



**UPDATE:**

**Original Posting: 01-04-2023 Time: 2:06 PM**

**Original Posting Number: T006**

**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)

**RECEIVED**

2023 JAN 06 PM 02:10  
NANTUCKET TOWN CLERK  
Posting Number:T 021

Committee/Board/s

**PLANNING BOARD**

Day, Date, and Time

**MONDAY, JANUARY 9, 2023 @ 4:00PM**

Location / Address

**REMOTE PARTICIPATION VIA ZOOM WEBINAR**

Signature of Chair or  
Authorized Person

**CATHERINE ANCERO  
ADMINISTRATIVE SPECIALIST**

**WARNING:**

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

*\*The Planning Board meeting will be audio and video recorded*

**Board Members:** John Trudel, III (Chair), David Iverson (Vice-Chair), Nat Lowell, Barry Rector, Joseph Topham

**Alternates:** Stephen Welch, Carl Borchert, Abby De Molina

**Staff:** Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Meg Trudel (Land Use Planner) and Catherine Ancero (PLUS Administrative Specialist)

**PLANNING BOARD**

**AGENDA 01-09-2023**

***(Subject to change)***

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

\*The complete text, plans, application, or other material relative to each agenda items are available for inspection digitally. Email requests may be sent to [mtrudel@nantucket-ma.gov](mailto:mtrudel@nantucket-ma.gov) \*

***\*Participation in Public Hearings and Public Comment will be available through Zoom Webinar. You must register in advance in order to participate. Use the below link to register for Zoom participation. Contact mtrudel@nantucket-ma.gov with any questions. \****

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_f3Ty5mWkSEqdUrm0vybH-Q](https://us06web.zoom.us/webinar/register/WN_f3Ty5mWkSEqdUrm0vybH-Q)

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=L8VDdYXTCGg>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- November 14, 2022
- December 12, 2022, *continue*

IV. Secondary Dwellings:

- Georgi Dimov – 3 Miles Court
- Nantucket 16 Quaker Project, LLC – portion of 14 Quaker Road and a portion of 22 Vestal Street
- P.S. & O.S., LLC – 105 Surfside Road
- William Waldorf – 50 Madequecham Valley Road
- John Buttrick, et al – 26 Warren’s Landing
- Graham Burton & Luann Burton – 55 Meadow View Drive
- Chris & Ashley Austin – Lot 7 Maple Lane

V. Tertiary Dwellings:

- 16 Monohansett Trust, Todd Winship & Claire Winship, Trustees – 16 Monhansett Road

VI. ANR

- Nantucket 16 Quaker Project, LLC & Nantucket 22 Vestal Project, LLC – 14 Quaker Road & 22 Vestal Street
- 5 Orange Street, LLC – 5 Orange Street
- Christopher J. Holdgate – 3 Rosebud Lane
- Town of Nantucket – Morgan Square

VII. Previous Plans:

- Nanhumacke Preserve, *request for partial Performance Security release*
- Birdsong Lane Subdivision, *request for Form J and creation of Performance Security Acct*
- Bittersweet Lane Subdivision, *request for extension of submission of plans and legal documents*

VIII. Preliminary Plans

- John J. Calnan, Trustee – John J. Calnan 2015 Trust - 21 Brewster Road

IX. Public Hearings (Applications):

- Leslie Linsley, 39 Union Street, *action deadline 04-28-2023*  
**REQUEST TO CONTINUE**
- The Westmoor Club, 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 03-12-2023*  
**REQUEST TO CONTINUE**
- Vilma Merlos, 3 Celtic Drive, *action deadline 03-12-2023*  
**REQUEST TO CONTINUE**
- ACK Mid Island, LLC & ACK Offices, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 03-31-2023*  
**REQUEST TO CONTINUE**
- Fair City LLC – 115 & 117 Old South Road, *action deadline 04-28-2023*  
**REQUEST TO CONTINUE**
- 39 West Miacomet Road, LLC – 39 W. Miacomet Road, *action deadline 04-09-2023*

- ACK Skibo Nominee Trust, Lester E. Lipschutz, Trustee – 9 Madaket Road, *action deadline 04-28-2022*
- Nantucket Island Resorts, LLC – 98 Old South Road, *action deadline 03-12-2023*
- “Sandpiper Place I” Beach Grass 43 ACK, LLC – 43 Beach Grass, *action deadline 04-28-2023*
- “Sandpiper Place II” Nantucket Property Owner, LLC – 24 Honeysuckle Drive, *action deadline 04-28-2023*
- Nantucket 16 Quaker Project, LLC – 16 Quaker Road (a portion of 14 Quaker Road & 22 Vestal Street), *action deadline 04-09-2023*
- Theodore A. Lee – 39 Fair Street, *action deadline 04-09-2023*

X. Public Comment *for items not listed on the agenda*

XI. Other Business:

- Additional Planning Board Sponsored Warrant Article Concepts for ATM 2023
  - Rachel Drive & South Shore Road
- Planning Board special meeting – Thursday, January 12, 2023, at 4pm via Zoom
- Planning Board special meeting – Thursday, January 26, 2023, at 4pm via Zoom
- Planning Board special meeting – Thursday, February 9, 2023, at 4pm via Zoom
- Planning Board regular meeting – Monday, February 13, 2023, at 4pm via Zoom
- Planning Board special meeting – Thursday, March 9, 2023, at 4pm via Zoom

XI. Adjournment: