



**Aquinnah Planning Board Plan Review Committee  
Notice of Public Hearing  
Aquinnah Town Offices, 955 State Road Aquinnah, Ma, 02535**

April 23, 2024, at 6:30pm

In person – Aquinnah Town Offices, 955 State Road, Aquinnah MA

Via Zoom - <https://us02web.zoom.us/j/82764177766> or dial 1-305-224-1968 - Meeting ID: 827 6417 7766 - Passcode: 108475

**SITE VISITS**

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Tuesday, April 23, 2024 at 5:30pm – Friedman - off Tar Barrel Road Map 8 Lot 39

**AGENDA**

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**6:30 Public Meeting:**

- Minutes – 3/12/24
- Correspondence
- Other Business:
  - o Alan Slatas – Landscape plan as conditioned in special permit dated March 22, 2022
  - o Street Sign for Carl Widdiss Way
  - o Discussion: Proposed Zoning Language Revisions – Section 3.4-2-C (and 13.4-11) & Municipal Exemption to Zoning (proposed revision in all caps)
    - Section 3.4-2-C (and 13.4-11): If a non-conforming use or structure is damaged or destroyed it may be restored to its previous non-conforming status. Non-conforming uses or structures abandoned or not used for a period of not less than five years shall not thereafter be revived **WITHOUT APPROVAL BY THE PLANNING BOARD SPECIAL PERMIT SOLELY IN THE CASE OF QUALIFIED RESIDENT HOMESITE PROPERTIES, HOMESTEAD LOT PROPERTIES, AFFORDABLE HOUSING PROPERTIES DEED RESTRICTED IN PERPETUITY, AND/OR MUNICIPAL PROPERTIES.** Where Districts of Critical Concern overlap, the earliest designation date... ..shall define the date of “pre-existing non-conforming”.
  - o Planning Board – West End Reality Trust – Preliminary discussion on a Form C subdivision

**6:40 Public Hearings:**

- Town of Aquinnah – Aquinnah Circle Map 6 Lot 20  
*The Aquinnah Planning Board Plan Review Committee will hold a Public Hearing at the Aquinnah Town Offices and via Zoom on Tuesday March 12, 2024 at 6:40pm to act upon a request from the Town of Aquinnah of Aquinnah Circle Map 6 Lot 20 under sections 3.9-1, 12.3, 13.4-1 and 13.6 of the Aquinnah Zoning Bylaws for the removal, reconstruction and expansion of a pedestrian stairway and ramp in compliance with the Americans with Disabilities Act located within the Cliffs DCPC.*



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- Seth Woods of 1 Sunset Lane Map 6 Lot 104 - continued from 4.11.23, 5.16.23, 6.13.23, 7.25.23, 9.7.23, 10.17.23, 11.14.23, 12.6.23, 1.10.24, 2.13.24 & 3.12.24  
*The Aquinnah Planning Board Plan Review Committee will hold a Public Hearing at the Aquinnah Town Offices and via Zoom on ~~Tuesday April 11<sup>th</sup>, 2023 at 7:10pm~~ to act upon a request from Seth Woods of 1 Sunset Lane Map 6 Lot 104 under sections 3.2-1, 3.2-2, 3.4-2(A), 3.5(B), 3.6-1(A)(3), 3.9-1(A)(1&2), 3.9-4, 13.4-1(A)(1&2), 13.4-3(A)(C), 13.4-6(B), 13.4-7, 13.4-11(A), 14.1-2(A) and 14.1-4(A) of the Aquinnah Zoning Bylaws for the siting and construction of a garage, hardscape, and additions to existing structure where total footprint on the lot will exceed 2,000sf on a preexisting nonconforming lot located within the Roadside District.*
  
- Darren Friedman off Tar Barrel Road Map 8 Lot 39 - continued from 1.3.2023 & 2.7.23 & 3.14.23, 4.11.23, 5.16.23, 6.13.23, 7.25.23, 9.7.23, 10.17.23, 11.14.23, 12.6.23, 1.10.24, 2.13.24 & 3.12.24  
*The Aquinnah Planning Board Plan Review Committee will hold a Public Hearing at the Aquinnah Town Offices on ~~Tuesday January 3, 2023 at 7:10pm~~ to act upon a request for Special Permit Amendment request from Darren Friedman off Tar Barrel Road Map 8 Lot 39 to review proposed buidling elvations and design as conditioned in Special Permit dated March 29, 2021.*
  
- Jeff Elghanayan of 5 Mariners View Lane Map 6 Lot 63 - continued from 9.7.23 & 10.17.23 & 11.14.23, 12.6.23, 1.10.24, 2.13.24 & 3.12.24  
*The Aquinnah Planning Board Plan Review Committee will hold a Public Hearing at the Aquinnah Town Offices and via Zoom on ~~Thursday September 7<sup>th</sup>, 2023 at 6:50pm~~ to act upon a request from Jeff Elghanayan of 5 Mariners View Lane Map 6 Lot 63 under sections 3.2-2, 3.4-2, 3.9-1(A-2), 10.1-4 (A&E), 13.4-1 (A), 13.4-6, 13.4-7 and 13.4-11 of the Aquinnah Zoning Bylaw for the razing of the westernmost structure (not permitted), movement of the easternmost structure (not permitted) off property line and siting of an addition on a pre-existing non-conforming dwelling on a lot that lies within the Coastal DCPC and where total footprint on the lot exceeds 2,000sf.*