

11/3/2021
12:25
LLR

Citizen Warrant Article

Primary Sponsor

Name: Kelly Jackson
Address: 109 Old South rd
Email: \$-Jamesjaxjr@yahoo.com
Phone #: 508-353-5453

Warrant Article Title: Zoning Map Change R-20 to CTEC and
or /CN-Old South road

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

; or otherwise act thereon.

CITIZEN ARTICLE PETITION FORM

11/3/2021
12:25
LLP

Zoning Map Change: R-20 to CTEC and/or CN-Old South Road

To see if the Town will vote to take the following actions in regard to the following properties:

Map	Lot	Number	Street
68	1032	105	Old South Road
68	1033	107	Old South Road
68	166	109	Old South Road
68	174		OLD SOUTH ROAD
68	209		OLD SOUTH ROAD
68	210		OLD SOUTH ROAD

(1) Amend the Zoning Map of the Town of Nantucket by placing the foregoing properties, currently located in the Residential-20 (R-20) district, in the CTEC (Commercial-Trade, Entrepreneurship and Craft) and/or CN (Commercial-Neighborhood) zoning district.

All as shown on the attached map.

Or to take any other action related thereto.

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Nantucket.

INSTRUCTIONS TO SIGNERS:

Annual Town Meeting Citizen Warrant Articles require the signature of at least 10 registered voters. Special Town Meeting Citizen Warrant Articles require the signature of at least 100 registered voters (or 10% of registered voters, whichever is the lesser number). Your signature should be written as substantially as registered. If you are prevented by physical disability from writing you may authorize some person to write your name and residence in your presence.

	C K	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Printed Name	I II III		Now living at (street and number)
				Ward 0	Prec 1	
1	✓	<i>James Jackson</i>	James Jackson			109 Old South Rd
2	✓	<i>Kelly Jackson</i>	Kelly Jackson			109 Old South Rd
3	N	<i>Therese Kaschuk</i>	Therese Kaschuk			13 Roxyslane
4	✓	<i>Joan Bunting</i>	Joan Bunting			116 Old South Rd
5	✓	<i>Ellen Glowacki</i>	Ellen Glowacki			35 Pine Crest Dr
6	✓	<i>Tammy King</i>	Tammy King			39 Pine Crest Dr
7	✓	<i>Makalia King</i>	Makalia King			39 Pine Crest Dr
8	✓	<i>Sandra Jackson</i>	SANDRA JACKSON			32 Vesper Ln
9	✓	<i>Gloria E. Casarez</i>	Gloria E. Casarez			313 Nantucket Rd
10	✓	<i>M. Ellen Mayo</i>	M. Ellen Mayo			2 Surfside Dr

11	<input checked="" type="checkbox"/>	Vallou Deir	VANORVE OUNEE		3B NEWTOWN RD.
12	<input checked="" type="checkbox"/>	Whitney Conrad	Whitney Conrad		4 Pine Tree Rd
13	<input checked="" type="checkbox"/>	Maureen Spillane	Maureen Spillane		65 S. Shore Rd
14	<input checked="" type="checkbox"/>	Cynthia Egan	CYNTHIA EGAN		77 OLD SOUTH RD
15	<input checked="" type="checkbox"/>	Sherry Chitester	Sherry Chitester		82 Old South Rd
16	<input checked="" type="checkbox"/>	Tom Hanlon	Tom Hanlon		20 Dunford Lane
17	<input checked="" type="checkbox"/>	Gail Holgate	GAIL HOLGATE		6A Folger Ave
18	<input checked="" type="checkbox"/>	Amy L. Elbridge	Amy L. Elbridge		56 Sankaty Rd
19	<input checked="" type="checkbox"/>	Linda M. Roberts	Linda M Roberts		13 Milestone Crossing
20	<input checked="" type="checkbox"/>	Christopher Roberts	Christopher Roberts		13 Milestone Crossing

Instructions to Registrars

You must time-stamp or write in date and time these papers are received. Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N= no such registered voter at that address.
 S= unable to identify signature or address as that of voter because of form of signature or address, or illegible. W= wrong district or community.
 T= already signed this petition.

<p>Certification of signatures</p> <p>We certify that (⁽¹⁷⁾) SEVENTEEN signatures checked this <input checked="" type="checkbox"/> are names of voters of the Town of Nantucket and are qualified to sign this petition.</p>	<p>(at least three registrars' names must be signed or stamped)</p> <p>below) Registrars of Voters of the Town of Nantucket</p>
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Nancy Z. Holmes

James M. Coffin

Carolyn A. Gould

Zoning Map: R-20 to C-TEC and/or CN



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/29/2021
Data updated Jan. 2021

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Nantucket Planning Board

MEMORANDUM

Date: October 24, 2018

To: Registered Voters

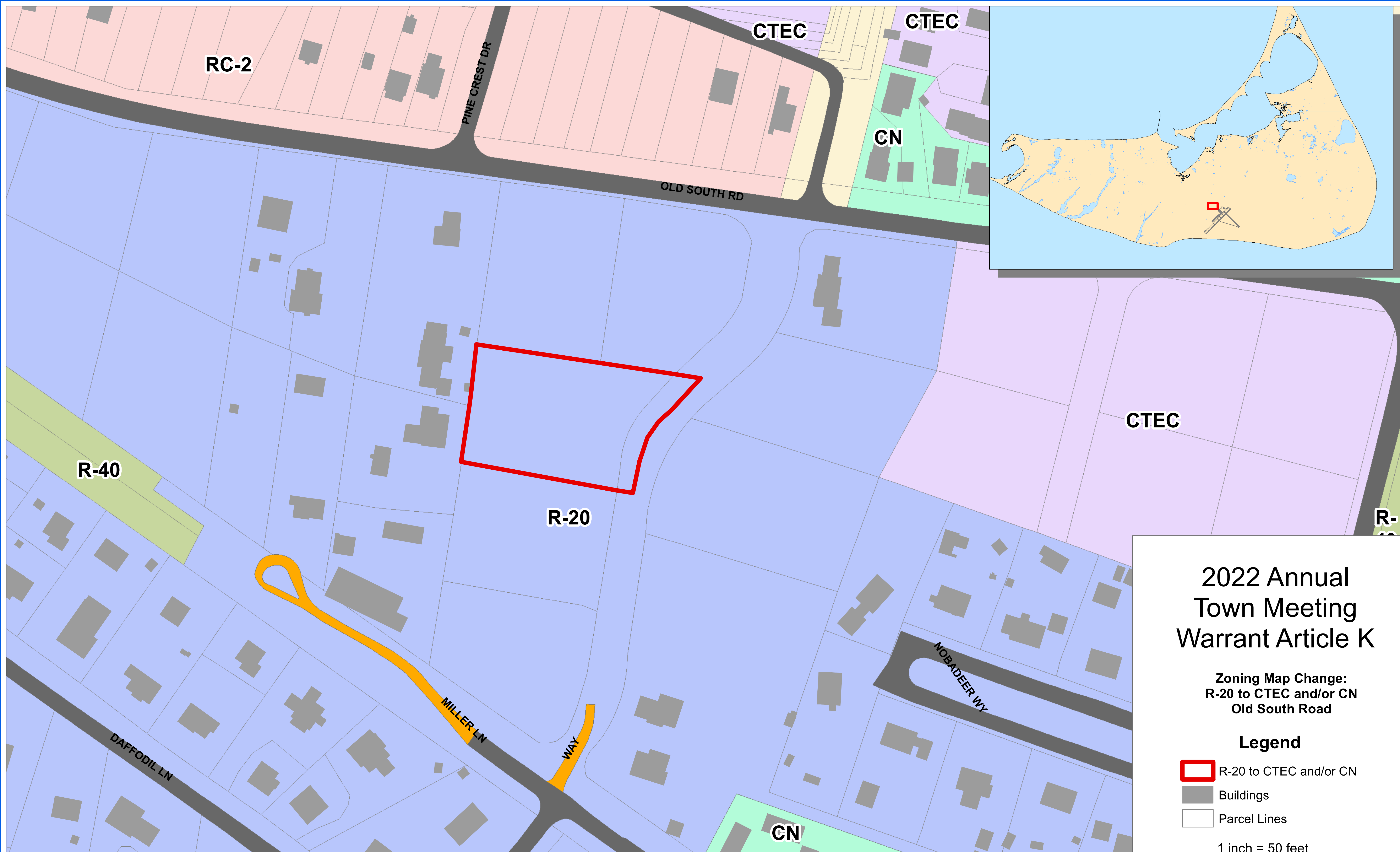
From: Planning Board

Re: Citizen Petitions for Zoning Map Amendments

The Planning Board determined at their October 11, 2018 meeting that guidance for proposed Zoning Map amendments would assist an article proponent with anticipating criteria that may be applied by the Board during their deliberation(s). If you submit a citizen petition for a proposed zoning map amendment, please provide written responses to the questions below in advance of the scheduled meeting at which the proposal will be discussed. There may be other factors that impact the Board's recommendation to Town Meeting, therefore, any other information relevant to your proposal should also be provided in advance.

- Is the proposed amendment consistent with the land use and zoning district designation of the surrounding area? Are the uses allowed within the proposed zoning district complimentary to the character of the parcels included in the zoning map amendment and the surrounding area? Describe the existing conditions and intended outcome.
Yes. Neighboring properties are CN and abutting properties were approved for CTEC zoning at 2021 Town Meeting.
- Does the proposed amendment create nonconformities that do not currently exist? If so, what type (i.e. use, frontage, setbacks, groundcover ratio)? *No.*
- Does the proposed amendment create additional potential for new building lots beyond what is allowed in the current district? If so, how many? *Yes. It will allow for 10,000 and/or 7500 sq ft. lots.*
- Does the proposed amendment result in a change to the allowed ground cover ratio? If yes, what is the difference between the existing and proposed district allowances? Analysis of each property included in the proposed rezoning is helpful for the Board's consideration. *Yes, it will allow for 40% ground cover ratio instead of 12.5%.*
- Does the proposed amendment implement a specific goal or policy of the Master Plan? If yes, which goal(s) or policy(s) will be implemented? If no, is the proposal generally consistent with Master Plan or other planning principles? Please identify how. *N/A*
- If the proposal is within an area where an area plan has been approved by the Nantucket Planning and Economic Development Commission, is the proposal consistent with the area plan? If yes, please identify how is consistent or which specific goals will be accomplished. *No.*
- Has this or a similar proposed amendment been included on the Town Meeting Warrant within the past two (2) years? If yes, which Town Meeting(s)? *No.*

Your attendance at the Planning Board meeting is expected so that you can present your proposal and respond to questions or issues discussed during the public hearing. If you have any questions about the process or the guidance provided in this document, please call 508-325-7587 to speak with a staff person who can assist you.



2022 Annual Town Meeting Warrant Article K

Zoning Map Change:
R-20 to CTEC and/or CN
Old South Road

Legend

- R-20 to CTEC and/or CN
- Buildings
- Parcel Lines

1 inch = 50 feet

Data Sources:
The planimetric data on this mapsheet is based primarily upon interpretation of April, 2013 aerial photography. It was compiled to meet the ASPRS Standard for Class 1 Map Accuracy for 1"=100' scale maps.

The data on this mapsheet represents the efforts of the Town of Nantucket and other cooperating organizations to record and compile pertinent geographical and related information utilizing the capabilities of the Nantucket Geographic Information System (GIS). The GIS staff maintains an ongoing program to record and correct errors in these data that are brought to its attention. The Town of Nantucket makes no claims as to the absolute validity or reliability of these data or their fitness for any particular use.



Town of Nantucket - GIS Mapsheet



Nantucket governmental agencies will not necessarily approve applications based solely on GIS data. Applicants for permits and licenses must inquire of the relevant agency for applicable requirements. The presence of information on this mapsheet does not necessarily imply public right-of-way or the right of public access.

Please send identification of any errors and corresponding corrections to:

GIS Coordinator
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554