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# 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, APRIL 12, 2021 @ 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:** 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)

## PLANNING BOARD AGENDA 04-12-2021

*(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](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.\***

**ZOOM WEBINAR REGISTRATION LINK:**

[https://zoom.us/webinar/register/WN\\_fDfwNhABQfON7RQ2BqIjHQ](https://zoom.us/webinar/register/WN_fDfwNhABQfON7RQ2BqIjHQ)

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

<https://youtu.be/RrVcXtk-6hU>

I. Call to order:

II. Approval of the agenda:

III. Minutes:

- March 8, 2021

IV. Second Dwellings:

- Darrell C. & Andrea Ferguson, 28 Main Street (Siasconset) (Map 73.3.1 Parcel 47)
- Nineteen Pond View Drive NT, 19 Pond View Drive (Map 81 Parcel 26)
- 04TST36Washingpond, LLC, 36 Washing Pond Road (Map 31 Parcel 13.2)
- David Lemberg & Patricia Lahiff, 33 South Shore Road (Map 80 Parcel 64)
- 17 Avenue Realty Trust, Clifford A. Wolff Trustee, 17 Lincoln Avenue (Map 30 Parcel 118)
- 3 Sherburne Turnpike LLC, 3 Sherburne Turnpike (Map 30 Parcel 114)
- Jacqueline & Eric Kraeutler, 35 New Street (Map 73.4.2 Parcel 42)

V. Garage Apartments:

- 140 Cliff Road LLC, 140 Cliff Road (Map 41 Parcel 575)
- Stephanie Basile, 8 New Mill Street (Map 42.3.3 Parcel 33.2)

VI. Tertiary Dwellings:

- Patricia Patterson, 3 First Way (Map 55 Parcel 236)
- Judith C. Brownell, 65 Skyline Drive (Map 79 Parcel 107)

VII. ANR Plans:

- Six North Star Lane Nominee Trust, William F. Hunter, Trustee, 6 North Star Lane (Map 30 Parcel 213)
- 111 Cliff Road Trust, Daniel P. Carbonneau, Trustee, 111 Cliff Road (Map 41 Parcel 10)
- Richard J. & Rosemary McCreedy Trustee, 239 Hummock Pond Road (Map 82 Parcel 41)
- Susan M. Doughan, 134A, 134C & 134D Main Street (Map 41 Parcels 37.1, 37.2 & 37.4)
- Norris Building Co Inc., 14 Lowell Place (Map 41 Parcel 164)
- Town of Nantucket, North Sias Road (Map 73.4.1)
- Valhalla Nominee Trust, 3R Newtown Road (Map 55 Parcel 210.1)
- Maury Associates, Inc., 5 & 7 Grey Lady Lane (Map 66 Parcels 177 & 712)
- Oliver Carr III, 84 & 86 Cliff Road (Map 30 Parcels 74.1 & 74.2)
- Shannah Green, 49 Fairgrounds Road (Map 68 Parcel 153), **SEE PUBLIC HEARING PLSP-2021-03-0120**

VIII. Previous Plans:

- Champion Rentals, 11/13/15/17 Tomahawk, *request for minor modification*
- Lynne F. Berlyn, 2 Francis Street, *Legal Docs & Form J (Lots 1, 2, 3 & Roadway) and endorse plan*
- #8089 Nantucket Investment Holdings LLC, 24 Pocomo Road, *Form J (Lot 112)*

IX. 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-2021-03-0118, Town of Nantucket, 6 Fairgrounds Road, *action deadline 07-11-2021*
- PLSP-2020-10-0089 & PLSP-2020-10-0090 10 Cliff Road LLC, 10A & 10B Cliff Road, *action deadline 04-30-2021*
- PLSP-2021-03-0120, Shannah Green, 49 Fairgrounds Road, *action deadline 07-11-2021*
  - ANR: Shannah Green, 49 Fairgrounds Road (Map 68 Parcel 153)
- PLSUB-2021-02-00133, Mueller Nantucket Associates, LLC, North Mill Street, *action deadline*
- PLSP-2021-03-0122, 10 Industry LLC, 10 Industry Road, *action deadline 07-11-2021*
- PLSP-2021-03-0113, Leeward Realty Trust, 3 Perry Lane, *action deadline 07-11-2021*
- PLSP-2021-03-0117, John and Nan Breglio, 52 W Miacomet Ave, *action deadline 07-11-2021*
- PLSP-2021-03-0122, James Riley, 2 Sea Fox Circle, *action deadline 07-11-2021*
- PLSP-2021-03-0121, Cesar Moreno & Ariana Costakes, 8 Toombs, *action deadline 07-11-2021*
- PLSUB-2021-03-00135, La Barca Realty Trust, James A. Strassenburgh & Amos E. Applegate, Trustees, 52 Burnell Street, *action deadline 07-24-2021*
- PLSUB-2021-03-00134, Lori A. Geddes, 13 Evergreen Way, *action deadline 07-11-2021*
- PLSP-2021-03-0119, The 8 Walbang Nominee Trust, 8 Walbang Avenue, *action deadline 07-11-2021*
- PLSP-2021-03-0114, Richmond Great Point Development LLC, Sandpiper I, *action deadline 07-11-2021*
- PLSP-2021-03-0113 Richmond Great Point Development LLC, Old South Road Crossing “Liner” Buildings, *action deadline 07-11-2021*
- PLSP-2021-03-0116, SEO Real Estate LLC, 19.5 Surfside Road, *action deadline 07-11-2021*
- PLSP-2021-03-0115, The Garden Group, Inc., 84 Old South Road, *action deadline 07-11-2021*

**X. ATM Warrant Articles**

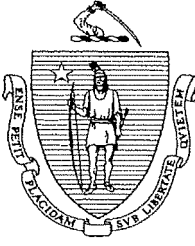
- (Re-Opening Public Hearing) Article 41: Zoning Map Change “ RC-2 to CTEC – Appleton Road, Bartlett Road, and Perry Lane RC-2 to CTEC

**XI. Public Comment:**

**XII. Other Business:**

- Planning Board “Regular Meeting” schedule remainder of 2021
- Next regular Planning Board meeting, Monday, May 10, 2021 at 4PM via Zoom/YouTube
- Annual Town Meeting – Saturday June 5, 2021 at 9AM - NPS Backus Playing Field (Rain Date Sunday June 6, 2021 9AM)

**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 assemblies 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.

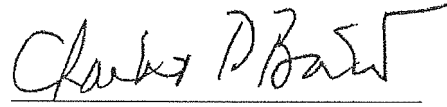
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts