



# UPDATED MEETING MEETING POSTING

Original Posting: 09-08-2016 @ 3:04PM  
Posting Number: 712

Pursuant to MGL Chapter 30A, § 18-25  
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2016 SEP 12 PM 03:34  
NANTUCKET TOWN CLERK  
Posting Number:725

Committee / Board / s	<b>PLANNING BOARD</b>
Day, Date, and Time	<b>MONDAY, SEPTEMBER 12, 2016 @ 6:30 PM</b>
Location / Address	<input type="checkbox"/> <b>PUBLIC SAFETY FACILITY COMMUNITY ROOM</b> <b>FIRST FLOOR</b> <b>@</b> <b>4 FAIRGROUNDS RD., NANTUCKET, MA</b> <input type="checkbox"/>
Signature of Chair or Authorized Person	<b>CATHERINE ANCERO,</b> <b>ADMINISTRATIVE SPECIALIST</b>

**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!**

## AGENDA FOR 09-12-2016 (Subject to change)

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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:
  - June 13, 2016
  - July 11, 2016
  - August 8, 2016

- August 25, 2016 Special Meeting

IV. ANRs:

- #8017 David Fredericks, 7 Newtown Road (Map 55 Parcel 212) *Re-Affirm Vote*
- #8018 Mark J. Yacos & Deborah A. Yacos, 23 Woodbine Street (Map 80 Parcel 95)
- #8019 Lori Jeanne Sherman & Gordon M. Folger, 18 York Street (Map 55.4.1 Parcel 144)
- #8020 Leslie A. Johnson, 48 West Chester Street (Map 41 Parcel 385)
- #8021 Mark Clausen & Mary Davis, Mark J. & Pia L. Abate, and Elizabeth & Mark Norris, 130A Main Street, 130B Main Street, and 130 Main Street (Map 42.3.3 Parcels 96.1, 96.2 & 96.3)
- #8022 Cheryl J. Bunker, 17 East Lincoln Ave (Map 42.4.1 Parcel 5)
- #8023 James F. & Diane H. Cabral, 8 South Shore (Map 80 Parcel 3)
- #8024 Miriam Varian, 4 Okorwaw Avenue (Map 79 Parcel 131)

V. Second Dwellings:

- Brian & Mary MacDonald, 11 Cottage Ave, Siasconset (Map 73.31 Parcel 52) *(Held from August)*
- Pippens Way LLC, 14 Pippens Way (Map 43 Parcel 94.7)
- Randy Sharp, 12R Skyline Drive (Map 79 Parcel 35)
- Julia Morash, 18A Gray Ave (Map 67 Parcel 183.1)
- Ten Phippen's Way LLC, 10 Pippens Way (Map 43 Parcel 94.6)
- Elizabeth Wetherell, 10 Hickory Meadow Lane (Map 41 Parcel 904)
- Moonlight Dance LLC, 4 Nobadeer Avenue (Map 80 Parcels 35 & 37)

VI. Previous Plans:

- #1242 Topland Properties, Off Low Beach Road, *Form J release (Lots 5-57)*
- #6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road, *Covenant & Restriction Agreement discussion*
- #7640 Fisher Lane Subdivision, *Form J release (Lot 2)*  
*\*\*\* This item was not anticipated by the Chairman 48 hours in advance. \*\*\**
- 131 Main Street, *modification to the secondary dwelling approved site plan*
- 194 Cliff Road, *modification to the secondary dwelling approved site plan*
- 18 Sleepy Hollow Road, *modification to the secondary dwelling approved site plan*

VII. Public Hearings:

- #7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, *action deadline 08-31-16, CONTINUE TO 11-14-16*
- #7946 Stephen M. Waterhouse, 20 Sparks Avenue, *action deadline 11-30-16*
- #35-16 Seacliff, LLC and 142 Cliff Road, LLC, 144 Cliff Road & 142 Cliff Road, *action deadline 10-31-16*
- #36-16 Seacliff, LLC and 146 Cliff Road, LLC, 144 & 146 Cliff Road, *action deadline 10-31-16*
- #37-16 Inn Partners Regatta, LLC, 78 Center Street, *action deadline 10-31-16*
- #48-16 NIR Retail LLC, 137 Old South Road, *action deadline 11-6-16*
- #49-16 Robert G. & Melanie Sabelhaus, 2 Quaise Pastures Road, *action deadline 11-10-16*
- #50-16 Zeke Dog LLC Subdivision Modification #1, 31 Quidnet Road, *action deadline 12-11-16*
- #51-16 Housing Nantucket Affordable Rental Units, 75B Old South Road, *action deadline 12-11-16*
- #52-16 Gouin Village Subdivision, Vesper Lane, *action deadline 12-11-16*

**RICHMOND GREAT POINT DEVELOPMENT, LLC APPLICATIONS:**

- #7918 Richmond Great Point Development, LLC – 42, 48, & 54 Skyline Drive & 20 Davkim Lane, *action deadline 11-30-16*
- #7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road, *11-30-16*

Planning Board Agenda for Monday, September 12, 2016

- **#39-16 Old South Road Crossing Retail “Liner” Buildings, 63, 67m 73, and 75(A) Old South Road, *action deadline 11-30-16***
- **#40-16 “Meadows II” Rental Apartment Development Project, 20 and 20R Davkim Lane, *action deadline 11-30-16***
- **#43-16 “Sandpiper Place” Single Family Home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road, *action deadline 11-30-16***
  
- **#8013 “Meadows II” Rental Apartment Development Project, 20 and 20(R) Davkim Lane**
- **#8014 “Sandpiper Place” Single Family Home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road**

**Warrant Articles for 2016 Special Town Meeting:**

- **Article 13:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties at 106 and 108 Surfside Road, along with parcels 7, 8, 9, 10, and 11 as shown on Plan No. 2014-52 filed with the Nantucket Registry of Deeds;
- **Article 14:** Zoning Bylaw amendment and Map change from Country Overlay District (COD) to Town Overlay District (TOD) for properties at 4, 6 and 8 Hawthorne Lane (citizen petition);
- **Article 15:** Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties located within Surfside West and located off of South Shore Road, Rachel Drive, Zachary Way, Tripp Drive, Correia Lane, Felcon Drive, Marilyn Lane, Masaquet Avenue, and Morgan Square (citizen petition); and
- **Article 16:** Zoning Map change from Limited Use General 2 (LUG-2) to Residential 40 (R-40) for property at 4 Daffodil Lane (citizen petition).

**VIII. Preliminary Plans:**

- **Roy K. & Carol A. Barrett, 154 Cliff Road (Map 41 Parcel 73)**

**IX. ZBA Cases:**

- **#24-16 6 Lily Street LLC & Sconset Partners LLC, 6 & 8 Lily Street (Map 73.3.1 Parcels 109 & 110)**
- **#32-16 Alan A. Shuch as Trustee of the Ann F. Shuch Qulaified Personal Residence Trust, 45 Quidnet Road (Map 21 Parcel 21)**
- **#33-16 Susan A. Wagner, 3 Meader Street (Map 42.2.3 Parcel 39)**
- **#34-16 Polpis Harbor, LLC, 248 & 250 Polpis Road (Map 26 Parcel 27)**
- **#35-16**

**X. Public Comments:**

**XI. Other Business:**

- **40B 106 Surfside Road, *Comments***
- **Discuss Special Town Meeting Warrant Article for scheduling public hearing dates**
- **Discuss future meeting times**

**XII. Adjourn:**