



MEETING POSTING

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NANTUCKET TOWN CLERK
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Committee/Board/s

PLANNING BOARD

Day, Date, and Time

THURSDAY, JANUARY 26, 2017 @ 4:30 PM

Location / Address

PUBLIC SAFETY FACILITY TRAINING ROOM
SECOND FLOOR
@
4 FAIRGROUNDS ROAD, NANTUCKET, MA 02554

Signature of Chair or
Authorized Person

Leslie Woodson Snell, Deputy Director of Planning

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!

SPECIAL MEETING

PLANNING BOARD AGENDA FOR 01-26-2017

(Subject to change)

www.nantucket-ma.gov

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

The complete text, plans, application, or other material relative to each agenda items are 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. Ratify vote taken on 01-18-2017 regarding potential Warrant Articles for the 2017 Annual Town Meeting.
- IV. Consent Items:
 - a. ANR's:
 - #8073 Michele B. Perry, 14 South Shore Road, Beach Plum Avenue & Plover Lane (Map 80 Parcel 67)
 - b. Second Dwellings:
 - KKPC LLC, Chip Stahl, 154 Surfside Road (Map 87 Parcel 7)
- V. Public Hearings:

RICHMOND GREAT POINT DEVELOPMENT, LLC APPLICATIONS:

- #7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road, *action deadline 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 03-31-17*
- #54-16 “Sandpiper Place II” (North) Single Family Home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road, *action deadline 03-31-17*
- #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*

WARRANT ARTICLES for 2017 ANNUAL TOWN MEETING:

- Article 17: Zoning Map change from Assisted/Independent Living Community (ALC) to Residential 40 (R-40) and Commercial Neighborhood (CN) and Limited Use General 2 (LUG-2) to Residential 40 (R-40) for properties on Sherburne Commons Lane, and Miacomet Road. Zoning Bylaw amendments to: place properties on Miacomet Road currently located in the Country Overlay District (COD) in the Town Overlay District (TOD), modify the definition of “elder housing facilities”, and to delete references to “Assisted/Independent Living Community (ALC)”, including changes to sections 139-3 and 14 of the Zoning Bylaw;
- Article 38: Zoning Map change from Residential Commercial (RC) to Residential Old Historic (ROH) for properties on Old North Wharf, Still Dock, Commercial Wharf, Commercial Street, and Washington Street;
- Article 39: Zoning Map change from Residential Commercial (RC) to Commercial Downtown (CDT) for properties on Straight Wharf and Old South Wharf (*continue to 02-13-17 for re-advertisement*);

- Article 40: Zoning Bylaw amendment to add properties on Easy Street, Still Dock, and Straight Wharf to the Harbor Overlay District (*continue to 02-13-17 for re-advertisement*);
- Article 41: Zoning Map change from Commercial Neighborhood (CN) to Commercial Downtown (CDT) for property on South Beach Street;
- Article 42: Zoning Map change from Residential Commercial (RC) to Commercial Mid-Island (CMI) for properties on Sparks Avenue and Pleasant Street;
- Article 43: Zoning Map change from Residential Commercial (RC) to Commercial Mid-Island (CMI) for properties on Orange Street;
- Article 44: Zoning Map change from Residential Commercial (RC) to Commercial Neighborhood (CN) for properties Sparks Avenue, Williams Lane, and Pleasant Street;
- Article 45: Zoning Map change from Residential 1 (R-1) to Commercial Neighborhood (CN) for properties on Atlantic Avenue and Williams Lane;
- Article 46: Zoning Map change from Residential Commercial (RC) to Commercial Neighborhood (CN) for properties known as “Nantucket Inn” on Airport Road and Miller Lane;
- Article 47: Zoning Map change from Residential 20 (R-20) to Commercial Neighborhood (CN) for property at 1 Airport Road;
- Article 48: Zoning Map change from Residential Commercial 2 (RC-2) to Residential 5 (R-5) for properties on Park Circle;
- Article 49: Zoning Map change from Residential Commercial 2 (RC-2) to Residential 5 (R-5) for properties on Nobadeer Farm Road, Hinsdale Road, and Sun Island Road;
- Article 50: Zoning Map change from Residential Commercial 2 (RC-2) to Commercial Mid-Island (CMI) for properties on Hanabea Lane and Old South Road;
- Article 51: Zoning Map change from Residential Commercial 2 (RC-2) to Commercial, Trade, Entrepreneurship and Craft (CTEC) for properties on Teasdale Circle;
- Article 52: Zoning Map change from Residential Commercial 2 (RC-2) to Commercial Industrial (CI) for properties on Old South Road and Daisy Way (*continue to 02-13-17 for re-advertisement*);
- Article 53: Zoning Map change from Residential Commercial 2 (RC-2) to Residential 40 (R-40) for properties on Nobadeer Farm Road;
- Article 54: Zoning Map change from Residential Commercial 2 (RC-2) to Residential 5 (R-5), Residential 10 (R-10), and Commercial Trade, Entrepreneurship, and Craft (CTEC) for properties on Old South Road and Pine Crest Drive;
- Article 55: Zoning Map change from Residential Commercial 2 (RC-2) to Residential 5 (R-5) for properties on Nobska Way, Appleton Road, and Essex Road;
- Article 56: Zoning Map change from Residential Commercial 2 (RC-2) to Commercial Neighborhood (CN) for properties on Essex Road;
- Article 57: Zoning Map change from Limited Use General 2 (LUG-2) to Residential 40 (R-40) for properties on South Shore Road (Citizen Petition);
- Article 58: Zoning Bylaw amendment to place a portion of property located at 3 South Shore Road, currently located in the Country Overlay District (COD) in the Town Overlay District (TOD) (Citizen Petition);
- Article 59: Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties on South Shore Road (Citizen Petition);

Planning Board Agenda for THURSDAY, JANUARY 26, 2017

- Article 60: Zoning Map change from Limited Use General 2 (LUG-2) to Residential 40 (R-40) for properties on Evergreen Way (Citizen Petition);
- Article 61: Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties located on Evergreen Way (Citizen Petition);
- Article 62: Zoning Map change from Residential 20 (R-20) and Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties on Woodland Drive and Skyline Drive (Citizen Petition);
- Article 63: Zoning Map change from Limited Use General 2 (LUG-2) to Limited Use General 1 (LUG-1) for properties on Okorwaw Avenue and Monohansett Road (Citizen Petition);
- Article 64: Zoning Map change from Limited Use General 3 (LUG-3) to Limited Use General 2 (LUG-2) for property located at 7 West Miacomet Road (Citizen Petition);
- Article 65: Zoning Map change to adjust zoning district boundaries where lots are located within more than one zoning district – miscellaneous locations;
- Article 69: Zoning Bylaw amendment to modify section 139-7A (use chart) to prohibit “swimming pool – residential” in the Village Residential (VR) zoning district (Citizen Petition);
- Article 70: Zoning Bylaw amendment to modify section 139-4F of the Zoning Bylaw by placing miscellaneous properties located within the Madaket Area Plan boundary in the Village Height Overlay District (VHOD) (Citizen Petition);
- Article 71: Zoning Bylaw amendment to prohibit the taking off or landing of airplanes, helicopters, and any other type of aircraft as a principal or accessory use in any residential or business zone except in emergencies, at the Nantucket Memorial Airport, at the designated landing area at the Nantucket Cottage Hospital or as directed by federal, state or local government officials or their authorized agents in the exercise of governmental responsibilities (Citizen Petition);
- Article 73: Zoning Bylaw amendment to update sections of the Moorlands Management District (MMD) to reflect past changes to the Zoning Bylaw.

VI. Public Comments:

VII. Other Business:

VIII. Adjourn.