

**September 21, 2021 Public Hearing
Proposed changes to BOH regulations**

CHANGE TO BEDROOM DEFINITION:

EXISTING DEFINITION:

09.1.3(7)

Potential Bedroom

Tisbury Board of Health considers that a bedroom is any potential living space other than a kitchen, bathroom, living room, dining/family room or service room occupied by furnace, pump, air conditioner or similar service equipment.

With the exception of rooms less than seventy (70) square feet of floor space as recognized in 105 CMR 410.400(B).

PROPOSED DEFINITION:

09.1.3(7) Potential Bedroom

A bedroom is defined as a room which, in the judgment of the Board of Health or its designated agent, provides sufficient privacy so that it may be used primarily for sleeping, and which has all of the following:

- a. Floor space of no less than 70 square feet;
- b. For new construction, a ceiling height of no less than 7'3"
- c. For existing houses, a ceiling height of no less than 7'0"
- d. An electrical service and ventilation; and
- e. At least one window

Living rooms, dining rooms, kitchens, halls, bathrooms, unfinished cellars and unheated storage areas over garages are not considered bedrooms; however, a room indicated on a building plan for use as a den, study, library, office or any comparable use that is capable of being used as a bedroom shall be considered a bedroom. For the purpose of this regulation, the addition of a bathroom in the basement will result in the basement space being considered at least one potential bedroom.

CHANGE TO OCCUPANCY IN COASTAL DISTRICT:

09.9.7(8)

Density – Use Intensity – Subsurface Loading:

<u>Element</u>	Maximum Number	
	<u>Designated Barrier Beach Per 50,000 square feet*</u>	<u>Coastal District Per 40,000 square feet*</u>
Septic Systems	1	1
Bedrooms	2	3
Occupancy (persons)	4	5 <u>change to 6</u>

ADDITION OF CLAUSE PROHIBITING ADDITIONAL BEDROOMS IN THE DCPC THROUGH SUBDIVISION:

EXISTING LANGUAGE

09.10.8 New Construction

Subject to the authority granted to the Board of Health under MGL chapter 111 section 31, within the Lagoon Pond DCPC new construction will be limited to one (1) bedroom per 15,000 square feet of total lot area, excluding all wetlands. Existing unbuilt lots are limited to a maximum of three (3) bedrooms on those lots less than 45,000 square feet in size. A guest house of accessory structure will be include in the estimated total number of bedrooms.

ADD: A division of land may not provide for in an increase in the number of bedrooms and the pre-divided lot size shall dictate the total allowable number of bedrooms for all resulting lots.