



Nantucket Planning Board

Notice of a Public Hearing

The Planning Board of the Town of Nantucket will hold a Public Hearing at **7:00 P.M.** on **January 21, 2010** in the garage at 2 Fairgrounds Road, Nantucket, MA, regarding warrant articles that have been submitted for the **2010 Annual Town Meeting** by both citizens and the Planning Board. Article numbers will be designated by the Board of Selectmen at the time the final Warrant is adopted.

The articles to be discussed are as follows:

- **Zoning Map change to correct zoning lines that split lots between zoning districts as follows:**
 - LUG-2 to LUG-1 for properties located off of Surfside Road and Pochick Avenue;
 - LUG-2 to R-20 for properties located off of Surfside Road, Nobadeer Avenue, Station Street, and Auriga Street;
 - LUG-3 to R-20 for properties located off of Nobadeer Avenue;
 - R-20 to LUG-2 for properties located off of Weweeder Pond, Western Avenue, and Skyline Drive;
 - R-20 to LUG-3 for coastal land located in Surfside;
 - R-10 to RC for a single property located off of Sparks Avenue;
 - SR-20 to LUG-3 for coastal land along Sconset Bluff;
 - LUG-3 to SR-20 for properties located on Nosegay Lane and Baxter Road.
- **Zoning Map change from LUG-2 to LUG-3 for properties located off of Eel Point Road, Warren's Landing Road, Lavendar Lane, Ridge Lane, Madaket Road, Blue Heron Way, and North Cambridge Street.**
- **Zoning Map change from RC-2 to LUG-3 for 43 and 47 Appleton Road;**
- **Zoning Map change from RC-2 to R-5 and CN for properties located on Town property formerly known as 2 Fairgrounds Road.**
- **Zoning Map change from RC-2 to R-5 for properties located off of Tom's Way.**
- **Zoning Map change from RC-2 to R-10 for properties located off of West Miacomet Avenue and Somerset Road.**
- **Zoning Map change from RC-2 to VN and LUG-3 and from LUG-2 to VN for properties located off of West Miacomet Road, Somerset Road, and Bartlett Road.**
- **Zoning Map changes as recommended in the Surfside Area Plan as follows:**
 - LUG-2 to LUG-1 for properties located off of South Shore Road and Blueberry Lane;
 - LUG-2 to R-40 for properties located off of South Shore Road.



- **Zoning Map changes as recommended in the Surfside Area Plan as follows:**
 - LUG-2 to LUG-1 for properties located off of Lovers Lane, Pochick Avenue, Irving Street, Okorwaw Avenue, Weweeder Avenue, Adams Street, and Nobadeer Avenue;
 - Lug-2 to LUG-3 for a single property located off of Weweeder Avenue;
 - LUG-3 to R-20 for properties located at 65 Nobadeer Avenue;
 - R-20 to LUG-3 for properties located on coastal land;
 - R-20 and LUG-2 to LUG-3 for properties located 8 Western Avenue.
- **The following map changes for properties located off of Somerset Road and Somerset Lane:**
 - Zoning Map change from LUG-2 to R-40
 - Town and Country Designations map change from Town Overlay District to Country Overlay District
- **Zoning Map change from LUG-1 to VR for properties located off of Monomoy Road, Sandwich Road, and Chatham Road.**
- Amendment of Zoning Bylaw section 139-16 to revise the side yard setbacks for the R-5 zoning district.
- Amendment of Zoning Bylaw section 139-2 to revise the definitions of secondary dwellings and breezeways.
- Amendment of Zoning Bylaw section 139-8A to revise the open space requirements for Cluster Subdivisions.
- Amendment of Zoning Bylaw section 139-8B to revise the open space requirements for Major Residential Developments.

The complete text and maps relative to the proposed amendments are available for inspection between the hours of 8:30 AM and 4:30 PM at the Planning Board office at 2 Fairgrounds Road, Nantucket, MA, in the office of the Selectmen, and the office of the Town Clerk at 16 Broad Street, Nantucket, MA.

Barry G. Rector
Chairman