



**UPDATE TO MEETING POSTING**  
**#T 1717 6/11/20 @ 10:17am**  
**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**  
 2020 JUN 15 AM 10:34  
 NANTUCKET TOWN CLERK  
 Posting Number:T 1729

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, JUNE 15, 2020 @ 4:00PM
Location / Address	<p>REMOTE PARTICIPATION VIA ZOOM &amp; YOUTUBE</p> <p>*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></p>
Signature of Chair or Authorized Person	<p>CATHERINE ANCERO,          ADMINISTRATIVE 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)

**PLANNING BOARD AGENDA 06-15-2020**  
*(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 the YouTube Comment/Chat feature. You must be signed into YouTube in order to enable this feature. Comments need to pertain to the Public Hearing open at that time. Please be sure to identify yourself. Comments will be monitored/addressed in the order received. \***

I. Call to order:

II. Approval of the agenda:

III. Consent Items:

a. Minutes:

- January 16, 2020
- March 9, 2020
- March 21, 2020

V. Second Dwellings:

- PBDW-2020-05-0025 Richard Larrabee, 7 Millbrook Road (Map 56 Parcels 324, 474 & 475)

IV. ANR Plans:

- ANR – PLSUB-2020-06-00052 Jason D. Harman & Natasha Willauer Harman, 92 Surfside Road (Map 67 Parcel 190), **SEE PUBLIC HEARING**
- ANR – PLSUB-2020-06-00057 Kristina Kay, 3 Somerset Lane (Map 56 Parcel 18.1), **SEE PUBLIC HEARING**
- ANR – PLSUB-2020-06-00055 Nicholas A. Leo & Ashley McCarthy, 6 & 6R Madaket Road (Map 41 Parcels 184.1 & 184.3)
- ANR – PLSUB-2020-06-00053 Matthew J. Downey, Trustee of the 7 Coffin Street Realty Trust, 7 & 9 Coffin Street rear (Map 42.3.2 Parcels 18 & 19)
- ANR – PLSUB-2020-06-00054 Dane House, LLC/Joshua David Morash, 8 Bayberry Lane (Map 67 Parcel 72)
- ANR - PLSUB-2020-06-00051 15 Cliff Road Nantucket LLC, 15 Cliff Road (Map 42.4.4 Parcel 56)
- ANR – PLSUB-2020-06-00056 David J. Murphy, Trustee 262 Polpis Road Nominee Trust, 262 Polpis Road (Map 25 Parcel 1)

V. Previous Plans:

- #09-12 Cape Cod Five, 112 Sparks Avenue (Map 55 Parcel 149), *Request for release of engineering escrow and Performance Security Bond*
- PBDW-2020-05-0027 Cindi L. & John J. Galiher, 34 Washing Pond Road (Map 31 Parcel 13.3 portion of), *Request to adjust position of secondary dwelling*
- **UPDATE- WITHDRAWN** #7060 Sand Eel Lane, 50 Miacomet Avenue (Map 67 Parcel 83.8) *Review*
- #8254 Reliance Way Subdivision, 10 Delaney Road (Map 41 Parcel 120), *Legal documents*

VI. Preliminary Plan:

- PLSUB-2020-06-00050, Jettanaporn Suwanakon, 26 ½ Bartlett Road (Map 67 Parcel 900), 3 Lots (2 buildable lots and 1 roadway)

VII. Public Hearings:

- #62-19 Mid-Island Service Limited Partnership MCD, 41 & 43 Sparks Avenue, *action deadline 9-30-2020, CONTINUE TO 07-20-20*
- PLSP-2020-01-0030 ACK Crazy LLC, 9 West Chester Street, *action deadline 07-30-2020, CONTINUE TO 07-20-20*

- PLSP-2020-02-0035 ACK Laundro, LLC, 4 Hanabea Lane, *action deadline 09-30-2020*, **CONTINUE TO 07-20-20**
- PLSP-2019-12-0021 Richard and Jessica Millard, 5 Cudweed, *action deadline 09-30-2020*, **REQUEST TO WITHDRAW WITHOUT PREJUDICE**
- PLSUB-2019-12-00018 Skinners Way Subdivision, 320R Milestone Road, *action deadline 07-30-2020*
- PLSP-2020-03-0041 Gerard P. & Ellen M. O’Shea, 10 Tom Nevers Road, *action deadline 08-30-2020*
- PLSP-2020-03-0042 Christopher and Linda Roberts, 41 Surfside Road, *action deadline 08-30-2020*
- PLSP-2020-05-0047 Shannon Haddon, 17 Evergreen Way, *action deadline 09-15-20*
- PLSUB-2020-03-0040 C & D Properties LLC, 14 Tomahawk, *action deadline 08-30-2020*
- PLSP-2020-05-0043 National Grid, 32 Bunker Rd, *action deadline 08-30-2020*
- PLSP-2020-02-0038 Christopher Loftus, 4 Flint Road, *action deadline 08-30-2020*
- PLSP-2020-05-0045 Kristina Kay, 3 Somerset, *action deadline 09-13-2020*
  - ANR – PLSUB-2020-06-00057 Kristina Kay, 3 Somerset Lane (Map 56 Parcel 18.1)
- PLSP-2020-05-0044 Jason D. & Natasha Willauer Harman, 92 Surfside, *action deadline 09-13-2020*
  - ANR – PLSUB 2020-06-00052 Jason D. & Natasha Willauer Harman, 92 Surfside Road (Map 67 Parcel 190)
- PLSP-2020-05-0046 Elizabeth B. Pagnam, 19 Lily Street, *action deadline 09-13-2020*
- PLSP-2020-05-0048 Nantucket Energy, 25 Bunker Road, *action deadline 09-13-2020*
- **UPDATE- WITHDRAWN** ~~PLSP-2020-05-0049 Hither Creek LLC, 324 & 326 Madaket Road, 3 & 5 Chicago Street, and Macy Road, *action deadline 09-13-2020*~~

VIII. Public Comments:

IX. Other Business:

- Updated Planning Board Public Hearing schedule
  - Next regular Planning Board meeting, Monday, July 20<sup>th</sup> at 4PM via Zoom/YouTube
  - Monday, August 17<sup>th</sup> at 4pm via Zoom/YouTube
  - Monday, September 14<sup>th</sup> at 4pm via Zoom/YouTube
  - Fall and winter schedule not yet confirmed
  - An updated list of meetings and deadlines is on the Town’s website
- Next regular Planning Board, Monday, July 20, 2020 at 4pm via Zoom/YouTube

X. 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 6:40 PM this 12th day of  
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts