Nantucket Planning Board

S P E C I A L M E E T I N G

S T A F F R E P O R T

U P D A T E D

Date: November 14, 2016

To: Planning Board

From: Holly E. Backus
Land Use Specialist

Re: Staff Report for November 30, 2016 Special Planning Board Meeting

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I. <u>Call to Order:</u>

a. <u>ANRs:</u>

- **#8036 Mark Bono, 35 King Street (Map 73.4.2 Parcel 98)** ****** Re-affirm vote ******
- **#8040 Nantucket Yacht Club, Inc., 4 South Beach Street and 3 Whaler's Lane (Map 42.4.2 Parcels 59 & 89)**
  The purpose of this plan is to re-divide two (2) lots into Lot 1, Lot 2, and Lot 3. This plan creates three (3) buildable lots with Lot 1 approximately 26,890 square feet, Lot 2 approximately 3,753 square feet, and Lot 3 approximately 5,704 square feet. All of the proposed lots meet the intensity regulations for CDT zoning district with frontage along South Beach Street & Whaler's Lane. Staff recommends endorsement.
- **#8041 Carolyn S. Norberg, Trustee, Plainfiled/ Clifton, (Map 49.3.2 Parcel 2)**
  The purpose of this plan is a perimeter plan of an existing lot. Staff recommends endorsement.
- **#8042 Dean Lampe, 30 York Street (Map 55.4.1 Parcel 150)**
  The purpose of this plan is to divide a single lot, on which three (3) buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. Evidence is provided from the 1923/1949 Sanborn Fire Maps. This is a resigning as this plan was previously endorsed by the Board (#7993 July 11, 2016). Staff recommends endorsement.
- **#8043 Affordable Housing Trust Fund (Applicant) & Gail B. Sharretts (Owner), 47 Fairgrounds Road (Map 67 Parcel 304.1)**
  The purpose of this plan is to divide a single lot into two (2) buildable lots pursuant to an approved Special Permit for a secondary residential lot under the Nantucket Housing Needs Covenant Program for year-round residents (Planning Board file #55-15) which was approved by the board at the November 19, 2015 Planning Board meeting. The plan creates Lot 157 of approximately 14,481 square feet and Lot 158 of approximately 4,275 square feet. Staff recommends endorsement.

- **#8044 106 Surfside Road LLC, 106 Surfside Road (Map 67 parcel 80)**
  The purpose of this plan is to divide an existing lot into Lot A and Lot B. Lot A is approximately 54,262 square feet and Lot B is approximately 54,265 square feet. The proposed lots meet the frontage requirements of LUG-1, which is 100' off a public way, Surfside Road. Staff recommends endorsement.
- **#8045 Daniel G. Counihan, 11 Swain Street (Map 42.4.1 Parcels 77 & 77.1)**
  The purpose of this plan is to divide a single lot, on which two (2) structures were in existence prior to the 1955 enactment of the Subdivision Control Law. Evidence of both buildings (house and cottage) is provided with a 1952 Water Meter Survey; Historic Building/Structure Inventory showing construction house and garage in 1948; and 1950 Town Assessor Records. The Board should note that this is a re-division as the Board approved an ANR to divide this property on September 14, 2015 (File #7867). Staff recommends endorsement.
- **#8046 Amy Pierson, 5 Auriga Street (Map 87 Parcel 130)**
  The purpose of this plan is a perimeter plan of an existing lot (Plan Book 23, Page 68) combined with Lot 6 from Plan 2012-60 pursuant to Articles 98 & 99 of the 2011 ATM. The plan is therefore a perimeter plan of approximately 16,857 square feet lot zoned R-20. Staff recommends endorsement.
- **#8047 Linda Mackay, 28 Main Street (Sias)(Map 73.3.1 Parcel 47)**
  The purpose of this plan is a perimeter plan of an existing lot of record. Staff recommends endorsement.
- **#8048 Christine Petrella, 16 Pequot Street (Map 80 Parcel 320)**
  The purpose of this plan is to combine Lot 1 and Parcel D into a lot approximately 55,300 square feet. Parcel D was created out of the "Yard Sale" Program (Deed Book 1555, Page 156 dated 11/19/14). Staff recommends endorsement.
- **#8049 Christoper F. L. Ryder, Trustee, 10 & 12 West Creek Road (Map 55 Parcel 174 & 175)**
  The purpose of this plan is to create Parcel A and Parcel B to be combined with two existing lots. Parcel A is approximately 166 square feet is to be combined with Lot D-1 and Parcel B is approximately 166 square feet is to be combined with Lot E-1. Both combined lots conform to the intensity regulations of the CMI zoning district with frontage on West Creek Road. Staff recommends endorsement.
- **#8050 Enoch J. & Margo A. Sower, 10 Sconset Avenue (Sias) (Map 49.3.2 Parcel 27)**
  The purpose of this plan is to divide an existing lot into two (2) buildable lots, and one (1) unbuildable lot. Lot 1 is approximately 7,849 square foot lot with an 858 square foot dwelling upon the premise. Lot 2 is approximately 9,023 square foot lot with a 1,230 square foot dwelling upon the premise. Parcel A is an unbuildable lot approximately of 1,000 square feet to be used with either Lot 1 or Lot 2. Both Lot 1 and Lot 2 conform to the intensity regulations and frontage requirements for the SR-1 zoning district. Staff recommends endorsement.
- **#8051 Sarah F. Alger, Trustee of Monomoy Creek Road Nominee Trust, 12 Monomoy Creek Road (Map 54 Parcel 54.1)**
  The purpose of this plan is to create Lot 6, an unbuildable lot of approximately 3,578 square feet to be conveyed to an abutter. The residual lot (Lot 5) will still conform to the intensity regulations of LUG 1. Staff recommends endorsement.
- **#8052 Merrill Parrish Strange & Philip C. Strange, 19 Mill Street (Map 55.4.4 Parcel 46)**
  The purpose of this plan is to divide an existing lot into two (2) buildable lots, Lot A and Lot B. Lot A is approximately 8,853 square foot lot with an existing historic "typical Nantucket" dwelling and one story garage located upon the premise. Lot B is approximately 5,106 square foot vacant lot. Both lots conform to the intensity regulations and frontage requirements for the ROH zoning district. Staff recommends endorsement.

- **#8053 Town of Nantucket, Elm Street, Central Street (Map 74)**
  The purpose of this plan is an acquisition and disposition plan pursuant to Articles 96 and 97 of 2009 ATM. Specifically, Lot 2, Lot 3, and Block 33 are to be combined for zoning purposes. Staff recommends endorsement.
- **#8054 Mary Jane Cooper/ Attorney Richard J. Glidden, 46 Madequecham Valley Road (Map 88 Parcel 78)**
  The purpose of this plan is a perimeter plan. Staff recommends endorsement.
- **#8055 Beverly A. Hilts, 18 New Lane (Map 41 Parcel 397)**
  The purpose of this plan is to divide an existing lot into two (2) buildable lots, Lot 1A and Lot 1B. Lot 1A is approximately 16,737 square foot lot with an existing dwelling. Lot 1B is approximately 5,002 square foot vacant lot. Both lots conform to the intensity regulations and frontage requirements for the R-1 zoning district. Staff recommends endorsement.
- **#8056 Patience E. Killen, 1 Old North Wharf (Map 42.3.1 Parcel 80)**
  The purpose of this plan is to divide an existing lot into two (2) buildable lots, on which two (2) buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. Evidence of both buildings is provided with 1954 Real Estate Evaluation List from the Town of Nantucket. Staff recommends endorsement.
- **#8057 Richmond Great Point Development LLC, Portions of 63, 67, 73, & 75A Old South Road (Map 68 Parcels 157, 158, 129 & 999.2)**
  The purpose of this plan is to subdivide four (4) existing lots into six (6) contiguous buildable lots along Old south Road: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6. After the reconfiguration, the residual lot (Lot 6) will be dual zoned CN and R-5. This lot will be incorporated into future development of surrounding parcels at a later date. This ANR is intended to supersede a prior ANR Plan (File #7980) which was endorsed by the Board on June 13, 2016, however it was never recorded. The Applicant has provided a letter of intent of the proposed new ANR that is included in the Board's packet for consideration. All proposed lots will have frontage along Old South Road, meet the required "r" factor and meet the minimum lot size for the CN and R-5 zoning districts. There is a change from the previously endorsed plan, however of the lot sizes. Specifically, Lots 1 through 5 (Liner Building Lots) have changed lot sizes and frontage; however they all meet the intensity regulations. Staff recommends endorsement.

b. <u>Second Dwellings:</u>
- **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 (Map 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 Ave (Lot 13)(Map 30 Parcel 113)**
- **Ronald & Ellen Winters, 12 Gardner Street (Map 42.3.3 Parcel 12)**
- **Quattrocchi Old Westmoor Farm LLC, 4 Old Westmoor Farm Road (Map 41 Parcel 820)**
  Reports issued by Holly E. Backus are included in your packet.

c. <u>Tertiary Dwellings:</u>
- **Gray Ack LLC, 17 Gray Avenue (Map 67 Parcel 327)**
  Report issued by Holly E. Backus is included in your packet.

d. <u>Previous Plans:</u>
- **#1242 Topland Properties, Off Low Beach Road,** *Form J release (Lots 5-57)*
  (Continued from September & October meetings) ***Continued DT***

e. **ZBA Cases:**

- **#24-16 6 Lily Street LLC & Sconset Partners LLC, 6 Lily Street (Map 73.3.1 Parcels 109 & 110)** ***Continued to 01-12-16***
- **#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)**

  These items have already been heard by the ZBA on November 10th. Staff sees no PB concerns.

II. **Previous Plans:**

- **#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 of Tertiary Dwelling square footage*

  Staff has received a letter from the design firm who designed the Tertiary Dwelling at 21 Ticcoma Way. The square footage of the dwelling was erroneously calculated by using the interior measurements of the dwelling unit, rather than the gross floor area, which is measured from the outside face of each wall. This discrepancy results in an additional 184 square feet, however the dwelling unit size as approved by the Board on December 14, 2015 remains unchanged. Staff recommends approval of a technical clarification to the previously issued decision.
- **#13-16 Irina Dalgaard – Yummy's, 65 Surfside Road,** *post season follow-up meeting to discuss hours of operation*

  The Owner/Applicant has submitted a written follow-up to the Board, as required in her April 11, 2016 Special Permit (File #13-16) which extended the hours of operation until 8:30 PM during the summer. Staff informed the Owner/Applicant that the Board may have questions at the meeting.
- **#12-15 Emporium (MCD), 54 Old South Road,** *Authorization to sign off a Certificate of Occupancy*

  The Owner/Applicant is asking for a Certificate of Occupancy for a structure within the MCD, however there has been no as-built done at this time. Staff has received a report from Mr. Ed Pesce, PE who recommends issuing the CO for the Emporium building and the Beacon Real Estate building.
- **#6986 Catchalot Subdivision,** *partial release of escrow*

  The Owner/Applicant is asking for a partial release of escrow for this subdivision. Staff has received a report from Mr. Ed Pesce, PE who recommends an amount that can be released from the escrow; however some items need to be verified by Staff. Mr. Pesce is still waiting for a revised as-built from the project engineer.
- **#7786 Vinecliff Subdivision,** *partial release of escrow*

  At the April 11th Planning Board meeting, the Project Engineer asked the Board to hold money for the completion of the roadway construction for this subdivision. The Project Manager for Vinecliff LLC is now requesting for a partial payment of the work completed so far. Staff has received a report from Mr. Ed Pesce, PE who recommends an amount that can be released from the escrow and he expects the remaining work to be completed in the spring.
- **#7904 Newtown Court Subdivision,** *Form J (Lot C-2 on Plan 2016-65)*

  The Owner /Applicant is asking for a release of lot C-2, a primary lot. Staff recommends release.

III. <u>Public Comments:</u>

IV. <u>Other Business:</u>

- **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 <u>DECEMBER 6, 2016 at 4:00 PM.</u>**
- **REGULAR PLANNING BOARD MEETING ON DECEMBER 12, 2016 at 6:30 PM.**

V. <u>Adjourn:</u>