



MEETING POSTING

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

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Committee / Board / s

PLANNING BOARD

Day, Date, and Time

WEDNESDAY, NOVEMBER 30, 2016 @ 4:00 PM

Location / Address

CONFERENCE ROOM

@

□ **2 Fairgrounds Rd., Nantucket, MA 02554**

Signature of Chair or
Authorized Person

**CATHERINE ANCERO,
ADMINISTRATIVE SPECIALIST**

WARNING:

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING
POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO
MEETING MAY BE HELD!**

AGENDA FOR 11-30-2016

(Subject to change)

www.nantucket-ma.gov

*The Planning Board meeting will be video/audio recorded.

Board Members: Barry G. Rector (Chairman), Linda Williams (Vice-Chairman), Nathaniel Lowell, Joseph Marcklinger, and John Trudel, III

Alternates: Carl Borchert, David Callahan and Stephen Welch

Staff: Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Holly Backus (Land Use Planner), and Catherine Ancero (Administrative Specialist)

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Purpose: To discuss business as noted below. The complete text, plans, application, or other material relative to each agenda item is available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

Nantucket Planning Board Agenda

WEDNESDAY, NOVEMBER 30, 2016

4:00 PM

**2 Fairgrounds Road
CONFERENCE ROOM**

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I. Call to order:

II. Consent Items:

a. Minutes:

- August 25, 2016 (Special Meeting)
- October 13, 2016

b. ANR's

- #8036 Mark Bono, 35 King Street (Map 73.4.2 Parcel 98)
***** Ratify vote
- #8040 Nantucket Yacht Club, Inc., 4 South Beach Street and 3 Whaler's Lane (Map 42.4.2 Parcels 59 & 89)
- #8041 Carolyn S. Norberg, Trustee of 56 Walsh Street Trust, Plainfield/ Clifton Street (Map 49.3.2 Parcel 2)
- #8042 Dean Lampe, 30 York Street (Map 55.4.1 Parcel 150)
- #8043 Affordable Housing Trust Fund (Applicant) & Gail B. Sharretts (Owner), 47 Fairgrounds Road (Map 67 Parcel 304.1)
- #8044 106 Surfside Road LLC, c/o Joseph M. Guay, 106 Surfside Road (Map 67 Parcel 80)
- #8045 Daniel G. Counihan, 11 Swain Street (Map 42.4.1 Parcels 77 & 77.1)
- #8046 Amy Pierson, 5 Auriga Street, Surfside (Map 87 Parcel 130)
- #8047 Linda Mackay, Polly Arnoff, Ellen Sonis, & Arthur E. Arnoff, Jr., 28 Main Street, Siasconset (Map 73.3.1 Parcel 47)
- #8048 Christine Petrella, 16 Pequot Street (Map 80 Parcel 320)

- #8049 Christopher F. L. Ryder, Trustee of West Creek Road irrevocable Trust Agreement & Trustee of 12 West Creek Road Realty Trust, 10 & 12 West Creek Road (Map 55 Parcels 174 & 175)
- #8050 Enoch J. & Margo A. Sower, 10 Sconset Avenue (Map 49.3.2 Parcel 27)
- #8051 Sarah F. Alger, Trustee of Monomoy Creek Road Nominee Trust, 12 Monomoy Creek Road (Map 54 Parcel 54.1)
- #8052 Merrill Parrish Strange & Philip C. Strange, 19 Mill Street (Map 55.4.4 Parcel 46)
- #8053 Town of Nantucket, Elm Street, Central Street (Map 74)
- #8054 Mary Jane Cooper/ Attorney Richard J. Glidden, 46 Madequecham Valley Road (Map 88 Parcel 78)
- #8055 Beverly A. Hilts, 18 New Lane (Map 41 Parcel 397)
- #8056 Patience E. Killen, 1 Old North Wharf (Map 42.3.1 Parcel 80)
- #8057 Richmond Great Point Development LLC, Portions of 63, 67, 73, & 75A Old South Road (Map 68 Parcels 157, 158, 129 & 999.2)

c. Second Dwellings:

- John Otoole, 4 Plainfield Road (Map 73.4.1 Parcel 1)
- Mary Jane Cooper, 46 Madequecham Valley Road (Map 88 Parcel 78)
- Pippen's Way LLC, 20 Pippins Way 9Map 43 Parcel 94.9)
- Sean & Sharon Dyer, 15 Seikinnow Place (Map 67 Parcel 527)
- John Lampe, 64B Walsh Street (Portion of Map 29 Parcel 94)
- Brian Hudzik, 7 Parker Lane (Map 67 Parcel 319.2)
- Colin Sykes, 63 North Liberty Street (Map 41 Parcel 144)
- Brian Fogarty, 40 Jefferson Avenue (Lot 13) (Map 30 Parcel 119)
- Ronald & Ellen Winters, 12 Gardner Street (Map 42.3.3 Parcel 12)
- ACK RGH, LLC, 5 Hedgebury Lane (Map 41 Parcel 186)
- Quattrocchi Old Westmoor Farm LLC, 4 Old Westmoor Farm Road (Map 41 Parcel 820)

d. Tertiary Dwellings:

- Gray Ack LLC, 17 Gray Avenue (Map 67 Parcel 327)

e. Previous Plans:

- #1242 Topland Properties, Off Low Beach Road, *Form J release (Lots 5-57) Continued DTD*

f. ZBA Cases:

- #24-16 6 Lily Street LLC & Sconset Partners LLC, 6 Lily Street (Map 73.3.1 Parcels 109 & 110), continued from 10-13-16
- #32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust, 45 Quidnet Road (Map 21 as Parcel 21), continued from 10-13-16
- #36-16 Loren H. Kroll and Norma J. Goldman, 24 Coffin Street (Map 73.4.1 Parcel 52)
- #37-16 CHC Development, LLC, 7 Primrose Avenue (Map 40 Parcel 65)
- #38-16 Edmund M. Carpenter, Jr. & Patricia F. Carpenter, 17 Columbus Avenue (Map 59.3 Parcel 108)

III. Previous Plans for Discussion:

- #6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road, *Covenant & Restriction Agreement discussion Continued from 09-12-16*
- #57-15 Ryan Conway, 21 Ticcoma Way, *clarification regarding gross floor area*
- #13-16 Irina Dalgaard (Yummy's), 65 Surfside Road, *post season follow-up meeting to discuss hours of operation*

Planning Board Agenda for WEDNESDAY, NOVEMBER 30, 2016

- **#12-15 Emporium (MCD), 54 Old South Road, *Authorization to sign off a Certificate of Occupancy***
- **#6986 Cachalot Subdivision, *partial release of escrow***
- **#7786 Vinecliff Subdivision, *partial release of escrow (\$125,651.48)***
- **#7904 Newtown Court Subdivision, *Form J (Lot C-2 on Plan 2016-65)***

IV. Public Comments:

V. Other Business:

- Discussion about Warrant Articles for 2017 Annual Town Meeting
- Approval of 2017 Planning Board meeting schedule
- ******REMINDER:**
 - **PUBLIC HEARING ITEMS FROM THE NOVEMBER 14TH MEETING WILL BE HEARD ON DECEMBER 6, 2016 at 4:00 PM.**
 - **REGULAR PLANNING BOARD MEETING ON DECEMBER 12, 2016 at 6:30 PM.**