



**UPDATED POSTING**

Original Posting T 122  
2/7/23 at 2:21pm

**RECEIVED**  
2023 FEB 09 AM 10:28  
NANTUCKET TOWN CLERK  
Posting Number:T 126

**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	PLANNING BOARD
Day, Date, and Time	MONDAY, FEBRUARY 13, 2023, 4:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM WEBINAR
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, 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 02-13-2023**

*(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](mailto:mtrudel@nantucket-ma.gov) with any questions. \**

**Webinar Registration Link:**

[https://us06web.zoom.us/webinar/register/WN\\_4fx\\_EC53T6W6wxsH4jm1Jg](https://us06web.zoom.us/webinar/register/WN_4fx_EC53T6W6wxsH4jm1Jg)

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=5ANQB1f4-K8>

**I. Call to order:**

**II. Approval of the agenda:**

**III. Minutes:**

- December 12, 2022
- January 9, 2023
- January 12, 2023
- January 26, 2023

**IV. Secondary Dwellings:**

- Robert W. Meyer and Bernadette Meyer – 307 Polpis Road

**V. Tertiary Dwellings:**

- Robert W. Meyer and Bernadette Meyer – 307 Polpis Road
- Matthew Maryanski – 1 Maclean Lane

**VI. ANR**

- 5 Orange Street, LLC – 5 Orange Street *revised 41/81L*
- 5 Orange Street, LLC – 5 Orange Street *lot line reconfiguration*
- Houlihan Swift Rock, LLC – 28 Swift Rock Road
- Hinckley Lane 2010 Nantucket Trust, Richard K. Lubin, Trustee – 6 Hinckley Lane
- Little Nauti, LLC – 1 Farmview Drive
- Gerald Jones – 152 Main Street
- Ara Charder, Trustee et al – 121 Orange Street
- The Allen Huntington Breed Revocable Trust of 2004 & The Robert Taylor Breen Revocable Trust of 2004 – 11 & 13 West Chester Street

**VII. Previous Plans:**

- Van Gilder Subdivision, *endorsement of legal docs*
- Woodland Hill Subdivision, *partial release of escrow*
- 5 Macy Lane “Macy Lane Commercial Development”, *request for minor modification*
- 31 Fairgrounds Road, *progress discussion and request for lot release*
- Sandpiper and Meadows, Richmond Great Point Development, LLC, *parking discussion*

**VIII. Public Hearings (Warrant Articles, if needed):**

- **Zoning Bylaw Amendment: Swimming Pool-Residential (Article 39)**– to amend Section 139-2A “Definitions” to change “Swimming Pool” to “Recreational Outdoor Water Feature” and to define three types: “Hot tub/spa”, “Small swimming pool”, and “Large swimming pool”. The existing definition of “Hot tub/spa” is proposed to be deleted. Section 139-7A is proposed to be updated to insert the new terms, delete the existing “Hot tub/Spa” row, and to allow a “Recreational outdoor water feature” consistent with current bylaw provisions. (Planning Board)

**IX. Public Hearings (Applications):**

- Leslie Linsley, 39 Union Street, *action deadline 04-28-2023*  
***REQUEST TO WITHDRAW WITHOUT PREJUDICE***
- The Westmoor Club, 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 05-31-2023*  
***REQUEST TO CONTINUE TO MARCH 13, 2023***
- Fair City LLC – 115 & 117 Old South Road, *action deadline 04-28-2023*  
***REQUEST TO CONTINUE TO MARCH 13, 2023***
- 38 Derrymore Road LLC, 38 Derrymore Road, *action deadline 05-14-2023*
- Chris & Cheryl Emery, 7 West Way, *action deadline 05-14-2023*
- Vilma Merlos, 3 Celtic Drive, *action deadline 03-12-2023*
- 30 North Beach Street, LLC – “The Beachside” – 30 North Beach Street, *action deadline 05-14-2023*
- ACK Mid Island, LLC & ACK Offices, LLC, 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 03-31-2023*
- “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 Island Resorts, LLC – 98 Old South Road, *action deadline 05-14-2023*

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

**XI. Other Business:**

- Planning Board special meeting – Thursday, March 9, 2023, at 4pm via Zoom
- Planning Board regular meeting – Monday, March 13, 2023, at 4pm via Zoom
- Planning Board joint meeting with Select Board and Fin Com – March 20, 2023, at 4pm via Zoom

**XI. Adjournment:**