all buildings 100 yrs old or more

COMMENTS:

The Copeland Plan DCPC does not have regularly scheduled meetings.

The Cottage City Historic District has met twice monthly since October 2003. Because of the building slowdown, the CCHD has been meeting just once a month since June. When the number of applicants begins to increase, the CCHD plans to return to the original schedule. Meetings begin at 5:15 PM for the convenience of applicants who work.

The Oak Bluffs Historical Commission meets once a month on the third Wednesday at 4:30 PM.

QUESTIONS:

Since the CCHD must rule on every application in the district, what would happen if the Copeland Plan DCPC approved a project and the CCHD did not agree with the ruling and, in fact, made a totally different ruling?

