



**MEETING POSTING**  
**UPDATE TO POSTING T1928**  
**8/12/20 10:03am**

**RECEIVED**  
 2020 AUG 17 PM 01:58  
 NANTUCKET TOWN CLERK  
 Posting Number:T1943

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, AUGUST 17, 2020 @ 4:00PM
Location / Address	<p align="center"><b>REMOTE PARTICIPATION VIA ZOOM &amp; YOUTUBE</b>  <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></p>
Signature of Chair or Authorized Person	<p align="center"><b>MEGAN TRUDEL,</b>  <b>LAND-USE SPECIALIST</b></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 08-17-2020**  
*(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 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: UPDATED LINK:**

[https://zoom.us/webinar/register/WN\\_wOfFDq6FQOSdguSWU-oJJw](https://zoom.us/webinar/register/WN_wOfFDq6FQOSdguSWU-oJJw)

I. Call to order:

II. Approval of the agenda:

III. Consent Items:

a. Minutes:

- March 9, 2020
- June 15, 2020

IV. Second Dwellings:

- PBDW-2020-08-0031 Kathleen E. Held, 8 Ahab Drive (Map 65, Parcel 64)
- PBDW-2020-08-0032 Edward J. Metcalf Trustee, 61 Hummock Pond Road (Map 56, Parcel 217)
- PBDW-2020-08-0033 Heyworth & Benton Kelley, 8 Pond Road (Map 56, Parcel 156)
- PBDW-2020-08-0034 Stephen Bowler, 4 Nautilus Lane (Map 67 Parcel 176)
- PBDW-2020-08-0035 Croquet Pitch LLC, 24 West Chester Street (Map 42.4.3 Parcel 57)
- PBDW-2020-08-0036 Kerryann Leddy, 4 Van Fleet Circle (Map 91 Parcel 111)

V. ANR Plans:

- PLSUB-2020-08-00071 44 Lite House LLC, 44 Sankaty Road (Map 49.3.2 Parcel 55), **SEE PUBLIC HEARING**
- PLSUB-2020-07-00072 Michael Stackpole, Trustee of The 5 Lewis Court Nantucket Nominee Trust, 5 Lewis Court (Map 55 Parcel 79), **SEE PUBLIC HEARING**
- PLSUB-2020-08-00073 Susan M. Doughan, Trustee, Susan M. Doughan Living Trust, 134 Main Street (Map 41, Parcel 37)
- PLSUB-2020-08-00074 James & Corey E. Cotto, 133 Surfside Road (Map 8, Parcel 249)
- PLSUB-2020-08-00075 Town of Nantucket, 10 Surfside Road (Map 55, Parcel 137)
- PLSUB-2020-08-00076 Marsha Kotalac, Trustee The Miacomet Qualified Personal resident Trust, 98 Miacomet Avenue (Map 81, Parcel 4.2)
- PLSUB-2020-08-00077 John W. Crowell & Merrily Pensell, 3 Marsh Hawk Lane (Map 56 Parcel 109)
- PLSUB-2020-08-00078 Keep on Trucking, LLC/Inhabitants of the Town of Nantucket, 57 & 59 Surfside Road (Map 67 Parcels 218 & 219)
- PLSUB-2020-08-00079 Great Point Partners, LLC, 13 Arrowhead Drive (Map 69 Parcels 10.3 & 10.4)

VI. Previous Plans:

- #61-16 Hawthorne Park, *Form J (Lot 69)* – (see email dated 7-21-2020)
- #8385 Loren Brock, 8 Ackermuck Way, *endorse legal documents & plans*

VII. Public Hearings:

- PLSUB-2019-12-00018 Skinners Way Subdivision, 320R Milestone Road, *action deadline, 10-30-2020*, **REQUEST TO WITHDRAW**
- #62-19 Mid-Island Service Limited Partnership MCD, 41 & 43 Sparks Avenue, *action deadline 11-30-2020* **REQUEST TO CONTINUE TO 09-14-20**
- 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* **REQUEST TO CONTINUE TO 09-14-20**
- PLSP-2020-01-0030 ACK Crazy LLC, 9 West Chester Street, *action deadline, 10-30-2020*
- PLSP-2020-07-0053 44 Little House LLC, 44 Sankaty Road, *action deadline 11-15-2020*
- PLSP-2020-07-0054 Breda Riggs, 16 Pleasant Street, *action deadline 11-15-2020*

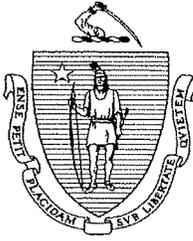
- **PLSP-2020-07-0055 Nantucket Nutrition, 5 Wampanoag, *action deadline 11-15-2020***
- **PLSP-2020-07-0056 Atlantic Landscaping, Inc., 6 & 8 Marble Way, *action deadline 11-15-2020***
- **PLSP-2020-07-0057 Michael Stackpole, Trustee of The 5 Lewis Court Nantucket Nominee Trust, 5 Lewis Court, *action deadline 11-15-2020***

**VIII. Public Comments:**

**IX. Other Business:**

- **Next regular Planning Board, Monday, September 14, 2020 at 4pm via Zoom/YouTube**

**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 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.

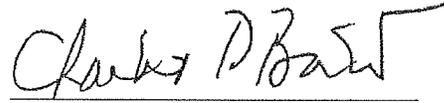
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby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

A handwritten signature in cursive script, reading "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts