



# Nantucket Planning Board

## Nantucket Planning Board Agenda

THURSDAY, JANUARY 16, 2020

6:00PM

4 Fairgrounds Road

Public Safety Facility Community Room

First Floor

**(AGENDA SUBJECT TO CHANGE)**

\*The Planning Board meeting will be audio recorded.

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Board Members:** Judith Welch Wegner (Chairman), John Trudel, III (Vice-Chairman), 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), Holly Backus (Preservation Planner) and Catherine Ancero (Administrative Specialist) and Meg Trudel (Land Use Planner)

\*The complete text, plans, application, or other material relative to each agenda items are available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM\*

### I. Call to order:

### II. Approval of the agenda:

### III. Public Hearings:

- #1** ■ Zoning Map amendment to place 3 properties on Appleton Road currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district;
- #2** ■ Zoning Map amendment to place properties on Bartlett Road and Boynton Lane currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district;
- #3** ■ Zoning Map amendment to place properties located on Surfside Road and Miacomet Avenue currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district;
- #4** ■ Zoning Map amendment to place properties on Boynton Lane, Thirty Acres Lane, Surfside Road, and Bartlett Road currently located in the Residential Commercial 2 (RC-2) district in the Commercial Neighborhood (CN) district;

- #5 ■ Zoning Map amendment to place properties on Appleton Road, Bartlett Road, and Perry Lane currently located in the Residential Commercial 2 (RC-2) district in the Commercial Trade Entrepreneurship and Craft (CTEC) district;
- #6 ■ Zoning Map amendment to place properties at 33 Old South Road and 24 Ticcoma Way currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district and/or Commercial Neighborhood (CN) district;
- #7 ■ Zoning Map amendment to place properties on Union Street, Francis Street, Washington Street, and Salt Marsh Way currently located in the Residential Commercial (RC) district in the Commercial Neighborhood (CN) district;
- #8 ■ Zoning Map amendment to place properties on Bank Street, Beach Street, Broadway, Codfish Park Road, Elbow Lane, Fawcett Way, Front Street, Gully Road, Jackson Street, and North Gully Road currently located in the Sconset Residential 1 (SR-1) district in the Sconset Old Historic (SOH) district;
- #9 ■ Zoning Map amendment to place properties on Bayberry Lane currently located in the Residential 20 (R-20) district in the Residential 40 (R-40) district;
- #10 ■ Zoning Bylaw amendment to increase the minimum lot size and setback requirements for residential swimming pools in the R-1/SR-1 and R-5/R-5L zoning districts;
- #11 ■ Zoning Bylaw amendment to alter the secondary dwelling definition to add a requirement that one of the two dwelling units on the lot be owner occupied;
- #12 ■ Zoning Bylaw amendment to reduce the setback requirement in the R-5 and R-10 districts for a shed with not more than 50 square feet of ground cover;
- #13 ■ Zoning Bylaw amendment to modify the demolition delay requirements for residential structures;
- #14 ■ Zoning Bylaw and Map amendments to make various technical changes, including modifying the definition of “inclusionary unit” and “landscape contractor”, reordering the subsections contained within section 12 (overlay districts), modifying language in section 30 for consistency with MGL c. 40A s. 11, and placing a portion of a property at 32 Crooked Lane currently in the Residential 40 (R-40) in the Residential 20 (R-20) district;
- #15 ■ Zoning Map amendment to place a property at 10 Ocean Avenue currently located in the Limited Use General 3 (LUG-3) district in the Sconset Old Historic (SOH) district (citizen petition);
- #16 ■ Zoning Bylaw amendment to reduce the maximum allowed height in the Commercial Mid-Island (CMI) district from 40 feet to 30 feet (citizen petition);
- #17 ■ Zoning Map amendment to place 3 properties on Maryanne Drive currently located in the Residential 5 (R-5) district in the Commercial Trade Entrepreneurship and Craft (CTEC) district (citizen petition);
- #18 ■ Zoning Map amendment to place a property at 3 Cobble Court currently located in the Residential 10 (R-10) district in the Commercial Neighborhood (CN) district (citizen petition);
- #19 ■ Zoning Bylaw amendment to create an additional development option to create affordable dwelling units through the issuance of a special permit in the Limited Use General 2 (LUG-2) and Limited Use General 3 (LUG-3) districts (citizen petition);
- #20 ■ Zoning Bylaw amendment to create a new use “residential event facility” to regulate events meeting certain criteria within residential zoning districts (citizen petition);
- #21 ■ Zoning Map amendment to place 3 properties on Driscoll Way currently located in the Limited Use General 3 (LUG-3) district in the Limited Use General 1 (LUG-1) district (citizen petition);
- #22 ■ Zoning Map amendment to place 8 properties on the north side of Polpis Road currently located in the Village Residential (VR) district in the Village Neighborhood (VN) district (citizen petition);
- #23 ■ Zoning Map amendment to place a property at 25 Rugged Road currently located in the Limited Use General 2 (LUG-2) district in the Residential 20 (R-20) district (citizen petition); and

- #24** ▪ Zoning Bylaw amendment and Home Rule Petition to insert a new section adding the requirement for a liability waiver granted by the property owner in favor of the Town of Nantucket prior to the issuance of a building permit for construction on lots on “shorefront land” or within 300 feet of “shorefront land” (citizen petition).

**IV. Public Comments:**

**V. Other Business:**

- Planning Board, Monday, January 27, 2020 @ 5PM, PSF Training Room (second floor)
- Planning Board non-public hearing agenda items is Thursday, February 6, 2020 at 12PM at 2 Fairgrounds Road (conference room)
- Planning Board regular meeting will be Monday, February 10, 2020 @ 5:00PM 4 Fairgrounds Road in the PSF Community Room (first floor)
- Planning Board, Thursday, February 13, 2020 @ 5:30PM, PSF Community Room (first floor), *Warrant Articles discussion if needed only*

**VII. Adjournment:**



