



UPDATE:

**Original Posting Date: 03-07-2023 Time: 3:08PM
Original Posting Number: T214**

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NANTUCKET TOWN CLERK
Posting Number:T 243

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, MARCH 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 03-13-2023**

(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 *

**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_ibwf2BfWRNW_EOgY822faA

To view the meeting only, see link below:

<https://www.youtube.com/watch?v=qQ1dOqz84uw>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- December 12, 2022
- January 12, 2023
- January 26, 2023
- February 9, 2023
- February 13, 2023

IV. Secondary Dwellings:

- Julia Morash – 18A Gray Avenue
- Joshua Malitsky & Anne Brynn – 253 Madaket Road

V. Garage Apartments:

- Madakiss Realty Trust – 7 Sandsbury Road
- Once Upon a Tide, LLC – 56R Madequecham Valley Road

VI. Tertiary Dwellings:

- Irakli Jibladze – 30 Devon Street
- 15 Margrets Way, LLC – 15 Margaret’s Way

VII. ANR

- Robert J. Campese – 67 Milestone Road
SEE PUBLIC HEARING
- Christopher R. & Patricia Lynch and Christopher E. & Michelle O’Brien / Joy & Gregory Margolis – 5 Sleepy Hollow Road, Unit 1 & 5 Marble Way, Unit 2
SEE PUBLIC HEARING
- Philip W. & Cynthia Pillsbury, Trustees/Andrew & Erin MacIver –18 Sleepy Hollow Road, Unit 1 & 68 Somerset Road, Unit 2
SEE PUBLIC HEARING
- Town of Nantucket – Masaquet Avenue & Atlantic Avenue
- Town of Nantucket – 10 & 11 Mississippi Avenue & 282 Madaket Road
- County of Nantucket – Red Barn and Sheep Pond Road areas
- Kevin Jacobs, Trustee – 1 Judith Chase Lane
- Steven L. Cohen, Trustee of Third Time Trust – 41A Cliff Road

VIII. Previous Plans:

- Bittersweet Lane Subdivision, *Endorse legal documents*

IX. Open Space Plan:

X. Public Hearings (Applications):

- The Westmoor Club, 105 W. Chester Street, 109 W. Chester Street & 10 Westmoor Lane, *action deadline 05-31-2023*
REQUEST TO CONTINUE

- 30 North Beach Street, LLC – “The Beachside” – 30 North Beach Street, *action deadline 05-14-2023*

REQUEST TO CONTINUE

- 23 Broad Street Owner, LLC “Brotherhood of Thieves” – 23 Broad Street, *action deadline 06-11-2023*

REQUEST TO CONTINUE

- ACK Mid Island, LLC & ACK Offices, LLC – 18, 18A, 20, 22, 24 & 26 Sparks Avenue, *action deadline 05-31-2023*

REQUEST TO CONTINUE

- Christopher R. & Patricia Lynch, Christopher E. & Michelle O’Brien & Joy & Gregory Margolis – 5 Sleepy Hollow Road, Unit 1 & 5 Marble Way, Unit 2, *action deadline 6-11-2023*

ANR:

- Christopher R. & Patricia Lynch, Christopher E. & Michelle O’Brien & Joy & Gregory Margolis – 5 Sleepy Hollow Road, Unit 1 & 5 Marble Way, Unit 2
- Philip W. & Cynthia Pillsbury, Trustees/Andrew & Erin MacIver – 18 Sleepy Hollow Road, Unit 1 & 68 Somerset Road, Unit 2, *action deadline 06-11-2023*

ANR:

- Philip W. & Cynthia Pillsbury, Trustees/Andrew & Erin MacIver – 18 Sleepy Hollow Road, Unit 1 & 68 Somerset Road, Unit 2
- Robert J. Campese, 67 Milestone Road, *action deadline 06-11-2023*

ANR:

- Robert J. Campese – 67 Milestone Road
- “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 Cottage Hospital – 60 Meadow View Drive, *action deadline 06-11-2023*
- James & Michelle Starr – 9A Hussey Farm Road, *action deadline 06-11-2023*
- 18 Center Street LLC – 18 Center Street, *action deadline 06-11-2023*
- Crib, LLC, 12 Nobska Way, *action deadline 06-11-2023*
- 40 Old South Road, LLC – 2A Forrest Avenue, *action deadline 06-11-2023*
- Fair City LLC – 115 & 117 Old South Road, *action deadline 04-28-2023*

XI. Public Hearings (Zoning Articles), *only if needed as carry over from March 9, 2023*

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.

XII. Planning Board Motions and Comments on all articles, *only if needed*

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

XIV. Other Business:

- Planning Board joint meeting with Select Board and Fin Com – March 20, 2023, at 4pm via Zoom
- Planning Board regular meeting – Monday, April 10, 2023, at 4PM location vs Zoom TBD

XI. Adjournment: