

# PLANNING BOARD

TOWN OF TISBURY  
P.O. BOX 602  
VINEYARD HAVEN, MASSACHUSETTS 02568  
TOWN HALL ANNEX  
(508) 696-4270

[www.tisburyma.gov](http://www.tisburyma.gov)

## MEETING AGENDA

**DATE:** February 22<sup>nd</sup>, 2023

**TIME:** 5:00 PM

**PLACE:** Due to ongoing efforts to prevent spread of Covid-19 this meeting will be held remotely via Zoom platform. The Public can attend and participate in the meeting by the following method:

Topic: Tisbury Planning Board

Time: Feb 22, 2023 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89509401460>

Meeting ID: 895 0940 1460

One tap mobile

+13092053325,,89509401460# US

## APPOINTMENTS:

**5:00-5:30 PM** Pursuant to MGL c. 40A, Section 5, the Tisbury Planning Board will hold a public hearing on Wednesday, February 22, 2023 from 5:00 pm to 5:30 pm to receive public comment on the proposed bylaw amendments.

- 1) **Amend Section 03.01 entitled Types of Districts**, by adding the bold print as shown below:

Residential District 10(Map Symbol R10)  
Residential District 20(Map Symbol R20)  
Residential District 25(Map Symbol R25)  
Residential District 50(Map Symbol R50)  
Residential District 3A(Map Symbol R3A)  
Business District 1(Map Symbol B1)  
Business District 2(Map Symbol B2)  
**Lagoon Harbor Park(LHP)**  
Waterfront/Commercial District(Map Symbol W/C)

- 2) **Amend Section 04.02.08 entitled Use of premises or building thereon in connection with one's trade**, by adding the proposed language as shown below:

Use of premises or building thereon in connection with one's trade business, provided that no manufacturing or business requiring substantially continuous employment of more than one (1) person, not including the property owner or primary occupant, working on the premises be carried on. Outside storage of materials and equipment must be screened from abutting properties or public or private ways. Only two (2) vehicles connected with said business shall be permitted. All parking of vehicles, whether overnight or for any period of the day, shall park entirely within the property boundaries. No vehicle larger than 26,001 pounds (lbs.) requiring a class B CDL license shall be permitted to park on said premises. Operations associated with said business will be limited to between 8AM-5PM Monday thru Saturday. No activities shall occur on Sunday. It shall be considered a violation of this Bylaw if regular daily gathering of employees occurs that exceeds noise, illumination and odors restrictions as stated in Bylaw Section 07.09; limiting noise and disturbance to abutting properties may be required by the Town Building Inspector. The use of vegetative or other means of screening and noise reductions may be required.

- 3) **Amend Section 04.04.02 entitled Multiple Family Dwelling and Structures**, by adding sub letter (i) to the list of requirements which may be waived by the Planning board as shown below:

Where a minimum of twenty-five percent of the dwelling units are permanently deed restricted for affordable housing and an additional twenty-five percent of the dwelling units are permanently deed restricted for community housing, the Planning Board may waive the requirements in Section 04.04.02 (b),(d), (e), (j), (i) and (l), if the Planning Board finds that the development does not disproportionately impact the visual character of the adjacent neighborhood.

- 4) **Amend Section 09.01.06 entitled Height of Structures**, by adding the proposed language as show below:

The maximum height of structures as measured vertically from the mean natural grade level shall be as follows: Twenty six (26') feet for a pitched roof and Thirteen (13') feet for a flat or shed roof (which is a roof of pitch one (1) in four (4) or less). Chimneys used solely for exhausting smoke/gas are exempt from the maximum height limit.

- 5) **Amend Section 04.03.13 entitled Accessory Apartment**, by striking the following language as shown below:

(b) The requirements of Schedule A (section 13.00) are met.

- 6) **Add Section 07.17 entitled Time Share, Fractional and Interval Ownership Units**, by adding the proposed language to the TZBL as shown below: see excerpt.

The purpose of this section is to preserve and protect limited housing stock in the Town from the market pressures attendant to time share, interval and fractional ownership uses and to protect neighborhoods from the impacts of such uses.

Public Inspection:

The complete text of the bylaw amendments is available for inspection on the Planning Board's page in the town's website at [www.tisbury.ma.gov](http://www.tisbury.ma.gov) and by request via email at [aupton@tisbury.ma.gov](mailto:aupton@tisbury.ma.gov)