



UPDATED POSTING
Original Posting T207
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NANTUCKET TOWN CLERK
Posting Number:T 213

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	THURSDAY, MARCH 9, 2023, 4:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM https://us06web.zoom.us/j/86367221983
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 03-09-2023

(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 *

****Participation in Public Hearings and Public Comment will be available through Zoom. Contact mtrudel@nantucket-ma.gov with any questions. ****

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- December 12, 2022

IV. Public Hearings:

Zoning Articles Proposed by Citizen Petition:

- **(Re-Advertisement) 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: Preexisting Nonconforming Uses, Structures, and Lots (Article 62, draft 61)** 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: Preexisting Nonconforming Uses, Structures, and Lots (Article 63, draft 62)** 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 Article Proposed by the Planning Board:

- **Zoning Bylaw Amendment: Definitions -Time Sharing or Time-Interval-Ownership Dwelling Unit or Dwelling** – to amend Section 139-2A “Definitions” to include language for fractional ownership.
- **Zoning Map Amendment: RC-2 to R-5 and/or CTEC – Appleton Road (Article 45, draft 44)** – to place properties at 20, 22, 24 Appleton Road currently in the RC-2 district in the R-5 and/or CTEC district.
- **Zoning Map Amendment: RC-2 to R-5 and/or CTEC – Nobska Way (Article 46, draft 45)** – to place properties at 3, 4, 5, 6, 8 Nobska Way currently in the RC-2 district in the R-5 and/or CTEC district.
- **Zoning Map Amendment: R-1 to R-5, CN, and CMI – Pleasant Street, Kimberly Way, Williams Lane, Cherry Street, Bear Street, and Madison Court** – to place properties at 78/80/ 82/ 84/ 86/88(portion of) Pleasant Street, 5/11 Kimberly Way, 3/5/7/9/11/16/18 Williams Street, 3/3B/5/6/6/7/8/9/10/10/14/15/16/18/20 (portion of) Cherry Street, 3/5/11/13/13/15 Bear Street, and 1/3/5 Madison Court currently in the R-1 district in the R-5 district; to place properties at 20 (portion of) Cherry Street and 88 (portion of)/90/92/94(portion of) Pleasant Street currently in the R-1 district in the CN district; and to place properties at 20(portion of) Cherry Street and 94(portion of) Pleasant Street currently in the R-1 district in the CMI district.

- **Zoning Map Amendment: RC-2 to R-20 and LUG-3 – 91 and 95 Miacomet Avenue** – to place properties at 91 Miacomet Avenue and 95 Miacomet Avenue (portion of) currently in the RC-2 district in the R-20 district and to place property located at 95 Miacomet Avenue (portion of) currently located in the RC-2 district in the LUG-3 district.

V. **Planning Board Motions and Comments on all articles:**

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

VII. **Other Business:**

- **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:**