



UPDATED MEETING POSTING

Original Posting: T202 3/3/21 at 2:03pm

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
2021 MAR 08 AM 11:02
NANTUCKET TOWN CLERK
Posting Number:T 220

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, MARCH 8, 2021 @ 4:00PM
Location / Address	<p>REMOTE PARTICIPATION VIA ZOOM WEBINAR</p> <p><i>*Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached). Information on viewing the meeting can be found at http://www.nantucket-ma.gov/138/Boards-Commissions-Committees</i></p>
Signature of Chair or Authorized Person	<p>MEGAN TRUDEL LAND-USE SPECIALIST</p>

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: Judith Welch Wegner (Chair), John Trudel, III (Vice-Chair), Nat Lowell, "Fritz" McClure, and David Iverson

Alternates: Stephen Welch, Campbell Sutton and David Callahan

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

UPDATED AGENDA PLANNING BOARD AGENDA 03-08-2021

(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 *

ZOOM WEBINAR REGISTRATION LINK:

https://zoom.us/webinar/register/WN_H2NqrtCJQZOdZArwtIGEXw

To view the meeting only, see link below: YouTube Link:

<https://youtu.be/q4nJoAk9Bbc>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- February 17, 2021

IV. Second Dwellings:

- 14 North Road LLC - 14 North Road (Map 43, Parcel 83)
- Nantucket 62 Walsh LLC - 60-62 Walsh Street (Map 29, Parcels 85 & 85.2)
- Gerard & Ellen O'Shea - 10 Tom Nevers Road (Map 71, Parcel 13.2)
- Jonathan Yarmy - 65 Cato Lane (Map 56, Parcel 51)
- Kristina Battisti - 14 Atlantic Avenue (Map 55, Parcel 22)
- William and Elizabeth Scannell - 119R Eel Point Road (Map 33, Parcel 17.1)
- Lega Sea Nominee Trust – 15 Beach Street (Map 73.1.3, Parcel 26)

V. Garage Apartments:

- 218 Cliff Road Associates, LLC – 218 Cliff Road (Map 40, Parcel 61.1)
- 14 Phippen's Way LLC - 14 Phippen's Way (Map 43, Parcel 94.7)
- (Board discussion re: secondary dwellings, garage apartment, tertiary dwelling)

VI. ANR Plans:

- Doug Hughes - 38 Young's Way (Map 68 Parcel 235)
SEE PUBLIC HEARING
- Doug Carlson - 2/2A Blueberry Lane
SEE PUBLIC HEARING
- Isaiah Stover - 63 Cato Lane (Map 56 Parcel 50)
- 105 Main Street Nominee Trust - 105 Main Street (Map 42.3.3, Parcel 152)
- OBED JOY, LLC - 4 North Water Street (Map 42.4.2, Parcel 90)

VII. Previous Plans:

- #18-05 Nanahumuke Preserve– *Lot Release*
- #61-16 Hawthorne Park – *Lot Release*
- #7321 White Whale Lane, *request for Minor Modification*
- #56-17 Plumber's Supply, 9&11 Spearhead Drive, *request for escrow release*
- #67-17 Ticcoma Green, *discussion of Special Permit Modification*

VIII. Public Hearings:

- PLSP-2020-11-0092 2 Mayflower Circle LLC, 2 Mayflower Circle, *action deadline 06-15-2021*
REQUEST TO CONTINUE to 06-14-2021
- PLSP-2020-10-0089 & PLSP-2020-10-0090 10 Cliff Road LLC, 10A & 10B Cliff Road, *action deadline 02-21-2021*
REQUEST TO CONTINUE TO 04-12-2021
- PLSP-2021-02-0106, Red Cliff LLC, Doug Hughes, 38 Young's Way, *action deadline 06-06-2021*
- PLSP-2021-02-0107, Douglas Carlson, 2 Blueberry Lane, *action deadline 06-06-2021*

- **PLSP-2021-02-0108, Douglas Carlson, 2A Blueberry Lane, *action deadline 06-06-2021***
- **PLSUB-2021-02-00133, Mueller Nantucket Associates, LLC, North Mill Street, *action deadline***
- **PLSUB-2021-02-00132, 281 Hummock Pond Nominee Trust, William Hunter, Trustee and 273 Hummock Pond Nominee Trust, Kevin Dale, Trustee, 1 and 3 Mothball Way, *action deadline***
- **PLSP-2021-02-0109, Arrowhead Archeology Corporation, 13 Arrowhead Drive, *action deadline 06-06-2021***
- **PLSP-2021-02-0110, Arrowhead Archeology Corporation, 110, 112, and 117 Hinsdale Road, *action deadline 06-06-2021***
- **PLSP-2021-02-0111, Arrowhead Archeology Corporation, 19 Arrowhead Drive, *action deadline 06-06-2021***

IX. ATM Warrant Articles

- **Zoning Articles Proposed by Citizen Petition:**

Zoning Map amendment to place a property at 10 Clifton Street currently located in the Sconset Residential 10 (SR-10) district in the Sconset Residential 1 (SR-1) district or the Sconset Old Historic (SOH) district.

- **Motions and Comments**

X. Public Comment:

XI. Other Business:

- **Next regular Planning Board meeting, Monday, April 12, 2021 at 4PM via Zoom/YouTube**

XI. Adjournment:



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;



NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

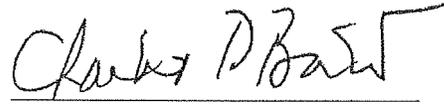
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at { *'-f* } Mthis 12th day of
March, two thousand and twenty.

A handwritten signature in cursive script, appearing to read "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts