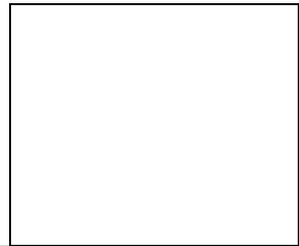




# MEETING POSTING

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  
(excluding Saturdays, Sundays and Holidays)



Committee / Board / s	<b>PLANNING BOARD</b>
Day, Date, and Time	<b>MONDAY, NOVEMBER 14, 2016 @ 6:00 PM - CANCELLED</b>
Location / Address	<input type="checkbox"/> Public Safety Facility Community Room First Floor @ <input type="checkbox"/> 4 Fairgrounds Rd., Nantucket, MA 02554
Signature of Chair or Authorized Person	CATHERINE ANCERO, 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!</b>	

## AGENDA FOR 11-14-2016

(Subject to change)

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

\*The Planning Board meeting will be video/audio recorded.

**Board Members:** Barry G. Rector (Chairman), Linda Williams (Vice-Chairman), Nathaniel Lowell, Joseph Marcklinger, and John Trudel, III

**Alternates:** Carl Borchert, David Callahan and Stephen Welch

**Staff:** Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Holly Backus (Land Use Planner), and Catherine Ancero (Administrative Specialist)

**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

## Nantucket Planning Board Agenda

**MONDAY, NOVEMBER 14, 2016**  
**6:00 PM**  
**4 Fairgrounds Road**  
**Public Safety Facility Community Room**  
**First Floor**  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)  
Video of meeting available on Town website

**(AGENDA SUBJECT TO CHANGE)**

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**I. Call to order:**

**II. Consent Items:**

**a. Minutes:**

- August 25, 2016 (Special Meeting)
- October 13, 2016

**b. ANR's**

- #8036 Mark Bono, 35 King Street (Map 73.4.2 Parcel 98)  
\*\*\*\* Ratify vote
- #8040 Nantucket Yacht Club, Inc., 4 South Beach Street and 3 Whaler's Lane (Map 42.4.2 Parcels 59 & 89)
- #8041 Carolyn S. Norberg, Trustee of 56 Walsh Street Trust, Plainfield/ Clifton Street (Map 49.3.2 Parcel 2)
- #8042 Dean Lampe, 30 York Street (Map 55.4.1 Parcel 150)
- #8043 Affordable Housing Trust Fund (Applicant) & Gail B. Sharretts (Owner), 47 Fairgrounds Road (Map 67 Parcel 304.1)
- #8044 106 Surfside Road LLC, c/o Joseph M. Guay, 106 Surfside Road (Map 67 Parcel 80)
- #8045 Daniel G. Counihan, 11 Swain Street (Map 42.4.1 Parcels 77 & 77.1)
- #8046 Amy Pierson, 5 Auriga Street, Surfside (Map 87 Parcel 130)
- #8047 Linda Mackay, Polly Arnoff, Ellen Sonis, & Arthur E. Arnoff, Jr., 28 Main Street, Siasconset (Map 73.3.1 Parcel 47)
- #8048 Christine Petrella, 16 Pequot Street (Map 80 Parcel 320)
- #8049 Christopher F. L. Ryder, Trustee of West Creek Road irrevocable Trust Agreement & Trustee of 12 West Creek Road Realty Trust, 10 & 12 West Creek Road (Map 55 Parcels 174 &

175)

- #8050 Enoch J. & Margo A. Sower, 10 Sconset Avenue (Map 49.3.2 Parcel 27)
- #8051 Sarah F. Alger, Trustee of Monomoy Creek Road Nominee Trust, 12 Monomoy Creek Road (Map 54 Parcel 54.1)
- #8052 Merrill Parrish Strange & Philip C. Strange, 19 Mill Street (Map 55.4.4 Parcel 46)
- #8053 Town of Nantucket, Elm Street, Central Street (Map 74)
- #8054 Mary Jane Cooper/ Attorney Richard J. Glidden, 46 Madequecham Valley Road (Map 88 Parcel 78)
- #8055 Beverly A. Hilts, 18 New Lane (Map 41 Parcel 397)
- #8056 Patience E. Killen, 1 Old North Wharf (Map 42.3.1 Parcel 80)

c. Second Dwellings:

- John Otoole, 4 Plainfield Road (Map 73.4.1 Parcel 1)
- Mary Jane Cooper, 46 Madequecham Valley Road (Map 88 Parcel 78)
- Phippen's Way LLC, 20 Pippins Way 9Map 43 Parcel 94.9)
- Sean & Sharon Dyer, 15 Seikinnow Place (Map 67 Parcel 527)
- John Lampe, 64B Walsh Street (Portion of Map 29 Parcel 94)
- Brian Hudzik, 7 Parker Lane (Map 67 Parcel 319.2)
- Colin Sykes, 63 North Liberty Street (Map 41 Parcel 144)
- Brian Fogarty, 40 Jefferson Avenue (Lot 13) (Map 30 Parcel 119)

d. Previous Plans:

- #1242 Topland Properties, Off Low Beach Road, *Form J release (Lots 5-57)* **Continued DTD**

e. Previous Plans for Discussion:

- #6986 Cachalot Subdivision, *partial release of escrow*
- #6842 Nantucket Westmoor Farms, LLC, 6 & 8 Westmoor Farms Road, *Covenant & Restriction Agreement discussion* **Continued from 09-12-16**
- Ryan Conway, 21 Ticcoma Way, *clarification regarding gross floor area*
- #12-15 Emporium (MCD), 54 Old South Road, *Authorization to sign off a Certificate of Occupancy*
- #13-16 Irina Dalgaard (Yummy's), 65 Surfside Road, *post season follow-up meeting to discuss hours of operation*

f. ZBA Cases:

- #24-16 6 Lily Street LLC & Sconset Partners LLC, 6 Lily Street (Map 73.3.1 Parcels 109 & 110), continued from 10-13-16
- #32-16 Alan A. Shuch, Trustee of the Ann F. Shuch Qualified Personal Residence Trust, 45 Quidnet Road (Map 21 as Parcel 21), continued from 10-13-16
- #36-16 Loren H. Kroll and Norma J. Goldman, 24 Coffin Street (Map 73.4.1 Parcel 52)
- #37-16 CHC Development, LLC, 7 Primrose Avenue (Map 40 Parcel 65)
- #38-16 Edmund M. Carpenter, Jr. & Patricia F. Carpenter, 17 Columbus Avenue (Map 59.3 Parcel 108)

III. Public Hearings:

- #7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, *action deadline 01-31-17*, **CONTINUE TO 01-09-17**
- #55-16 Nantucket Yacht Club Employee Housing, 4 South Beach Street, *action deadline 2-12-17*
- #56-16 William RJ Lothian, Trustee, 22 Trotters Lane, *action deadline 2-12-17*
- #57-16 Sean & Sharon Dyer, 15 Seikinoow Place, *action deadline 2-12-17*
- #58-16 David Barham & Lauri R. Robertson, Trustees, 6 Pine Street, *action deadline 2-12-17*

Planning Board Agenda for MONDAY, NOVEMBER 14, 2016 **CANCELLED**

- #59-16 Hatikva Way, 1, 2, and 3 Hatikva Way (formerly 82 & 84 Surfside Road), *action deadline 2-12-17*
- #8039 Hatikva Way Subdivision Modification #1, 82 & 84 Surfside Road, *action deadline 3-4-17*
  
- #60-16 Marine Home Center MCD, 128 & 134 Orange Street, *action deadline 2-12-17*
- #61-16 Hawthorne Park – 4, 6, & 8 Hawthorne Lane and 39, 49 (portion), & 55 (portion) Hummock Pond Road, *action deadline 2-12-17*
- #62-16 Hans Dalgaard Modification, 65 Surfside Road, *action deadline 2-12-17*
- #63-16 Vineyard Vines Retail, LLC, 2 Straight Wharf, *action deadline 2-12-17*
- #64-16 Madaket Marine Modification, 16 & 20 North Cambridge Street & 20 Little Neck Way, *action deadline 2-12-17*

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

**CONTINUED TO 11-30-2016 SPECIAL PLANNING BOARD MEETING**

- #7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road, *01-31-17*
- #40-16 “Meadows II” Rental Apartment Development Project, 20 and 20R Davkim Lane, *action deadline 01-31-17*
- #53-16 “Sandpiper Place I” (South) Single Family Home Development Project - Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road, *action deadline 01-10-17*
- #54-16 “Sandpiper Place II” (North) Single Family Home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road, *action deadline 01-10-17*
- #8013 “Meadows II” Rental Apartment Development Project, 20 and 20(R) Davkim Lane *action deadline 01-31-17*
- #8024 “Sandpiper Place I” (South) Single Family (Homeownership) Project, Off Old South Road, Daffodil Lane, and Mayflower Circle, and Evergreen Way, *action deadline 2-25-17*
- #8025 “Sandpiper Place II” (North) Single Family Home Development Project, Off Old South Road, Daffodil Lane, Mayflower Circle, Evergreen Way, *action deadline 2-25-17*
- #8038 Richmond Great Point Development, LLC (Clay Street Subdivision) 44, 46, and 48 Skyline Drive & 20 and 20(R) Davkim Lane

IV. Public Comments:

V. Other Business:

- Discussion about Warrant Articles for 2017 Annual Town Meeting
- Approval of 2017 Planning Board meeting schedule
- Reminder Special Planning Board meeting on November 30, 2016 at 6:30 PM.

VI. Adjourn: