



# Nantucket Planning Board

## Nantucket Planning Board Agenda

MONDAY, FEBRUARY 10, 2020

5:00 PM

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\*

## Agenda 02-10-2020

### I. Call to order:

### II. Approval of the agenda:

### III. Consent Items:

#### a. Minutes:

- February 6, 2020
- January 27, 2020
- January 16, 2020
- January 13, 2020
- December 9, 2019
- November 14, 2019

b. Second Dwellings:

- PLDW-2020-02-0017 Amy Ambrecht, 13 Giny Lane (Map 41 Parcel 850)
- PLDW-2020-02-0018 Sixty-Four Pocomo Road Realty Trust, Christopher Kelly, Trustee, 64 Pocomo Road (Map 15 Parcel 30)

IV. Previous Plans:

- #61-19 & 8139 Hawthorne Park, Hawthorne Lane & Hummock Pond Road, *Approve legal documents*

V. Public Hearings:

- #62-19 Mid-Island Service Limited Partnership MCD, 41 & 43 Sparks Avenue, *action deadline 3-31-2020, CONTINUE TO 03-09-2020*
- #71-19 Merlos Landscaping, Inc. (Modification #3), 8B Greglen Avenue, *action deadline 04-31-2020, CONTINUE TO 03-09-2020*
- PLSUB-2019-12-00018 Skinners Way Subdivision, 320R Milestone Road, *action deadline 04-29-2020, CONTINUE TO 04-13-2020*
- PLSP-2020-01-0030 ACK Crazy LLC, 9 West Chester Street, *action deadline, 05-10-2020, CONTINUE TO 03-09- 2020*
- PLSP-2020-01-0031 Millie's Market (Amendment #10), 324 Madaket Road, *action deadline 05-10-2020*
- PLSP-2020-01-0032 Francisco Merlos, 4 Forrest Avenue, *action deadline 05-10-2020*
- PLSP-2020-01-0033 KENAKQUAP LLC, 13 & 15 Spearhead Road, *action deadline 05-10-2020*
- PLSP-2020-01-0029 Hera & Sujata Maharjan, 24 Bailey Road, *action deadline 05-10-2020*
- PLSP-2020-01-0034 Winthrop Nantucket Realty Trust, 7 & 9 Salem Street; 2 & 4 New Whale Street; Straight Wharf, *action deadline 05-10-2020*

▪ Warrant Articles Discussion:

- Article #55:  
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);
- Article #61:  
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);
- Article #60:  
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);
- Article #44:  
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;
- Article #50:  
Zoning Bylaw amendment for new driveways within the "Core Historic Districts" requiring that a Certificate of Appropriateness must be issued by the Nantucket Historic District Commission prior to driveway access approval by the Department of Public Works;
- Article #63:  
Zoning Bylaw amendment to add a provision that 1 out of every 10 building permits issued for new residential dwelling units must designated as "affordable" (Citizen Petition); and

▪ **Article #64:**

Zoning Bylaw amendment to add a provision requiring that public infrastructure within 500 feet of a property boundary must be documented photographically and any damage resulting from construction must be repaired by the property owner prior to the issuance of a certificate of occupancy or other certification of completion of the approved work (Citizen Petition).

**VI. Preliminary Plans:**

- **PLSUB-2020-02-00028 Tamzin Carr Hutchinson, 8 Bayberry Lane (Map 67 Parcel 72), 3 lots, 2 buildable lots**

**VII. Public Comments:**

**VIII. Other Business:**

- **Finance Committee Warrant Articles recommendations/comments**
- **Discussion of Planning Board comments on articles 47, 48, 51, 55, 58, 60, 61, and 63**
- **Planning Board, Thursday, February 13, 2020 @ 5:30PM, PSF Community Room (first floor), *Warrant Articles discussion if needed only***
- **Discuss upcoming meeting dates for non-public hearing agenda items to address ANRs, escrow release, etc.... at 2 Fairgrounds Road. 12PM-1:00PM (Thursday once a month).**
- **Next regular Planning Board meeting – Monday, March 9, 2020 @ 5:00PM, PSF Community Room (first floor)**

**VII. Adjournment:**