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 07-20-2020
(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*

*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.*

YouTube Link: [https://youtu.be/ZO9725XVTas](https://youtu.be/ZO9725XVTas)
I. Call to order:

II. Approval of the agenda:

III. Election of Officers:

IV. Consent Items:
   a. Minutes:
      • June 15, 2020, CONTINUE TO 08-17-2020
      • March 9, 2020

V. Second Dwellings:
   ▪ PBDW-2020-06-0028 Donald F. Russell & Mary T. Russell, 14 Brewster Road (Map 52 Parcel 236)
   ▪ PBDW-2020-06-0029 Charles & Cynthia Lenhart, 25 Dukes Road (Map 41 Parcels 530.2 & 530.3)
   ▪ PBDW-2020-07-0030 FMI LLC, 7 Starbuck Court (Map 42.3.3 Parcel 80)

VI. ANR Plans:
   ▪ PLSUB-2020-07-00068 Susan M. Doughan, Trustee, Susan M. Doughan Living Trust, 134 Main Street (Map 41 Parcel 37) #1, REQUEST FOR WITHDRAWAL
   ▪ PLSUB-2020-07-00069 Susan M. Doughan, Trustee, Susan M. Doughan Living Trust, 134 Main Street (Map 41 Parcel 37) #2, REQUEST FOR WITHDRAWAL
   ▪ PLSUB-2020-07-00063 Mark & Marilyn Wendling, 4 John Adams Lane (Map 30 Parcels 268 & 170.3)
   ▪ PLSUB-2020-07-00064 Ellen Nora Toombs Revocable Trust of 2007, 8 Toombs Court (Map 68 Parcel 153)
   ▪ PLSUB-2020-07-00065 20 Sherburne Turnpike, LLC, 20 Sherburne Turnpike (Map 30 Parcel 195)
   ▪ PLSUB-2020-07-00066 William Moffett Moore, Jr., 3 West Chester Street (Map 42.4.3 Parcel 14)
   ▪ PLSUB-2020-07-00067 Kim Glowacki, 18 Greglen Avenue (Map 68 Parcel 184)

VII. Previous Plans:
   ▪ Second Dwelling: Stephen Welch, 13 Waydale Road (Map 67 Parcel 32), Extension request 2020-2021
   ▪ Tertiary Dwelling: Stephen Welch, 13 Waydale Road (Map 67 Parcel 32), Extension request 2020-2021
   ▪ #7133 Gingy Lane Subdivision, 68 & 72 North Liberty Street, Form J (Lots 11-14)
   ▪ #8254 Reliance Way, Legal documents
   ▪ #8254 Reliance Way, Form J (Lot 1)
   ▪ #8267 White Whale Lane Subdivision, Form J (Lot 8)
   ▪ #53-19 Lisa Swift, 4 Quail lane, minor modification condition #3 driveway apron

VIII. Preliminary Plans:
   ▪ PLSUB-2020-07-00061 Salvador A. Aguilar-Portilla & Mayra E. Escobar, 72 Cato Lane (Map 66 Parcel 457), 3 Lots (2 buildable lots)
   ▪ PLSUB-2020-07-00062 Marianne Jenkinson, 1 Bayberry Lane (Map 66 Parcel 57), 3 Lots (2 buildable lots)
IX. Public Hearings:

- #62-19 Mid-Island Service Limited Partnership MCD, 41 & 43 Sparks Avenue, action deadline 9-30-2020, \textit{CONTINUE TO 08-17-2020}
- PLSP-2020-01-0030 ACK Crazy LLC, 9 West Chester Street, action deadline, 07-30-2020, \textit{CONTINUE TO 08-17-2020}
- PLSP-2020-05-0048 Nantucket Energy, 25 Bunker Road, action deadline 09-13-20
- PLSP-2020-06-00058 ACK Laundro LLC, 4 Hanabea Lane, action deadline, 09-30-2020
- PLSP-2020-02-0035 ACK Laundro, LLC, 4 Hanabea Lane, action deadline, 09-30-2020
- PLSUB-2019-12-00018 Skinners Way Subdivision, 320R Milestone Road, action deadline, 07-30-2020
- PLSP-2020-02-0038 Christopher Loftus, 4 Flint Road, action deadline, 08-30-2020
- PLSP-2020-05-0050 White Heron Theatre, 5 North Water Street, action deadline 10-18-2020
- PLSP-2020-06-0051 Kevin T. Dugan, Trustee of the Kevin T. Dugan Revocable Trust, Dawn L. Dugan, Trustee of the Dawn L. Dugan Revocable Trust, & Jessie M. Brescher, Trustee of the 6 Sleepy Hollow Realty Trust, 80 Somerset Road & 6 Sleepy Hollow Road, action deadline 10-18-2020
- PLSP-2020-06-0052 & PLSUB-2020-06-00070 Coffin Family Nominee Trust, Shirley Louise Coffin Spencer, Trustee, 31 Fairgrounds Road, action deadline 10-18-2020
- PLSUB-2020-06-0059 Norris Family Trust, 9 Bayberry Lane, action deadline 10-18-2020

X. Public Comments:

XI. Other Business:

- Next regular Planning Board, Monday, August 17, 2020 at 4pm via Zoom/YouTube
- Planning Board Meeting Schedule-Remainder of 2020

XI. Adjournment:
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 \( \{^f M \} \) this 12th day of March, two thousand and twenty.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts