



# Nantucket Planning Board

Adopted May 21, 2020  
Nantucket Planning Board Minutes

THURSDAY, FEBRUARY 6, 2020  
12:00PM  
2 Fairgrounds Road  
CONFERENCE ROOM

**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 (Land Use Planner) and Catherine Ancero (Administrative Specialist) and Meg Trudel (Land Use Planner)

## I. Call to order:

Chair Wegner called the meeting to order at 12:05PM.

## II. Approval of the agenda:

Mr. Trudel made a motion to approve the agenda. The motion was duly seconded and the Board voted 4-0 in favor.

## III. Consent Items:

### a. ANRs:

- **PLSUB-2020-01-00027 Mindy Levin & Wesley VanCott, 10 Folger Avenue (Map 80 Parcel 162)**

<b>Voting:</b> Judith Welch Wegner (Chair), John Trudel, III (Vice-Chair), Nat Lowell, Frederick McClure
<b>Alternates:</b> NONE
<b>Recused:</b> None
<b>Documentation:</b> File with associated plans, photos and required documentation
<b>Representing:</b> None
<b>Discussion:</b> ANR plan is to implement the Special Permit for a Secondary Residential Lot (Covenant Lot) Planning Board file #68-19
<b>Motion/Vote:</b> Mr. Lowell moved to approve PLSUB-2020-01-00027 in accordance to staff recommendation. The motion was duly seconded by Mr. McClure and the Board voted 4-0 in favor.

## IV. Previous Plans:

- #03-94 Kim Glowacki, 20 Greglen Avenue (Map 68 Parcel 141) & 19 Davkim Lane (Map 68 Parcel 140), *minor modification MCD change of use & site plan review*

<b>Voting:</b> Judith Welch Wegner (Chair), Nat Lowell, Frederick McClure
<b>Alternates:</b> None
<b>Recused:</b> John Trudel
<b>Documentation:</b> File with associated plans, photos and required documentation
<b>Representing:</b> Attorney Michael Wilson and Linda Williams
<b>Discussion:</b> The Applicant proposed to change the use of the site from exterior storage/warehousing of trucks and construction materials to exterior storage of boats. The property has multiple zoning violations. <b>Ms. Williams</b> stated that modification that is being proposed is just to store the boats and that the use is allowed as a matter of right. <b>Attorney Wilson</b> stated that his client does not want to improve property until they own it. <b>Chair Wegner</b> asked about the zoning violation. <b>Attorney Wilson</b> stated that a zoning violation was issued because of an unpermitted use. <b>Attorney Wilson</b> stated that the lease to purchase not include with existing structure. There was a brief discussion regarding the number of boats being stored on the property.
<b>Motion/Vote:</b> John Trudel recused Mr. Lowell moved to approve the request as a minor modification and that the proposal does not materially affect the findings and conclusions of the original decision therefore shall be allowed without a public hearing. The motion was followed by discussion in which Mr. Lowell further expanded on this original motion by approving the proposed minor modification with the conditions outlined in the Staff Report, modifying condition #4 to expand from three months to twelve months and modifying condition #7 to allow the applicant to remove the existing structure off of the site without seeking further relief from the Board. The motion was duly seconded by Mr. McClure and the Board voted 3-0 in favor (John Trudel recused).

- #7321 White Whale Lane, *Form J release of Lot 11*

**Note:** Form J already released back in December of 2018 no need to act on it.

**V. Public Comments:**

No public comments.

**VI. Other Business:**

- **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:**

Meeting adjourned at 12:33PM

