



# 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)

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Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, JANUARY 31, 2022 @ 4:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM WEBINAR <i>*Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached). Information on viewing the meeting can be found at <a href="http://www.nantucket-ma.gov/138/Boards-Commissions-Committees">http://www.nantucket-ma.gov/138/Boards-Commissions-Committees</a></i>
Signature of Chair or Authorized Person	MEGAN TRUDEL LAND USE 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, "Fritz" McClure, Barry Rector

**Alternates:** Stephen Welch, Campbell Sutton, David Callahan

**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 01-31-2022

*(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) \*

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_NO429I8tQA2KLrZYd3bcng](https://us06web.zoom.us/webinar/register/WN_NO429I8tQA2KLrZYd3bcng)

To view the meeting only, see link below:

<https://youtu.be/yupt8g7eszc>

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

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

## **III. Public Hearings – Warrant Articles:**

- **Zoning Bylaw Amendment** to add the use “Hot Tub/Spa” into Section 7A (Use Chart) as a prohibited use in the Residential Old Historic (ROH), Sconset Old Historic (SOH), and Commercial Industrial (CI) districts, as a use allowed by special permit in the Village Residential (VR) and Moorlands Management District (MMD) districts, and as an accessory use in all other zoning districts. (*Citizen Sponsored Article - A. Dewez*)
- **Zoning Bylaw Amendment** to amend the definition of “Hot Tub/Spa” in Section 2A (definitions) to reduce the allowable surface area from 150 square feet to 64 square feet and to limit the gallonage to not exceed 1,000 gallons and to amend the definition of “Swimming Pool- Residential” to reduce the minimum surface area from 150 feet to 64 feet. (*Citizen Sponsored Article - A. Dewez*)
- **Zoning Map Amendment** to place various properties on Red Mill Lane, Old Farm Road, Old Mill Court, Mill Hill Lane, and Vesper Lane currently located in the Residential-1 (R-1) district in the Residential-5 Limited (R-5L) district. (*Planning Board Sponsored*)
- **Zoning Map Amendment** to place properties at 114/112/103 Washington Street currently located in the Residential Commercial (RC) district in the Commercial Neighborhood (CN) district. (*Planning Board Sponsored*)
- **Zoning Map Amendment** to place properties at 20/22/24/26/28 Bartlett Farm Road and 4 Moxies Way currently located in the Residential Commercial-2 (RC-2) district and properties at 3 & 6 Mioxes Way currently located in the Residential Commercial-2 (RC-2) and Limited Use General-2 (LUG-2) districts in either Residential 5 Limited (R-5L), Residential 5 (R-5), Residential 10 (R-10), or Residential 10 Limited (R-10L). (*Planning Board Sponsored*)
- **Zoning Map Amendment** to place various properties on Clara Drive, Raceway Drive, and Somerset Road currently located in the Residential Commercial 2 (RC-2) district in either the Residential 5 Limited (R-5L), Residential 10 (R-10) or Commercial Trade Entrepreneurship and Craft (CTEC) district. (*Planning Board Sponsored*)
- **Zoning Map Amendment** to place properties at 26 Bartlett Road and 1 Perry Lane currently located in the Residential Commercial 2 (RC-2) district in the Commercial Trade Entrepreneurship and Craft (CTEC) district. (*Planning Board Sponsored*)
- **Zoning Map Amendment** to place properties as 12, 14, and 19 Nobadeer Farm Road and 1/1A/3 Sun Island Road currently located in the Residential Commercial 2 (RC-2) district in the Commercial Neighborhood (CN) district. (*Planning Board Sponsored*)
- **Zoning Bylaw Amendment** to amend the definition of “Tertiary Dwelling” in Section 2A to increase the allowable gross floor area from 650 square feet to 900 square feet. (*Planning Board Sponsored*)
- **Zoning Bylaw Amendment** to amend Section 2A by adding a new definition for “Tertiary Lot” and Section 8 “Development Options” by adding a new subsection for tertiary residential lots to be allowed by special permit in certain zoning districts for the purpose of creating additional housing opportunities for households earning at or below 150% of the Nantucket County median household income. (*Planning Board Sponsored*)
- **Zoning Bylaw and Map Amendments** to make changes to the definitions in Section 2A of “Accessory Dwelling” to increase the maximum size from 550 square feet to 800 square feet, “Apartment” to clarify where apartments may be located on a commercial property, “Take-Out Food Establishment” to include food trucks, and “Tent” to allow extensions of allowed time periods by special permit; to add a special permit allowance in Section 16D to waive compliance with the “regularity factor” required for lots; to amend Section 20.1B(2)(h) to include tertiary dwellings and garage apartments and to remove the reference to the Rules and Regulations Governing the Subdivision of Land; to place portions of properties located on Beach Grass Road and Old South Road currently located in the Commercial Neighborhood (CN) district in the Residential 5 (R5) district; and to place a portion of property located on Beach Grass Road currently located in the Residential 5 (R-5) district in the Commercial Neighborhood (CN) district. (*Planning Board Sponsored*)
- **Zoning Bylaw Amendment** to amend the definition of “Swimming Pool – Residential) in Section 2A to eliminate the minimum lot size and setback requirements for a swimming pool in the Residential 1 (R-1), Sconset Residential 1 (SR-1), Residential 5 (R-5), and Residential 5 Limited (R-5L) and to reflect those same changes in the “Use Chart” in Section 7A. (*Citizen Sponsored Article - L. Williams*)
- **Zoning Bylaw Amendment** to amend the definition of “Swimming Pool – Residential) in Section 2A to reduce the minimum lot size requirement for a swimming pool in the Residential 1 (R-1), Sconset Residential 1 (SR-1), Residential 5 (R-5), and Residential 5 Limited (R-5L) from 7,500 square feet to 6,000 square feet and to reflect that same changes in the “Use Chart” in Section 7A. (*Citizen Sponsored Article – L. Williams*)
- **Zoning Bylaw Amendment** to allow storage containers as a use allowed by Special Permit in the Commercial Mid Island (CMI) district. (*Citizen Sponsored Article – L. Williams*)

**IV. Other Business:**

- Special Planning Board meeting (Warrant Articles) Monday, February 7, 2022 @ 4:00PM via Zoom
- Regular Planning Board meeting Monday, February 14, 2022 @ 4:00PM via Zoom

**V. Adjournment:**