



# 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  
Town Clerk's Office and posted at least 48 hours prior to the meeting  
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NANTUCKET TOWN CLERK  
Posting Number:182

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	THURSDAY, MARCH 3, 2016 @ 6:00 PM
Location / Address	<input type="checkbox"/> PUBLIC SAFETY FACILITY COMMUNITY ROOM FIRST FLOOR @ <input type="checkbox"/> 4 FAIRGROUNDS RD., NANTUCKET, MA
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 03-3-2016 (Subject to change)

[www.nantucket-ma.gov](http://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:
  - January 28, 2016

- February 19, 2016

#### IV. ANRs:

- #7922 Michael Sullivan, 4 Reacher Lane (Map 68 Parcel 336)  
*Continued from February 19, 2016 Special Planning Board Meeting.*
- #7924 Ebayliss, LLC, 52 Eel Point Road (Map 32 Parcel 25)  
*Continued from February 19, 2016 Special Planning Board Meeting.*
- #7931 Courtney Szwajkowski, 3 Joy Street, (Map 55.4.4 Parcel 68)  
*Continued from February 19, 2016 Special Planning Board Meeting.*
- #7932 Mary L. Richrod, 2 Marble Way (Map 66 Parcel 101)
- #7933 Mary L. Richrod, 2 Marble Way (Map 66 Parcel 101.1)
- #7934 Melissa K. Murphy Etal, 3R Alexandria Drive (Map 67 Parcel 418)
- #7935 The Inhabitants of the Town of Nantucket, Woodbine, Weweeder (portion of ) & Plum (Map 80)
- #7936 John Weber, 12 Marble Way (Map 66 Parcel 105), *perimeter plan*

#### 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*
- #7916 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, *action deadline 4-10-16, CONTINUED TO 03-07-16*
- #7771 White Elephant Hotel LLC, 50 Easton Street, *action deadline 02-29-16, CONTINUED TO 03-07-16*
- #16-15 Brotherhood of Thieves, 23 Broad Street, *action deadline 02-29-16, CONTINUED TO 03-07-16*
- #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 #33:** Zoning Bylaw amendment to Chapter 139 section 26 to add restrictions for new dwelling units on or within 200 feet of shorefront land;
  - **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 #40:** Zoning Map change from Residential-1 (R-1) to Residential Old Historic (ROH) for properties of Cliff Road, Easton Street, North Avenue, Prospect Street, Joy Street, Milk Street, Mt. Vernon Street, Quaker Road, Main Street, Lowell Place, Madaket Road and Vestal Street;
  - **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;
- **ARTICLE #59:** Zoning Bylaw amendment to Chapter 139 section 7B to amend the prohibition of abandoned vehicles; AND
- **ARTICLE #60:** Zoning Bylaw amendment to Chapter 139, sections 2, 16, 17, 29, 30, and 33, to make various technical amendments.
- **#08-16 Richard E. Lewis, Jr & Sylvia I. Lewis, 37 Cato Lane, *REQUEST FOR WITHDRAWAL.***
- **#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. Public Comments:**

**VII. Other Business II:**

- **REMINDER REGULAR PLANNING BOARD MEETING ON MARCH 7, 2016 AT 6:30PM.**

**VIII. Adjourn:**