



**Aquinnah Planning Board Plan Review Committee  
Notice of Public Hearing  
Aquinnah Town Offices, 955 State Road Aquinnah, Ma, 02535  
January 10, 2024, at 6:30pm**

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

Via Zoom - <https://us02web.zoom.us/j/89702594865> or dial 1-305-224-1968 - Meeting ID: 897 0259 4865 - Passcode: 839099

**SITE VISITS**

---

Wednesday January 10, 2024 at 3:50pm – Oberg – 4 Towhee Lane Map 12 Lot 63  
Wednesday January 10, 2024 at 4:10pm - Cuch – 12 Raymonds Hill Map 6 Lot 102.2

**AGENDA**

---

**6:30 Public Meeting:**

- Minutes – 12/6/23
- Correspondence
- Other Business
- CPC Planning Board Member Appointment
- Proposed Zoning Language Revisions – Affordable Housing
- Town of Aquinnah – Cliffs Stairway Project – Preliminary Discussion
- Review of Boundary for the Wide and Scenic North Shore District (request from MV Commission)
- CCS Sanctuary – 4 Moshup Trail Map 12 Lot 87 – Special Permit Amendment Request – Revised Elevations (change in architecture firm)

**6:40 Public Hearings:**

- 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  
*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  
*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.*



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

- 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  
*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.*
  
- Keith Oberg of 4 Towhee Lane Map 12 Lot 63  
*The Aquinnah Planning Board Plan Review Committee will hold a Public Hearing at the Aquinnah Town Offices and via Zoom on Wednesday January 10, 2024, at 6:40pm to act upon a request from Keith and Kathleen Oberg of 4 Towhee Lane Map 12 Lot 63 under sections 3.2-1, 3.2-2, 3.4-2(A), 3.5(B), 3.9-1(A1-2), 11.3-1(G), 13.4-1(A1-2), 13.4-6(B), 13.4-7, 13.4-11(A) of the Aquinnah Zoning Bylaw for the siting of a 543sf addition to an pre-existing non-conforming "guest house" within the Moshup Trail DCPC where total footprint on the lot will exceed 2,000sf.*
  
- Carla Cuch of 12 Raymonds Hill Lane Map 6 Lot 102.2  
*The Aquinnah Planning Board Plan Review Committee will hold a Public Hearing at the Aquinnah Town Offices and via Zoom on Wednesday January 10, 2024, at 6:40pm to act upon a request from Carla Cuch of 12 Raymonds Hill Lane Map 6 Lot 102.2 under sections 3.9-1(A1) and 13.4-1(A1) of the Aquinnah Zoning Bylaw for the siting of a 576sf garage.*

**7:30 Public Meeting – Planning Board:**

- Form A – 461 State Road Map 8 Lot 130