

1. 6:30 P.M. UPDATED STAFF REPORT AS OF 6-13-2016

Documents: [UPDATED STAFF REPORT FOR 61316.PDF](#)



Nantucket Planning Board

UPDATED (6-13-2016)

STAFF REPORT

Date: June 10, 2016

To: Planning Board

From: Holly E. Backus
Land Use Specialist

Re: Staff Report for June 13, 2016 Planning Board Meeting

Call to Order:

Approval of the Agenda:

Minutes:

- March 3, 2016
- March 7, 2016
- April 14, 2016 Special Meeting
- May 9, 2016

Staff prepared and reviewed the minutes from the past meetings. Staff recommends approval.

ANRs:

- **#7973 Tredick R. T. & Robin K. Gorham, 9 King Street (Map 73.4.2 Parcel 11)**

The purpose of this plan is to divide a single lot, on which two (2) or more buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. The Applicant provided a copy of the Town of Nantucket 1940 Aerial Views showing the subject buildings. Both proposed lots have frontage along King Street. Staff recommends endorsement.

- **#7974 Elizabeth Harris Lifschultz, 3 Massasoit Bridge Road (Map 59 Parcel 11)**

The purpose of this plan is to divide an existing lot to create another buildable lot shown as Lot 4B. Both lots will have frontage along Massasoit Bridge Road *a/k/a* Massasoit Road and meet the required “r” factor and the minimum lot size for the LUG-2 zoning district. Staff recommends endorsement.

- **#7975 Town of Nantucket, Central Road a.k.a. Surrey Avenue (Map 92.4)**

The purpose of this plan is to divide unconstructed Central Road and Surrey Avenue and create unbuildable lots: Lot 13, Lot 14 and Lot 15. The unconstructed ways are to be eliminated as authorized by Article 96 of the 2014 Annual Town Meeting. These lots will be available to for acquisition by abutters, as part of the Yard Sale Program. Staff recommends endorsement.

- **#7976 Donald E. Dimock, 54 Bartlett Road (Map 66 Parcel 100)**

The purpose of this plan is to divide an existing lot to create a total of four (4) buildable lots shown as Lot E, Lot F, Lot G, and Lot H. All the lots will have frontage along Bartlett Road and meet the required “r” factor and the

minimum lot size for the RC-2 zoning district. (However, the property was rezoned by Article 37 of the 2016 Annual Town Meeting to CTEC and R-5, but is still pending Attorney General approval.) Lots G and F will have vehicle access via a proposed easement approved through a Definitive Subdivision Plan (PB File #7874) for the Applicant. Staff recommends endorsement.

- **#7977 David W. B. Willse & Deborah H. Willse, 33 New Sias Street (Map 73.4.2 Parcel 83)**
The purpose of this plan is to create two (2) buildable lots: Parcel A & Parcel B. Both lots will have frontage on New Siasconset Street, meet the required “r” factor and meet the minimum lot size for the SR-1 zoning district. Staff recommends endorsement.
- **#7978 Town of Nantucket, Woodbine Street (Map 80)**
The purpose of this plan is a “Roadway Acquisition Plan” for portions of unconstructed sections of Woodbine Street as authorized by Articles 95 & 96 of ATM 2016. This plan creates Parcel A and Parcel B, both 5,000 square foot unbuildable lots that will be available under the Yard Sale Program. Staff recommends endorsement.
- **#7979 18 Mount Vernon Street Nominee Trust, 18 Mount Vernon Street, Poets Corner (Map 55.4.4 Parcel 32.1)**
The purpose of this plan is to create two (2) buildable lots: Lot 1 and Lot 2. Both lots will have frontage on Joy Street or Mount Vernon Street and meet the minimum lot size for the ROH zoning district. Staff recommends endorsement.
- **#7980 Richmond Great Point Development LLC, Portions of 63, 67, 73 & 75A Old South Road (Map 68 Parcels 157, 158, 129 & 999.2)**
The purpose of this plan is to subdivide four (4) existing lots into six (6) contiguous buildable lots along Old South Road: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot 6. After the reconfiguration, the residual lot (Lot 6) will be dual zoned CN and R-5. This lot will be incorporated into future development of surrounding parcels at a later date. The Applicant has provided a letter of intent of the proposed ANR that is included in the Board’s packet for consideration. All proposed lots will have frontage along Old South Road, meet the required “r” factor and meet the minimum lot size for the CN and R-5 zoning districts. Staff recommends endorsement.
- **#7981 Richmond Great Point Development LLC, 10A, 10B, 12A, 12B & 14A Greglen Avenue (Map 68 Parcels 180, 180.1, 181, 181.1 & 182)**
The purpose of this plan is a minor reconfiguration of interior lot lines for five (5) existing lots of record. These lots were previously divided and endorsed by the board in September 2014. All of the five (5) lots will have frontage along Greglen Avenue, meet the required “r” factor and meet the minimum lot size for CTEC. Staff recommends endorsement.
- **#7982 Richard P. Beaudette, Esq., Attorney for William R. Parks, Karen A. Strain, Linda P. Strain & Edwyna Strain Mulrow, Trustee of Revocable Living Trust, 40 Jefferson Avenue (Map 30 Parcel 119)**
The purpose of this plan is to divide Lots A1 and F1, as shown on Land Court Plans #8757-G and #10879-B into two (2) buildable lots: Lot A and Lot B. A copy of the Land Court Plan(s) is included in the Board’s packet. Both lots will have frontage on Jefferson Avenue and meet the minimum lot size for R-1 zoning district. Staff recommends endorsement.
- **#7983 Mollie Bigley & David Bigley, 20 York Street (Map 42.3.3 Parcel 96)**
The purpose of this plan is to divide a single lot, on which two (2) or more buildings were in existence prior to the 1955 enactment of the Subdivision Control Law. The existing single family structure was built approximately 1938. The Applicant provided evidence of both buildings from the 1938 Aerial Maps. Staff recommends endorsement.
- **#7984 Inhabitants of the Town of Nantucket & Habitat for Humanity Inc., Off Ticcoma way (Map 67 Parcels 40, 709, 700-755)**
The purpose of this plan is to divide Lots 75, 79, & 81 to create Lots 82 – 95 (inclusive). Lot 75 will be divided and a portion thereof (proposed Lot 86) will be combined with Lot 87 to become one lot containing approximately 5,080 square feet, with frontage on the unnamed “Road Lot,” and meeting the minimum lot size in

the R-5 zoning district. Lot 79 will be subdivided and become Lots 87 - 95 (inclusive) with frontage on the unnamed "Road Lot," meet the minimum lot size within the R-5 and CN zoning districts. Lot 81 will be divided into Lots 82, 83 and 84, with frontage taken from unnamed "Road Lot" and Fairgrounds Road and meet the minimum lot size in the CN zoning district. Staff recommends endorsement.

▪ **#7985 Inhabitants of the Town of Nantucket, Off Industry Road & Shadbush Road (Map 69 Parcels 292 & 295)**

The purpose of this plan is to divide Lot G into ten (10) new lots: Lot G-1 through G-10. Each lot will have frontage along Industry Road, Shadbush Road, or Proprietor's Road (*a/k/a* Madequecham Valley Road). Each proposed lot will also meet the minimum lot size for the CI zoning district. The plan also creates Lot N-1, N-2, and N-3 with frontage along Shadbush Road. Lot N-1 and Lot N-2 meet the minimum lot size for the CI zoning district, however Lot N-3 is an undersized lot for possible future conveyance. Staff recommends endorsement.

▪ **#7986 Town of Nantucket, Pocomo Avenue & Pochick Avenue (Map 79)**

The purpose of this plan is a "Taking and Disposition Plan" of Parcels F, G, and H of unconstructed portions of Central Avenue, Harriet Street, and Pocomo Avenue as authorized by Articles 76 & 77 at the 2010 ATM. These unbuildable Yard Sale parcels are intended to be purchased and combined with adjacent lot Map 79 Parcel 129. Staff recommends endorsement.

Second Dwellings:

- Louise Swift, 231 Madaket Road (Map 38 Parcel 10)
- Eric & Lori Dannheim, 97 Low Beach Road (Map 75 Parcel 31.2)
- Mac Davis, 45 Wauwinet Road (Map 14 Parcel 27)
- Harold F. Williams, III, 14 Mary Ann Drive (Map 68 Parcel 444)
- J. Graham Goldsmith Architects, 1A Crows Nest Way (Map 12 Parcel 24)
- Raymond & Robin Callahan, 110 Tom Nevers Road (Map 91 Parcel 42)
Reports issued by Holly E. Backus are included in your packet.

Tertiary Dwellings:

- Sharon L. Hubbard, 28 Dukes Road (Map 56 Parcel 190) *CONTINUE TO 07-11-16*
- Anthony C. Mazotas, 29 Essex Road (Map 67 Parcel 614)
- Harold F. Williams III, 14 Mary Ann Drive (Map 68 Parcel 444)
Reports issued by Holly E. Backus are included in your packet.

Previous Plans:

- **#09-12 Cape Cod 5, *performance security release***
The Applicant is requesting the release of the performance security. Most of Mr. Ed Pesce's engineering inspection items have been completed or addressed, however there are still a few items that remain. A copy of his latest inspection report is included in the Board's packet. Staff does not recommend release at this time.
- **#56-15 David Fredericks, 7 Newtown Road, *minor modification***
The Applicant received an Approval Required (AR) plan (File #7904), an Approval Not Required (ANR) plan (File #7877), and a Special Permit for Secondary Residential Lot (File #56-15). The Applicant is seeking clarification as to whether or not the approval required decisions would require the issuance of a Form I Covenant. The Applicant will have their counsel represent at the meeting. Staff recommends waiving of Form I Covenant, as any conveyances would be subject to the requirements of the AR approval and the Special Permit.
- **#3222 Oliver Estates, *Form J Lot 2***
The Applicant is requesting the release of Lot 2 from Oliver Estates, which was approved February 23, 1988. Staff recommends release of Lot 2.

- **#7803 Skiff Lane Subdivision, Release of escrow (\$3,694.39)**
 The Applicant has asked for a release of escrow. The Board's consultant engineer, Mr. Ed Pesce, PE conducted a site inspection and is satisfied with the drainage modification. The remaining balance took in consideration of any outstanding invoices from Pesce Engineering. Staff recommends release of escrow.
- **#7874 Millie's Subdivision, extension request for legal documents & endorse plans**
 The Applicant's engineer is requesting the endorsement of the final definitive plans. The Applicant's engineer is further requesting an extension in order to record all the applicable legal documents in accordance with Condition #3 of the subdivision approval. Staff notes that the subdivision approval required these documents to be submitted within six (6) months from the date of the decision which was November 19, 2016, and the Applicant has done such. A copy of the decision is included in the Board's packet. There is also an updated engineering review from Mr. Ed Pesce, PE included in the Board's packet. The Applicant's engineer made revisions that adequately address Mr. Pesce's previous review comments, however some minor comments have not been addressed or information received. One concern was whether or not the Nantucket Fire Department has reviewed the plans. Staff recommends approval of extension and once Mr. Pesce's comments are addressed, the endorsement of the plans.
- **24 Fulling Mill Road, modification to the secondary dwelling approval to modify requirement**
 The approval of the Secondary Dwelling Permit included a requirement to improve the road to a minimum width of sixteen (16) feet and a minimum height of thirteen (13) feet. However, per Fire Chief Paul Rhude, the Fire Department will require an approximately ten (10) foot width on straight portions and twelve (12) foot width on the corners with a twelve (12) foot height clearance for their applicable public safety vehicles. The Applicant is requesting the modification in order to be more in keeping with the existing conditions, constraints, and rural nature of the area which is further constrained by wetlands. There are photos included in the Board's packet that were provided by the Applicant's representative and taken on May 26, 2016 to help illustrate the existing conditions.
- **Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road, Covenant & Restriction Agreement discussion**
 The Applicant has received zoning violations on the properties from the Zoning Enforcement Officer regarding the uses taken place. Specifically, the Nantucket Westmoor Farms Subdivision Declaration of Protective Covenants and Restrictions prohibit commercial use on the property. The Applicant would like clarification on the uses allowed and have the Board consider a covenant clarifying and limiting the number of "special events" that can be held on the properties. All correspondence and documentation is included in the Board's packet for consideration. Staff recommends the Board discuss the uses that have occurred and a possible resolution of the issue.

Public Hearings:

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road,**
This Application was not heard at the December, January, February, March, April & May meetings.
CONTINUED TO 08-08-16
- **#16-15 Brotherhood of Thieves, 23 Broad Street,**
This Application was not heard at the December, January, February, March, April & May meetings.
CONTINUED TO 08-08-16
- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue, CONTINUED TO 07-11-16**
(This application was not discussed at the April meeting.)

FROM 05-02-16 STAFF REPORT:

The Applicant is proposing an approval of a Definitive Subdivision Plan at 20 Sparks Avenue. The Applicant is proposing a four (4) lot subdivision, three (3) of which are buildable lots. The site contains approximately 21,038 square feet and currently contains two (2) residential structures on the lot. The Applicant proposes three (3) buildable lots and a roadway lot containing a 14' wide gravel roadway with a 20' wide layout named Waterhouse Way and terminating in a *cul de sac*. The Applicant is requesting a variety of waivers, including a reduction in the roadway width and the allowance of a gravel surface. Each lot meets the minimum lot area requirements for the CMI district; however, the current plan shows a roadway layout that creates a frontage issue for Lot 3. Also, the

list of waivers submitted with the application was taken from a Planning Board decision for an entirely different area, so the applicant should confirm that all of those apply and that they are seeking similar conditions. For example, the conditions that were submitted included a duplex prohibition. Staff does not have a recommendation at this time.

UPDATE:

Since the last meeting, the engineer and legal counsel for the applicant provided staff with a revised proposal of waivers, including uses that were not included in the initial application. The application has been re-advertised accordingly. The application has been continued until the July meeting.

▪ **#7918 – Richmond Great Point Development, LLC, owner, 42, 46, 48, 54 Skyline Drive & 20 Davkim Lane,**

(This Application was last heard at the February meeting.)

FROM 02-26-16 STAFF REPORT:

The Applicant is seeking approval of a Definitive Subdivision Plan for properties along Skyline Drive and Davkim Lane. The Applicant proposes to create a new roadway known as Clay Street to access one (1) new buildable lot containing portions of 42, 46, 48 and 54 Skyline Drive and to connect Skyline Drive to Davkim Lane. A reconfiguration of the 20 Davkim Lane lot to accommodate the proposed roadway will result in the creation of an additional lot with frontage on proposed Clay Street. A copy of Mr. Ed Pesce's report is included in your packet. A letter of opposition to this proposal is also included in your packet. Staff does not have a recommendation at this time. This proposal will significantly impact future development in that area, particularly relevant to the workforce housing project that the applicant has publicly committed to building. The Board should thoroughly discuss this proposal and the future potential that will be created.

UPDATE:

The Applicant submitted a modified plan and materials for the Board to consider. The Applicant also submitted a revised list of waivers from the Subdivision Regulations and a revised Storm Water Management Plan. One of the proposed changes to the proposed subdivision plans is that the proposed Clay Street does not continue into or through any portion of the 20 Davkim Lane property. A review from Mr. Ed Pesce, PE is forthcoming. Staff does not have a recommendation at this time.

▪ **#7972 GG Development, LLC Modification, 11 Mill Hill Lane**

The Applicant is seeking an approval of a Modification to the Woodland Hill Definitive Subdivision (files #7873 and #7661). Specifically, the owner is requesting a waiver modification from the forty (40) foot width of the layout on a small southern portion of Red Mill Lane. The request is necessary as part of the subdivision approval process, the Applicant was required to submit a Petition to the Massachusetts Land Court to eliminate the private unconstructed "way" that was shown on Land Court Plan # 12559-G (included in the Board's packet.) The Land Court determined that a small portion of the way is owned by the abutting neighbor. As a result of the Land Court's determination, the Applicant is requesting the waiver and asking for approval of the modified subdivision plan. Staff recommends approval of the modification.

▪ **#18-16 Hillsboro & 15th, LLC and 5050 Properties, LLC, 1, 3, 5, and 7 Flint Road, and 34 Tomahawk Road**

FROM 05-02-16 STAFF REPORT:

The Applicant is seeking a MCD Special Permit to construct a mixed commercial and residential use structure with a self-storage facility. The premise is located in the Commercial Industrial (CI) zoning district, a part of the Coffin Subdivision, which is currently under a zoning freeze under the RC-2 zoning district that will expire on October 15, 2017. The proposed facility will be comprised of two (2) buildings and will take up eight (8) vacant lots for a total of approximately 41,424 square feet of structure. The two (2) structures will be separated by only 8.6', however the CI zoning district requires 10' (ten) foot setbacks but the RC-2 zoning district requires only 5'. The proposed primary structure is approximately 17,378 square feet and the secondary structure is proposed to be approximately 3,203 square feet. The proposed ground cover is 49.9%, where 50% is allowed. The proposed open area ratio is 27.8%, where 30% is required; therefore the Applicant requests a waiver on the open area requirement. The primary structure will have two (2) basement levels and three (3) levels above grade for a total of 82,457 square feet of self-storage space with a 954 square foot office. The second structure will have one (1) level of self-storage of about 691 square feet. The second structure will also have a residential two (2) bedroom

apartment for employee housing. The proposed facility requires a total of thirty-three (33) parking spaces. The Applicant proposes to provide six (6) parking spaces with thirteen (13) overflow parking spaces between the buildings. During peak operation, the facility is proposed to have three (3) or less employees. The proposed hours of operation of the self-storage facility is 7AM to 7PM. The Applicant has requested eight (8) total waivers for this application under the Zoning Bylaw. The Applicant further requests to construct the facility in phases and to be released from the previous MCD (File #4-84) as necessary. Plans have been provided to Mr. Ed Pesce, PE and a review is forthcoming. Staff does not have a recommendation at this time.

UPDATE:

The Applicant's legal counsel and project engineer presented the application to the Board. Overall, the Board had concerns on access and circulation to and from the site, along with concerns with the proposed loading areas. A Board member asked the Applicant to consider rearranging the site to accommodate at least two (2) loading zones for the facility. There was a discussion if the project should have one (1) way access to and from the site. The Planning Director suggested "edge parking" along the roadway for parking while the facility is being used by providing connectivity. The Board also asked for a landscape plan and for the Applicant to check with the Fire Chief. The Board would also like to see Mr. Pesce's review comments for the proposed project.

The Applicant has not provided revised plans based on the previous comments from the Board at this time; however they plan to present changes at the meeting and anticipate continuing the public hearing to the July meeting.

▪ **#22-16 Walter J. Glowacki, 4 Perry Lane**

FROM 05-02-16 STAFF REPORT:

The Applicant is seeking a Special Permit to construct a building for storage and warehousing for personal use. The items will include personal tools, landscaping equipment, mowers, snow plow, etc. Specifically, the Applicant wishes to construct 3,430 square foot steel building for warehousing. The Applicant has provided a site plan that shows a Belgian block apron into the site with a shell or gravel driveway. Flanking the entrance are Leyland Cypress trees along the property line, adjacent to the 10' setback line and proposed split rail fence. At the rear of the property, the Applicant proposes a 6' tall wood fence with lattice top. The property is located within the RC-2 district and interior storage is an allowed use with a Special Permit. Staff does not have a recommendation at this time.

UPDATE:

At the last meeting, after listening to the request from the Applicant's legal counsel, the Board was very adamant that no exterior storage would be allowed. The Applicant's legal counsel was clear that this was strictly for personal use only and no commercial uses were proposed upon the premise. The Board was very clear that the buildings were for "dead" storage for one (1) entity. The Board also had comments on the location of the proposed structures. The larger structure should be moved away from the rear and side property lines. The Board is concerned about the "lack of screening" proposed on the site and that there should be Leyland Cypresses planted along with a fence. Attorney Sarah Alger represented adjacent property owners and asked for clearer plans showing landscaping all around the property and open space, The Board and staff were told that there is currently a broken tractor and scrap metal sitting on the property. The Applicant has provided revised plans that are included in the Board's packet for consideration. Not all comments from the Board and staff have been considered in the revised plans. Staff comments are also included in the Board's packet.

▪ **#23-16 Walter J. Glowacki, 6 Perry Lane**

FROM 05-02-16 STAFF REPORT:

In conjunction with the above 4 Perry Lane request, the Applicant is seeking a Special Permit to construct a building for storage and warehousing for personal use. Specifically, the Applicant wishes to construct a 330 square foot wood framed garage for storage. Because the proposed garage is already constructed and proposed to be moved from Davkim Lane, the Applicant has received a Certificate of Appropriateness from the HDC to move said structure. Staff does not have a recommendation at this time.

UPDATE:

See Update of File #22-16 above.

▪ **#25-16 Nantucket Cottage Hospital (“NCH”) as the Owner, 57 & 59 South Prospect Street and 10 Vesper Lane**

FROM 05-02-16 STAFF REPORT:

The Applicant is seeking a Site Plan Review and approval to demolish or move existing structures on the site and to construct a new hospital facility. Specifically, the site will be reconfigured during the phased construction process in order to build the 106,605 square foot new hospital. The proposed phased construction is necessary in order to continue to provide quality healthcare services on the island while the new hospital is under construction. A portion of the premises is located within the Public Wellhead Recharge District. Plans have been provided to Ed Pesce, PE and a review is forthcoming.

UPDATE:

At the May Planning Board meeting, the consultants for NCH provided a presentation of the proposed project. A Board member had a concern about moving the “Founder’s Building” across the street and rather than keeping it on the same lot. The Planning Director had a comment regarding the continuation of on-street parking on Vesper Lane and the addition of the moving of the building called “Green Light” along South Prospect Street must be included on the proposed site plans. Another Board member had concerns on ADA parking at the “Founder’s Building” and the “Anderson Building.” There were also concerns about screening to soften the building, the proposed color of the asphalt parking lot, and the modern light poles proposed.

Since the last meeting, Ed Pesce had a meeting with the Applicant’s engineer and revised the site plans accordingly. A copy of Mr. Pesce’s report is included with the Board packet. A few items from Mr. Pesce’s review for the Board to consider:

- (1) Recommendation for a written endorsement from the Nantucket Fire Department
- (2) A notation on the plans that states “Potential Connection to Cemetery to Provide 2 Spaces.” He recommends a discussion of the applicant with the Board on the intent of this notation.
- (3) The proposed lighting along Vesper Lane appears to exceed .5 foot-candles at the property boundary. He recommends a discussion between the applicant and the Board to determine if there are any alternatives to the proposed design.

▪ **#27-16 Seven North Water LLC, 7 North Water Street**

The Applicant is seeking a special permit to construct a new driveway on North Water Street within twenty-five (25) feet of the intersection of Ash Street. Per the Applicant, a stacked two (2) car driveway was closed off when the road was resurfaced in the 1990’s. The Applicant states that the driveway is visible on the 1975 Town aerial maps, however the Applicant did not submit such evidence with the application. The Applicant states that the building at 7 North Water Street is now being converted from an inn to a private residence, and therefore requiring off-street parking. The Applicant is proposing two (2) stacked parking spaces surfaced with shell with a brick apron. Staff recommends approval.

▪ **#28-16 Nantucket Theatre Project LLC, 5 North Water Street**

The Applicant is seeking a modification to a previously granted Special Permit. Due to a delay in the manufacturing of the required elevator and in order for the White Heron Theater to be open this season and be able to provide the required accessible restroom facilities for the theater, the Applicant is requesting the use of the portable restroom unit to be installed and used temporarily from June through October 2016. The Applicant is also requesting that the Board authorize a temporary Certificate of Occupancy in order to be open for the 2016 season while the outstanding building and site improvements are completed. Staff has received multiple emails/letters in opposition to the request, which are included in the Board’s packet for review. If the Board is so inclined to approve, staff recommends a performance security account be established to ensure the final improvements are constructed and met.

▪ **#29-16 Mary G. Heard Estate of Edward Heard, 2 Lucretia Mott Lane**

The Applicant is requesting a Special Permit in order to construct a second driveway access. The Applicant previously received ANR approval in April 2016 (File #7954) pursuant to MGL Chapter 41 Section 81L. The Applicant also received Secondary Dwelling Approval last month to construct a second dwelling on the newly

created lot abutting Lucretia Mott Lane. The existing driveway is strictly for the use of the existing 2-story structure on the property. The proposed location of the second driveway will be on the northwest side to access the second dwelling. The proposed driveway will be surfaced with shell with a 10' wide paved apron and will access one (1) parking space for the new secondary structure. The Board should be aware that staff has received concerns about this request from abutting neighbors.

▪ **#30-16 Richard A. Travaglione, Trustees of 29 Tomahawk Road Realty Trust & 27 Tomahawk Road Realty Trust, 27 & 29 Tomahawk Road**

The Applicant is requesting a Special Permit to construct two (2) warehousing units for interior storage and warehousing. One (1) building will be 2,090 square feet and the other will be 1,870 square feet. Both buildings will have three (3) parking spaces behind each structure and one (1) parking space within the building at 29 Tomahawk, for a total of seven (7) parking spaces for the proposed project. This is within the Coffin commercial subdivision off Arrowhead Drive and the uses proposed are consistent with the intent of the subdivision. The property is currently zoned Commercial Industrial (CI), however is subject to a "Zoning Freeze" under the Residential Commercial (RC-2) zoning district. The Applicant is seeking a waiver on open space and driveway requirements to the extent necessary. Specifically, the Applicant is requesting for a driveway curb-cut to be 42' wide when the maximum allowable is 30' wide. The Applicant is proposing 14% of open space where the minimum required is 20%. Lastly, the Applicant is further seeking Minor Site Plan Review. The structure proposed at 20 Tomahawk Road will include a housing unit, which is an allowed by right use within the RC-2 zoning district and therefore, relief is not necessary. Staff has consulted with Ed Pesce, PE on the application and he has provided minor comments to the Applicant's project engineer. Mr. Pesce has asked the engineer for drainage calculations, which were provided to Mr. Pesce for review. Both staff and Mr. Pesce recommend the Applicant submit a small amount of escrow for this project. Should the Board be so inclined to approve this request, staff recommends an escrow account be established in order to account for Mr. Pesce's review.

▪ **#31-16 A.D. Associates LLC, 4B Bartlett Road**

The Applicant is requesting a Special Permit to convert an existing basement storage space to use as a laboratory, medical sterilization and decontamination area, and staff-break room, accessory to the existing medical offices on the first and second floors. The Applicant proposes thirteen (13) parking spaces, where seventeen (17) parking spaces are required. The Applicant is further requesting a waiver of site plan review because all proposed changes are within the interior of the existing structure and will not affect the exterior. The requested application does not increase the intensity of the existing use, staff recommends approval.

▪ **#32-16 Donald T. Visco and Phyllis J. Visco, as Trustees of Visco Family Nominee Trust, 10 Tomahawk Road (Lot 229)**

The Applicant is requesting a Special Permit to construct a 1,960 square foot commercial building for interior storage and warehousing and exterior storage to store port-a-potties at the rear of the site. This is within the Coffin commercial subdivision off Arrowhead Drive and the uses proposed are consistent with the intent of the subdivision. The property is currently zoned Commercial Industrial (CI), however is subject to a "Zoning Freeze" under the Residential Commercial (RC-2) zoning district. The Applicant is further seeking a waiver on parking, off-street loading requirement, and driveway width. Specifically, the Applicant is requesting for a driveway curb-cut to be slightly larger than 30' wide when the maximum allowable is 30' wide, however staff does not see the exact size of the curb-cut shown on the proposed site plan. The site plan shows two (2) "residential parking spaces," however no residential use is specified in the application and therefore this may a labeling error on the plans. Staff respectfully requests clarification. The site plan also shows a 480 square foot exterior storage area on gravel surrounded by a 6' chain link fence. Staff has consulted with Ed Pesce, PE on the application and he had a question on what was being proposed to keep the run-off contained on the site. Should the Board be so inclined to approve this request, staff recommends clarification from the Applicant on the proposed size of the curb-cut requested.

▪ **#33-16 Faros 17 Broad LLC, 17 Broad Street**

The Applicant is seeking modification #2 to a previously issued Major Commercial Special Permit for a hotel use at 17 Broad Street. The Applicant is requesting that the Board accept improvements made by the Applicant on Broad and North Water Streets in order to satisfy provisions contained in Sections 1.2 and 3.3 of the original Special Permit. The original MCD decision and first amendment are in the Board's packet. However, the sections of the original decision are as follows:

Section 1.2 *"Within eight weeks of the issuance of any building permit, the Applicant shall identify the extent of any work to occur within any public right of way and on any public property (including, but not limited to, sidewalks, curbs, crosswalks, pavement markings, lighting and landscaping) shall offer the performance of such work to the Nantucket Board of Selectmen for acceptance as a gift."*

Section 3.3 *"The Applicant has agreed to offer a contribution in a n amount of \$10,000.00 to the Town of Nantucket to be used for street light repair, tree planting, or sidewalk improvements on Broad or north Water Streets. Variations of the type or location of such improvements may be voted by the Planning Board by majority vote without need for a public hearing. Said payment shall be made to the Town of Nantucket prior to the issuance of any Certificate of Occupancy."*

The Applicant is requesting the Board to allow construction of the facility to continue on the site until June 30, as well as requesting clarification that "exterior work" applies to construction and hardscaping and does not include landscaping and exterior painting. The original decision states the following:

Section 2.3 *"No exterior construction shall take place from June 15th to September 15th of any year."*

Finally, the Applicant is further seeking to amend the requirement of Open Space, as it is no longer required in the Commercial Downtown (CDT) zoning district. Staff agrees with the request to amend the Open Space requirement, given the change in the Bylaw. The Board should consider what type of construction the Applicant wishes to continue and what those times and days of the week they will occur.

Preliminary Plans:

Sketch Plans:

- **Linda J. Bellevue, Trustee, 70 Milestone Road (Map 54 Parcels 35 & 35.1)**
The Applicant will do a presentation of the proposed sketch plan at the meeting.

Public Comments:

Other Business:

- **Kopelman & Paige, *Vote for Accepting non-survey plans***
- **Fog Island Café, *Dinner theater activities discussion***
- **40B 106 Surfside Road, *Comments***
- **FYI only, *Discussion regarding 36 Pocomo Road illegal brush cutting***
- **Senate Bill 2311**

Adjourn: