

ARTICLE 50

(Zoning Bylaw Amendment: Driveways)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, Section 20.1B, as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*):

... A Certificate of Appropriateness issued by the Nantucket Historic District Commission (HDC) is required prior to driveway access approval by the DPW for lots located within the "Core Historic Districts" as shown on the map entitled "Core Historic Districts", dated April 9, 2019, as may be amended from time to time by the HDC.

Or to take any other action related thereto.

(Select Board for Planning Board)



NANTUCKET HISTORICAL COMMISSION
Town of Nantucket
2 Fairgrounds Road
Nantucket, Massachusetts 02554

January 21, 2020

Ms. Judith Wegner
Chair
Planning Board
Via email

COMMISSIONERS

Hillary H. Rayport (Chair)
Angus MacLeod (Vice-Chair)
David Silver (Secretary)
Clement Durkes
Thomas M. Montgomery
Georgia U. Raysman
Milton Rowland

ALTERNATES

Don DeMichele
Ben Normand

Dear Judith:

The Nantucket Historical Commission has reviewed a proposed Warrant Article (Zoning Bylaw Amendment: Driveway Access), and supports it as proposed.

Nantucket's historic character is strongly, if subtly, affected by infrastructure elements as relatively unnoticed as curbs, curb cuts and driveway access. Creation and reconstruction of these elements should be properly planned and carried out with guidance from the HDC, NHC, and Planning Board.

The proposed Warrant Article would require that a Certificate of Appropriateness for the driveway be obtained from the Historic District Commission before the Department of Public Works can grant a permit for a curb cut in the Old Historic District or 'Sconset Historic District.

The language of the warrant article is simple and direct and its application is limited to the Core Historic Districts as noted within the Zoning law itself. Adopting this amended bylaw will assist the DPW in ensuring that only properly reviewed and authorized applications are granted a curb cut.

The Historic Commission recommends that the Planning Board support the bylaw amendment.

Sincerely,

Hillary Hedges Rayport
Georgia U. Raysman
On behalf of the Nantucket Historical Commission

Cc:
Holly Backus
Andrew Vorce

Enclosed: Proposed driveway access amendment

ARTICLE __ (Zoning Bylaw Amendment: Driveway Access)

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Or to take any other action related thereto. (Select Board for Planning Board)

Regulation of driveway access. No building permit in connection with a building or use which creates a new driveway access onto a public right-of-way, or private right-of-way intended for public use, shall be issued, nor use established, until such driveway access has been approved by the Nantucket Department of Public Works (DPW), as complying with the requirements of § 139-20.1B(2). This requirement may be waived for individual driveway accesses on lots shown on a definitive subdivision which has been endorsed by the Planning Board pursuant to the Subdivision Control Law, MGL c. 41, § 81K et seq., and for which a certification by the DPW has been received by the Planning Board that the driveway accesses within the subdivision comply with the requirements of § 139-20.1B(2). A Certificate of Appropriateness issued by the Nantucket Historic District Commission (HDC) is required prior to driveway access approval by the DPW for lots located within the “Core Historic Districts” as shown on the map entitled “Core Historic Districts”, dated April 9, 2019, as may be amended from time to time by the HDC .