



UPDATE MEETING POSTING Original Posting: 02/4/2016 @ 2:21PM MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
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NANTUCKET TOWN CLERK
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Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, FEBRUARY 8, 2016 @ 6:30 PM
Location / Address	<input type="checkbox"/> PUBLIC SAFETY FACILITY COMMUNITY ROOM FIRST FLOOR @ 4 FAIRGROUNDS RD., NANTUCKET, MA <input type="checkbox"/>
Signature of Chair or Authorized Person	CATHERINE ANCERO, ADMINISTRATIVE SPECIALIST

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

PLANNING BOARD AGENDA FOR 02-8-2016 (Subject to change)

www.nantucket-ma.gov

Video of meeting available in Town website

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

Purpose: To discuss business as noted below. The complete text, plans, application, or other material relative to each agenda item is available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

- I. Call to order:
- II. Approval of the agenda:

III. Minutes:

- December 14, 2014
**** This agenda item was not anticipated by the Chairman 48 hours in advance*
- October 10, 2015
**** This agenda item was not anticipated by the Chairman 48 hours in advance*
- January 11, 2016
- January 28, 2016

IV. Other Business I:

- Special guest speakers – Review draft of Housing Production plan with Judi Barrett and Jennifer Goldson.

V. Public Hearings:

- #7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, *action deadline 02-29-16, CONTINUED TO 03-07-16*
- #7771 White Elephant Hotel LLC, 50 Easton Street, *action deadline 02-29-16, CONTINUED TO 03-07-16*
- #7916 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, *action deadline 4-10-16, CONTINUED TO 03-07-16*
- #16-15 Brotherhood of Thieves, 23 Broad Street, *action deadline 02-29-16, CONTINUED TO 03-07-16*
- #08-16 Richard E. Lewis, Jr & Sylvia I. Lewis, 37 Cato Lane, *action deadline, REQUEST FOR WITHDRAWAL.*
- #05-16 Nantucket Boating Club, Inc., as Owner and John B. Brescher, as Applicant, 6B Greglen Avenue, *action deadline 4-10-16, CONTINUED TO 03-07-16*
- **WARRANT ARTICLES FOR 2016 ANNUAL TOWN MEETING TO BE DISCUSSED (CONTINUED FROM THE 01-11-16 MEETING):**
 - **ARTICLE #37:** Zoning Map change from Residential Commercial 2 (RC-2) to Residential-5 (R-5) and Commercial Trade, Entrepreneurship, and Craft (CTEC) for properties off of Bartlett Road and Marble Way;
 - **ARTICLE #38:** Zoning Map change from Residential Commercial 2 (RC-2) and Commercial Trade, Entrepreneurship, and Craft (CTEC) to Residential 10 (R-10) or Residential 20 (R-20) for properties off Marble Way (citizen petition);
 - **ARTICLE #43:** Zoning Map change from Residential 20 (R-20) to Residential 40 (R-40) or Limited Use General 1 (LUG-1) for properties off of Crooked Lane, Grove Lane, and Madaket Road;
 - **ARTICLE #49:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for property at 8 Masaquet Avenue (citizen petition);
 - **ARTICLE #50:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties off Lovers Lane, Boulevarde, and Okorwaw Avenue (citizen petition);
 - **ARTICLE #55:** Zoning Bylaw amendment to Chapter 139, sections 2 and 8, of the Code of the Town of Nantucket to allow secondary lots to be sold to qualified family members without being subject to the Nantucket Housing Needs Covenant Ownership Form (citizen petition);
 - **ARTICLE #56:** Zoning Bylaw amendment to Chapter 139, sections 2 and 8, of the Code of the Town of Nantucket to allow secondary lots to be sold to qualified family members without being subject to the Nantucket Housing Needs Covenant Ownership Form (citizen petition);
 - **ARTICLE #57:** Zoning Bylaw amendment to Chapter 139, section 11, to amend the major commercial development regulations; AND
 - **ARTICLE #60:** Zoning Bylaw amendment to Chapter 139, sections 2, 16, 17, 29, 30, and 33, to make various technical amendments.
- #21-15 46 Surfside Road, LLC, 46 Surfside Road, *action deadline 03-31-16*
- #44-15 Arthur I. Reade, Jr. And Peter D. Kyburg, Trustees Of Auction House Realty Trust, As Owners, And Walter J. Glowacki, As Applicant, 4 Lovers Lane, *action deadline 03-31-16*
- #61-15 Seamus M. Crowley & Elizabeth Gennaro, 46 Nobadeer Farm Road, *action deadline 03-13-16*

- #07-16 Brass Lantern, LLC, 11 North Water Street, *action deadline 05-08-16*
- #7917 4 North Mill Court LLC, 11 Mill Hill, *action deadline 05-25-16*
- #7918 Richmond Great Point Development, LLC – 42, 48, 54 Skyline Drive & 20 Davkim Lane, *action deadline 05-25-16*
- #7919 Hatikva Way Subdivision, 82 & 84 Surfside Road, *action deadline 05-25-16*

VI. ANR:

- #7922 Michael Sullivan, 4 Reacher Lane (Map 68 Parcel 336)
- #7923 Town of Nantucket, Mequash Avenue, Laurel Street, School Street, & Copeland Street (Map 80)
- #7924 Ebayliss, LLC – 52 Eel Point Road (Map 32 Parcel 25)
- #7925 James P. Manchester & Helen B. Manchester, 1 Manchester Circle (Map 56 Parcel 94.1)
- #7926 Richard & Elizabeth Anderson, 45 Macy’s Lane (Map 68 Parcel 33)
- #7927 Steven W. Burbage & Susan C. Burbage, 47 Quidnet Road (Map 21 Parcel 143)
- #7928 Robert T. Petrini, Trustees of The Robert T. Petrini Revocable Trust, 22 Quidnet Path (Map 21 Parcel 151)
- #7929 Russell Simpson, 6 Marble Way (Map 66 Parcel 103)
- #7930 Town of Nantucket, Unnamed Way between Eel Point Road & Madaket Road (Map 33)

VII. Second Dwellings:

- Ram Island, LLC, 27 Monomoy Road (Map 54 Parcel 207)
- Marybeth Wise, 16 Cliff Road (Map 42.4.4 Parcel 69)
- Sarah Minella, 15 Gingy Lane (Map 41 Parcel 849)

VIII. Tertiary Dwellings:

- John Roberts, 15 Helens Drive (Map 66 Parcel 46)

IX. Previous Plans:

- #7084 WB Nantucket Holdings, Arrowhead Drive, *release escrow (\$2,500.00)*
- #7661 Woodland Hill, *Form J (Lot 10)*
***** This agenda item was not anticipated by the Chairman 48 hours in advance**
- #7924 Zeke Dog, 31 Quidnet Road, *endorse plans*
- #26-15 Richmond Great Point Development LLC, 1, 3 & 5 Greglen Avenue, *landscaping plan*

X. ZBA:

- 01-16 Ann N. Apgar & Mahlon Apgar, Trustees of 22 Broadway Trust, 22 Broadway (Map 73.1.3 Parcel 117)
- #02-16 Daniel G. Counihan, 11 Swain Street (Map 42.4.1 Parcel 77 portion of)
- #03-16 Brandt C. Gould & Gabrielle M. Gould, 15 Margaret’s Way (Map 20 Parcel 64)
- #04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – aka SURFSIDE COMMONS 40b, 106 Surfside Road (Map 67 Parcel 80)

****RE-AFFIRM VOTE FROM 01-11-16**

XI. Public Comments:

XII. Other Business II:

- Discuss second dwelling conditions such as:
 1. encroachment policy
 2. adding condition regarding travelled way
 3. lot line clearings of obstruction such as boulders
 4. clarify aprons being built to the edge of the travelled way
 5. add language regarding apron to the approval letter
- **REMINDER REGULAR PLANNING BOARD MEETING ON MARCH 7, 2016 AT 6:30PM.**

XIII. Adjourn: