

11-15-21
2:45

Citizen Warrant Article

Primary Sponsor

Name: LINDA WILLIAMS
Address: PO BOX 1446, NANTUCKET, MA 02554
Email: C2ARINALINDA@COMCAST.NET
Phone #: 508-221-0432

Warrant Article Title: ZONING BYLAW CHANGE -
DEFINITIONS AND WORD USAGE

To see if the Town will vote to (may attach body of article on separate page):

; or otherwise act thereon.

11-15-21
2:45

ARTICLE ____

(Zoning Bylaw Change: Definitions and Word Usage)

To see if the Town will vote to amend Nantucket Zoning Bylaw Section 139-2 (Definitions and Word Usage - Apartment) by adding the following highlighted paragraph:

APARTMENTS - A dwelling unit located within a commercial structure or detached structures on the same lot with a commercial use. An apartment(s) shall not occupy more than 50% of the first floor area of the commercial structure(s). The Planning Board may by special permit waive this requirement based on a finding that the commercial character of the area will not be negatively impacted by the location of a dwelling unit on the first floor of the commercial structure. A maximum of four apartments are allowed by right in certain districts, subject to the dimensional requirements set forth below. The Planning Board may issue a special permit to allow more than four apartments on larger lots, provided that: (1) the overall number of units shall not exceed the density in the schedule below; and (2) the applicant shall demonstrate through a submission of a dimensional lotting plan that the subject property could be divided into multiple lots pursuant to a conventional subdivision plan without requiring waivers from the Planning Board's Rules and Regulations Governing the Subdivision of Land (as in effect at the time of application):

- (1) CDT - One dwelling unit is permitted for each 1,000 square feet of lot area.
- (2) CMI - One dwelling unit is permitted for each 2,000 square feet of lot area.
- (3) CN - One dwelling unit is permitted for each 3,000 square feet of lot area.
- (4) CTEC - One dwelling unit is permitted for each 4,000 square feet of lot area.
- (5) CI - One dwelling unit is permitted for each 5,000 square feet of lot area.

The Planning Board may waive the density as set forth in the schedule above by special permit.

Or to take any other action related thereto.

(Linda Williams)

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
✓ 1. LINDA WILLIAMS		6 S. PASTURE LN
✓ 2. Evan Gerardi	Evan Gerardi	6 S. PASTURE LN
✓ 3. Laura Lombard	Laura Lombard	22 Field Ave
✓ 4. Leigh M Ramos	Leigh M Ramos	20 Hummock Pkwy Rd

11-15-21

2:45

NAME (PRINT)	SIGNATURE	RESIDENTIAL ADDRESS
5. Rolano Voyages	<i>[Signature]</i>	14 Osprey Way, Nantucket
6. Steven Cohen	<i>[Signature]</i>	21 Flintlock Rd
7. Jennifer Conn	<i>[Signature]</i>	21 Flintlock Rd.
8. Ralitsa Mitrakieva	<i>[Signature]</i>	66 Windy Way
9. Rebecca Devine	<i>[Signature]</i>	18 York St.
10. Kimberly Guertin	<i>[Signature]</i>	15 B Pine Tree Rd.
11. John Bresler	<i>[Signature]</i> BRESLER	31 Samuel Ln ^{Somerset}
12. Alexandra LaFoglie	<i>[Signature]</i>	5 Atlantic Ave
13. Kevin F. Dale	<i>[Signature]</i>	7 Sesayama Rd
14. Bryan Swan	<i>[Signature]</i>	19 Friendship Ave
15. Holly Visco	<i>[Signature]</i>	2 Zachary Way
16. Holly Fernandes	<i>[Signature]</i>	5A Green Meadows Drive
17. PATRICIA A. HALSTED	<i>[Signature]</i>	25 Brewster Road
18. DAVID J. BUCKLEY	<i>[Signature]</i>	8 Nobska Way
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		

R Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N B no such registered voter at that address.

S B unable to identify signature or address as that of

W B wrong district or community.

T B already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (12) twelve
signatures checked thus ✓ are names of voters of the
Town of Nantucket and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Carolyn A. Gould
James M. Coffin
Nancy Z. Holmes
Registrars of Voters of the Town of Nantucket