



# Nantucket Planning Board

## APPROVED Minutes

Monday, December 12, 2011

6:00PM

4 Fairgrounds Road

Police Safety Facility Community Room

First Floor

(PSF Community Room)

**AGENDA SUBJECT TO CHANGE**

**Board members:** Barry Rector, John McLaughlin, Sylvia Howard, Nat Lowell and Linda Williams

**Alternates:** Joseph Marcklinger

**Absent:** Diane Coombs

**Staff:** Andrew Vorce, Leslie Snell, Mike Burns and Catherine Ancero

### **I. Call to order:**

Vice-Chairman Mr. McLaughlin called the meeting to order at 6:00PM

### **II. Approval of the agenda:**

Ms. Williams made a motion to approve the agenda duly seconded and voted 4-0 in favor.

### **III. Minutes:**

#### ▪ **November 14, 2011**

Ms. Williams made a motion to approve the minutes with minor modifications as discussed, duly seconded and voted 4-0 in favor.

### **IV. ANR:**

- #7396 Robert David Bewkes, Trustee of Bewkes Lots 153 & 155 Nominee Trust, 100 R & 102 Wauwinet Road, (Map 11 Parcels 24.2 & 24.3)
- #7397 Bernadette Maglione, 26 Appleton Road, (Map 66 Parcels 30A & 31.A),
- #7398 Brian Fogarty, 58 Nobadeer Avenue, (Map 88 Parcel 9)
- #7399 Austen H. Winters, 147 Main Street, (Map 41 Parcel 170)
- #7400 Michael P. Brennan, 1 Spring Street, (Map 55.1.4 Parcel 42)
- #7401 Mary Mitchell Humane Fund and Massachusetts Society for the Prevention of Cruelty to Animals, 11 & 11R Crooked Lane 9Map 41 Parcels 205 & 72)
- #7402 Massachusetts Society for the Prevention of Cruelty to Animals, 11R Crooked Lane (Map 41 Parcel 72)

Ms. Williams made a motion to approve ANR file numbers 7396 through 7401 in accordance with the staff recommendations, duly seconded and voted 4-0 in favor and sign all plans in the office. Ms. Williams made a motion to accept the withdrawal of file number 7402, duly seconded and voted 4-0 in favor.

**V. Second Dwellings:**

- **30 Sparks Avenue, Pilgrim Locke Realty Trust, (Map 55 Parcel 234.6)**
- **43 Main Street (Siasconset), Jim & Kathleen Poole, (Map 73 Parcel 8)**
- **43 Polpis Road, Wannacomet Water Co., (Map 54 Parcel 94.1)**

Ms. Williams made a motion to approve 43 Main Street and 43 Polpis Road in accordance with the staff recommendation as discussed and that 30 Sparks Avenue, Pilgrim Locke Realty Trust, will be heard under the public hearing application file #16-11 On-Island Gas, duly seconded and voted 4-0 in favor.

**VI. Previous Plans:**

- **#6968 Bluefin, extension request (June 15, 2012)**  
Ms. Williams made a motion to grant the extension request from February 12, 2012 to June 15, 2012, duly seconded and voted 4-0 in favor.
- **#7131 16 Waydale Road, Form J (release lots 23, 24 & 25)**  
Ms. Williams made a motion to endorse the Form J and legal documents, duly seconded and voted 4-0 in favor.
- **#7133 Gingly Lane Subdivision, Form J**  
Ms. Williams made a motion to endorse the Form J, duly seconded and voted 4-0 in favor.

**VII. ZBA:**

- **#077-11 36 Orange Street, LLC, 36 Orange Street, (Map 42.3.2 Parcel 219)**
- **#078-11 Eric W. Gersham and Robin B. Gersham, 9 Washington Avenue, (Map 60.2.1 Parcel 40)**
- **#079-11 Arthur J. Wullschleger, Jr. and Carol Wullschleger, 12 Center Street, (Map 73.13 Parcel 103)**
- **#080-11 Seas The Day, LLC, 77 Vestal Street, (Map 56 Parcel 473)**
- **#081-11 Hillyard R. Danforth and Elizabeth D. Hurst, Trustees of the Elizabeth W. Danforth 2011 Trust, 10 King Street, (Map 73.4.2 Parcel 12)**
- **#082-11 The Nashaquisset Cooperative, Inc., 33 Autopscot Circle, (Map 55 Parcel 512)**
- **#083-11 John R. Schmidt and Wendy F. Conway, Maria Emilia Pozz Peisch and Richard F. Peisch, Trustees of Sankaty Nominee Trust, Mary Joan Hoffman and Richard D. Hoffman, Trustees, Michael J. Jacobson and Nancy L. Jacobson, Trustees of Michael J. Jacobson 1997 Trust, Job H. Lippincott and Catherine T. Lippincott, Trustees, Laura A. Bember, 28 Bosworth Road, 1 Cheshire Road, 5 Surrey Avenue, 4 Wanoma Way, 12 Wanoma Way, 7 Surrey Avenue, (Map 9.4 Parcels 121, 8, 145, 141, 166, and 167)**
- **#084-11 Jessie M. Glidden, Trustees of 77 Main Street Nominee Trust, 77 Main Street, (Map 42.3.4 Parcel 25)**
- **#085-11 John H. Reilly, II & Jessie M. Glidden, Trustees of 113 Main Street Realty Trust, 113 Main Street, (Map 42.3.3 Parcel 105)**
- **#086-11 Jock D. Lawrason, 14 Center Street, Siasconset, (Map 73.1.3 Parcel 104)**
- **#087-11 Michael T. and Juliet B. Patsalos-Fox, 52 Orange Street, (Map 55.4.1 Parcel 17)**
- **#088-11 144 Surfside Road, LLC, 144 Surfside Road, (Map 80 Parcel 99)**  
Ms. Williams made a motion that the ZBA files 077-11 through 088-11 were not of Planning Board concern, duly seconded and voted 4-0 in favor. The Board also voted 4-0 in favor to affirm the recommendations made by staff at the December 8, 2011 meeting.

**VIII. Other Business:**

- **2012 Planning Board Meeting Schedule**  
There was a brief discussion of the 2012 Planning Board schedule. All Board members agreed to move forward with the January 23<sup>rd</sup> meeting scheduled for 6:30 PM to discuss the 2012 Warrant Articles. Ms. Williams made a motion to approve the 2012 Planning Board meeting schedule, duly seconded and voted 4-0 in favor.
- **Sachem's Path 40B, discussion**

Ms. Williams recused herself. This application is before the ZBA and is in the public hearing process. The Board members reviewed the staff recommendation and voted to send a letter to the ZBA expressing their concerns with the most recent set of plans and the requested waivers. **Warrant Article Discussion for 2012 ATM**  
Mr. Vorce stated that a package describing the proposed warrant article was sent to the owner of each affected property. The Board generally discussed some of articles that they wish to have included on the Warrant and staff brought to the attention of the Board some new articles as well. Mike Burns updated the Board on the parking article, including information from our consultant, TetraTech Rizzo. Attorney Arthur Reade requested a zoning change from LUG-2 to LUG-1 for some properties in Cisco. Ms. Williams made a motion to include the new zoning articles as discussed, duly seconded and voted 4-0 in favor.

**Note: Chairman Rector arrived at the meeting at 6:20 PM and took over as Chairman.**

**\*Note: Ms. Williams left the meeting at 7:40 PM.**

▪ **Planning Board Alternates:**

There was a brief discussion regarding the number of Planning Board alternates. Mr. Lowell made a motion to rescind the vote from the last meeting to send the BOS a letter requesting that no more alternates be appointed at this time, duly seconded and voted 5-0 in favor.

**IX. Public Hearings:**

▪ #16-11 On-Island Center MCD, 30 & 34 Sparks Avenue, *action deadline 12-30-11*

Attorney Bill Hunter and Paul Santos, PLS (Nantucket Surveyors) represented the applicant. The Board members briefly reviewed and discussed Ed Pesce's updated report and comments from the Fire Department. The Board discussed the draft decision. Chairman Rector opened the floor to the public. No comments were made. Ms. Williams made a motion to close the public hearing, duly seconded and voted 5-0 in favor. Mr. McLaughlin made a motion to approve the draft decision with minor modifications as discussed, duly seconded and voted 5-0 in favor.

Mr. McLaughlin complimented staff for a job well done with this application.

**X. Public Comments:**

**XI. Adjournment:**

Chairman Rector adjourned the meeting at 8:08 PM

