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**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)

Committee/Board/s	<b>PLANNING BOARD</b>
Day, Date, and Time	<b>THURSDAY, JANUARY 12, 2023 at 4:00PM</b>
Location / Address	<b>REMOTE PARTICIPATION VIA ZOOM WEBINAR</b>
Signature of Chair or Authorized Person	<b>MEGAN TRUDEL, LAND USE SPECIALIST</b>

**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 01-12-2023**

***(Subject to change)***

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

\*The complete text, plans, maps, 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\\_z34XITyISiGsRAaJvuUSFA](https://us06web.zoom.us/webinar/register/WN_z34XITyISiGsRAaJvuUSFA)

To view the meeting only, see link below:

[https://www.youtube.com/watch?v=Cbbu\\_OLuz1s](https://www.youtube.com/watch?v=Cbbu_OLuz1s)

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

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

## **III. Zoning Articles Proposed by Citizen Petition:**

- **Zoning Bylaw Amendment** to amend the definition of “Swimming Pool” as defined in the Zoning Bylaw (Section 139-2 “Definitions”) to include the language, “In R-10, R-10L, SR-10, R-20, and R-40 Districts only, the following criteria must be met: (1) the lot must meet or exceed the minimum lot size for the district, and (2) side and rear yard setbacks of 20 feet shall apply to the residential swimming pool and all associated mechanical equipment” (Sutton).
- **Zoning Bylaw Amendment** to insert a new provision into the Zoning Bylaw for short term rentals, allowing as of right for units that are owner-occupied for a minimum of six-months of the year in all residential districts. For non-owner-occupied units, short-term rentals would be permitted in any residential unit as an accessory use as long as the unit is used for a long-term rental use more than a short term rental use (Kilvert).
- **Zoning Bylaw Amendment** to change the special permit granting authority for residential swimming pools from the Zoning Board of Appeals to the Planning Board (Section 139-2 “Definitions”) (Williams).
- **Zoning Bylaw Amendment** to amend language in the Zoning Bylaw (Section 139-15 “Accessory Use”) to clarify that the rental of rooms in an owner-occupied dwelling is permitted as an accessory use (Williams).
- **Zoning Bylaw Amendment** to amend the definition of “Commercial” in the Zoning Bylaw (Section 139-2 “Definitions”) to exclude rental of dwelling units (Williams).
- **Zoning Bylaw Amendment** to amend the definition of “Principal Use” in the Zoning Bylaw (Section 139-2 “Definitions”) by deleting the word “expressly”(Williams).
- **Zoning Bylaw Amendment** to amend language in Section 139-16 “Intensity Regulations” to change the special permit granting authority for the reduction in frontage in commercial districts from the Zoning Board of Appeals to the Planning Board (Williams).
- **Zoning Bylaw Amendment** to amend language in Section 139-16 “Intensity Regulations” to change the special permit granting authority for the reduction in the required ten-foot side yard setback in R-5 and the ten-foot side and rear yard setback in R-10, R-20, and SR-20 to five feet from the Zoning Board of Appeals to the Planning Board (Williams).
- **Zoning Bylaw Amendment** to amend the Zoning Bylaw (Section 139-33 “Pre-existing non-conforming uses and structures”) to delete language that provides preexisting nonconforming status for lots, and any structures thereon, created pursuant to MGL 41-81L (Molden).
- **Zoning Bylaw Amendment** amend the Zoning Bylaw (Section 139-33 “Pre-existing non-conforming uses and structures”) to add language that would require any new structure or expansion or increase in “volume, area, or height” of a structure on a lot that was approved under MGL 41-81L to require a Special Permit from the Zoning Board of Appeals (Molden)
- **Zoning Map Amendment** to place properties located at 6, 6B, 8, 10, 12, and 20 Arrowhead Drive currently in the Residential-Commercial-2 (“RC-2”) district in the Commercial Mid-Island (“CMI”) district and property located at 118 Arrowhead Drive currently in the Commercial Industrial (“CI”) district in the Commercial Mid-Island (“CMI”) district (Reade).

- **Zoning Map Amendment** to place properties located at 1 Evergreen Way and 21 Airport Road currently located in the Residential-40 (“R-40”) district in the Commercial Neighborhood (“CN”) district (Kane).
- **Zoning Map Amendment** to place property located at 69 Hummock Pond Road currently in the Limited Use General-2 (“LUG-2”) district in the Residential-20 (“R-20”) district (Iller).
- **Zoning Map Amendment** to place property located at 6 Elbow Lane currently in the Sconset Old Historic (“SOH”) district in the Village Neighborhood (“VN”) district (Williams).
- **Zoning Map Amendment** to place properties located at 105 and 107 Old South Road, 3 Miller Lane, portion of 17 Airport Road and Old South Road/Little Isle Lane (Map 68 Parcels 174 and 208) currently located in the Residential-20 (“R-20”) district in the Commercial Neighborhood (“CN”) district (Williams).
- **Zoning Map Amendment** to place properties located at 11, 17 and 19 Miller Lane and 77, 79, 81A, 81B, 83, 87, 91 Old South Road currently in the Residential-20 (“R-20”) district in the Residential-10 (“R-10”) district (Williams).

**IV. Other Business:**

**Upcoming Meetings:**

- **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**

**V. Adjournment:**