



Nantucket Planning Board

Nantucket Planning Board APPROVED Minutes

Monday, January 11, 2016

6:30PM

4 Fairgrounds Road

Public Safety Facility Community Room

First Floor

www.nantucket-ma.gov

Video of meeting available on Town website

(AGENDA SUBJECT TO CHANGE)

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

Board Members: Barry Rector (Chairman), Linda Williams (Vice-Chairman), & Nat Lowell

Alternates: Diane Coombs, Carl Borchart & John Trudel, III

Absent: John McLaughlin & Joe Marcklinger

Staff: Andrew Vorce, Leslie Snell, Eleanor Antonietti & Catherine Ancero

I. Call to order:

Chairman Rector called the meeting to order at 6:30 PM.

II. Approval of the agenda:

Ms. Williams made a motion to approve the agenda, duly seconded and voted 3-0 in favor.

III. Minutes:

▪ December 14, 2015

Ms. Williams made a motion to approve the December 14, 2015 set of minutes, duly seconded and voted 3-0 in favor.

IV. Public Hearings:

- #7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, *action deadline 02-29-16*, **CONTINUED TO 02-08-16**
- #7771 White Elephant Hotel LLC, 50 Easton Street, *action deadline 02-29-16*, **CONTINUED TO 02-08-16**
- #16-15 Brotherhood of Thieves, 23 Broad Street, *action deadline 02-29-16*, **CONTINUED TO 02-08-16**
- #21-15 46 Surfside Road, LLC, 46 Surfside Road, *action deadline 03-31-16*, **CONTINUED TO 02-08-16**
- #7905 Audrey Sterk, 10 Essex Road, *action deadline, 04-01-16*

Representing is owner Audrey Sterk residing at 10 Essex Road. Andrew Vorce recused himself. Ms. Sterk briefly gave a proposal. Chairman Rector opened the floor to the public. There was a brief discussion regarding allowing tertiary dwellings and to lift second dwellings. Ms. Williams expressed that she has no issue lifting second dwellings however the properties with one dwelling will be problematic and the properties with one dwelling should be restricted. Ms. Coombs agree with Ms. Williams comments. Chairman Rector opened the floor to the public. Anthony Zodas at 29 Essex Road stated that he currently has two dwellings and would like to have a tertiary dwelling and agrees with the restriction that Ms. Williams recommended for the lots. Andrew Vorce stated that he is speaking only as a property owner residing at Essex stated that he supports Ms. Sterks proposal and supports Ms. Williams comments. Ms. Williams made a motion to close the public hearing, duly seconded and voted 3-0 in favor. Ms. Williams made a motion to approve the modification to allow the lots that are currently unrestricted to tertiary dwelling bylaw, to allow restrictive lots with one dwelling an additional dwelling, duly seconded and voted 3-0 in favor.

- #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 01-13-16*

Representing is Bob Waickowski on behalf of Attorney Peter Kyburg. Mr. Waickowski requested that

this matter be continued for further information. Ms. Williams states that the applicant does not have a good site plan. Mrs. Snell suggested that the applicant meet with staff prior to the next meeting. Chairman Rector opened the floor to the public. No comments were made. Ms. Williams request to get an action deadline extension. Ms. Williams made a motion to continue February 8th meeting, duly seconded and voted 3-0 in favor.

- **#61-15 Seamus M. Crowley & Elizabeth Gennaro, 46 Nobadeer Farm Road, action deadline 03-13-16**

Representing are Arthur Gasbarro, Attorney Bill Hunter and Seamus Crowley. Mrs. Snell recused herself. There was a brief discussion of the proposal. Mr. Gasbarro stated that there would be no retail sales in the building. This application will allow the applicant for more manufacturing and storage. The applicant is requesting reduction for open space from thirty percent to twenty percent. The Applicant added trees, improved streetscape, and extends the Nobadeer Farm Road bike path with the applicant's expense. Applicant is also requesting for inclusionary housing and waiting review from Ed Pesce and will address any concerns that he may have. Ms. Williams request to remove porch and have stoop to give more space for loading. Mr. Vorce questioned curb plan and to provide crosswalk. Chairman Rector opened the floor to the public. No comments were made. Ms. Williams made a motion to continue to February 8th, duly seconded and voted 3-0 in favor.

- **#62-15 James P. Manchester & Helen B. Manchester, 1 Manchester Circle, action deadline 03-13-16**

Representing is Attorney Arthur Reade. Attorney Reade stated that at the last meeting there was concern of the parking. The revised plan meets the requirement for parking and allows the revised plan the creation of the secondary lot. Chairman Rector opened the floor to the public. No comments were made. Ms. Coombs and Mr. Borchert both activated. Ms. Williams made a motion to close the public hearing, duly seconded and voted 5-0 in favor. Ms. Williams made a motion to approve, duly seconded and voted 5-0 in favor.

- **#01-16 Tess Anderson, 56C Hooper Farm Road (Map 67 Parcel 317 portion of), action deadline 4-10-16**

Representing is Brian Sullivan. Mr. Sullivan stated that he may not need the special permit due to the reduction of the square footage. Chairman Rector stated that the best thing to do is to allow the Board to vote for withdrawal without prejudice for tertiary dwelling. Mr. Vorce stated that the modification no longer requires a public hearing and allow the withdrawal without prejudice for the 550 square footage tertiary dwelling Special Permit. Ms. Coombs and Mr. Trudel both activated for the withdrawal of the Special Permit tertiary dwelling. Ms. Williams made a motion to approve the withdrawal of the Special Permit tertiary dwelling, duly seconded and voted 5-0 in favor. Ms.

Williams made a motion to approve the tertiary dwelling, duly seconded and voted 3-0 in favor.

▪ **#02-16 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, *action deadline 4-10-16***

Representing is Attorney Arthur Reade and Teddy King. This is a modification of a subdivision. The applicant is extending the roadway and creating two additional lots that are not buildable and will put language on the plan referring that. There was a brief discussion regarding frontage-averaging issues. Chairman Rector opened the floor to the public. Cormac Collier, Nantucket Islands Land Bank requested for continuance until further information from the ConCom. Ms. Williams made a motion to continue to February 8th, duly seconded and voted 3-0 in favor.

▪ **#03-16 Greg W. Glowacki, 21 Greglen Avenue, *action deadline 4-10-16***

Representing is Teddy King. Mr. King provided a revised plan. Staff recommends approval with the revised plan submitted. Chairman Rector opened the floor to the public. No comments were made. Mr. Trudel and Mr. Borchert activated. Ms. Williams made a motion to close the public hearing, duly seconded and voted 5-0 in favor. Ms. Williams made a motion to approve with the revised plan provided, duly seconded and voted 5-0 in favor.

▪ **#04-16 Christine & Joseph P. Donelan II, As Owner and Structure Unlimited, As Applicant, 37 West Miacomet Road, *action deadline 4-10-16***

Representing is Nancy Drossel. Photos handed out at the meeting. Ms. Williams stated that correction, Structure Unlimited is not the applicant, and they are the agent. Applicant is proposing to construct a shed. Chairman Rector opened the floor to the public. No comments made. Ms. Coombs and Mr. Borchert both activated. Ms. Williams made a motion to close the public hearing, duly seconded and voted 5-0 in favor. Ms. Williams made a motion to approve, duly seconded and voted 5-0 in favor.

▪ **#05-16 Nantucket Boating Club, Inc., as Owner and John B. Brescher, as Applicant, 6B Greglen Avenue, *action deadline 4-10-16, CONTINUED TO 02-08-16***

▪ **#06-16 Anderson G. Grennan; Kenneth C. Coffin, 39, 41, 43 & 45 Tomahawk Road, *action deadline 4-10-16***

Representing are Anderson Grennan, Arthur Gasbarro and Attorney Arthur Reade. This is a modification previously approved Special Permit a mirror to it, which is flipped over and a minor adjustment to the retaining wall and the asphalt. The drainage system now accommodates the full build out of the lot. Chairman Rector opened the floor to the public. No comments made. Ms. Coombs and Mr. Trudel both activated. Ms. Williams made a motion to close the public hearing, duly seconded and voted 5-0 in favor. Ms. Williams made a motion to approve, duly seconded and voted 5-0 in favor.

V.ANR:

- #7911 Seven Eagle Lane Condominium – Mark Caushon, 5 ½ & 7 Eagle Lane (Map 55.4.1 Parcel 160)
- #7912 27 Sankaty, LLC, 27 Sankaty Road (Map 49.2.3 Parcels 40 & 41)
- #7913 William Edward Pappendick IV and Erica G. Pappendick, 25 Sankaty Road (Map 49.2.3 Parcel 17)
- #7914 Town of Nantucket, 94 Quidnet Road (Map 21 Parcel 107)
- #7915 23 Federal Street Realty Trust, 23 Federal Street (Map 42.3.1 Parcel 9.3)

Ms. Williams made a motion to approve and endorse ANR files 7911 through 7915 in accordance staff recommendation, duly seconded and voted 3-0 in favor.

VI. Previous Plans:

- #21-15 Paul M. Roberts DDS, LLC, 21 Old South Road, *endorse plans*

Ms. Williams made a motion to endorse plans, duly seconded and voted 3-0 in favor.

- #48-15 & 1034A South Valley Industrial Park, MCD, *Form J (Lots 178, 179 & 180)*

Ms. Williams made a motion to endorse the Form J and release lots 178,179 and 180, duly seconded and voted 3-0 in favor.

- #7438 Goose Cove, 5 South Cambridge Street, *Form J (Lot 889)*

Ms. Williams made a motion to hold and endorse the Form J and release said lots until funds are replenished, duly seconded and voted 3-0 in favor.

- #7904 Newtown Road Subdivision, *endorse plans*

Ms. Williams made a motion to endorse the plans and hold the plans for Ed Pesce to review.

VII. ZBA:

- 01-16 Ann N. Apgar & Mahlon Apgar, Trustees of 22 Broadway Trust, 22 Broadway (Map 73.1.3 Parcel 117)
- #02-16 Daniel G. Counihan, 11 Swain Street (Map 42.4.1 Parcel 77 portion of)
- #03-16 Brandt C. Gould & Gabrielle M. Gould, 15 Margaret's Way (Map 20 Parcel 64)
- #04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – aka SURFSIDE COMMONS 40b, 106 Surfside Road (Map 67 Parcel 80)

***This agenda item was not anticipated by the Chairman 48 hours in advance**

Ms. Williams made a motion that ZBA file numbers #01-16 through #03-16 are not of Planning Board Concern, duly seconded and voted 3-0 in favor.

Ms. Williams made a motion to withhold any comments regarding file #04-16 for concerns that Board may have such as density, location, sewer/water, impact, failed intersection, parking, infrastructure impact, too dense for that area, tire island regarding guidelines, and rural road since staff has not had any chance for a formal review for a recommendation , duly seconded and voted 3-0 in favor.

VIII. Public Comments:

No comments made.

IX. Other Business:

- **Proposed Warrant Articles for 2016 ATM**
- **Discuss second dwelling conditions such as:**
 1. encroachment policy
 2. adding condition regarding travelled way
 3. lot line clearings of obstruction such as boulders
 4. clarify aprons being built to the edge of the travelled way
 5. add language regarding apron to the approval letter
- **REMINDING SPECIAL PLANNING BOARD MEETING ON JANUARY 28TH @ 6:00PM.**

There was no discussion.

X. Adjourn:

The meeting adjourned at 8:04PM

LIST OF DOCUMENTS:

Staff report for 011116

XI. Approval of the agenda:

Agenda for 011116

XII. Minutes:

- **December 14, 2015**
Draft minutes of 121415

XIII. Public Hearings:

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, *action deadline 02-29-16,***
CONTINUED TO 02-08-16
Aerial photo and a letter dated 010516 from David Armanetti.
- **#7771 White Elephant Hotel LLC, 50 Easton Street, *action deadline 02-29-16,*** ***CONTINUED TO 02-08-16***
Letter dated 010416 from Attorney Rick Beaudette
- **#16-15 Brotherhood of Thieves, 23 Broad Street, *action deadline 02-29-16,*** ***CONTINUED TO 02-08-16***
An email from Attorney Rhoda Weinman dated 010516
- **#21-15 46 Surfside Road, LLC, 46 Surfside Road, *action deadline 03-31-16,*** ***CONTINUED TO 02-08-16***
An email from Attorney Steven Cohen dated 010516.
- **#61-15 Seamus M. Crowley & Elizabeth Gennaro, 46 Nobadeer Farm Road, *action deadline 03-13-16,*** ***CONTINUED TO 02-08-16***
Plan, drainage analysis, application with plans.
- **#7905 Audrey Sterk, 10 Essex Road, *action deadline, 04-01-16***
GIS photo, application and an email dated 010316 and email dated 111915 from Audrey Sterk.
- **#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 01-13-16***
GIS photo, plans and an email from Peter Kyburg dated 010516.
- **#62-15 James P. Manchester & Helen B. Manchester, 1 Manchester Circle, *action deadline 03-13-16***
GIS photo and plans.
- **#01-16 Tess Anderson, 56C Hooper Farm Road (Map 67 Parcel 317 portion of), *action deadline 4-10-16***
GIS map, application, deed and plans

- **#7916 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, *action deadline 4-10-16***
GIS map, application, plans and letter from Marianne Hanley dated 121415.
- **#03-16 Greg W. Glowacki, 21 Greglen Avenue, *action deadline 4-10-16***
GIS map, application, plan and email from Holly Backus dated 123116
- **#04-16 Christine & Joseph P. Donelan II, As Owner and Structure Unlimited, As Applicant, 37 West Miacomet Road, *action deadline 4-10-16***
GIS photo, application, plans.
- **#05-16 Nantucket Boating Club, Inc., as Owner and John B. Brescher, as Applicant, 6B Greglen Avenue, *action deadline 4-10-16***
GIS photo, application, and plans.
- **#06-16 Anderson G. Grennan; Kenneth C. Coffin, 39, 41, 43 & 45 Tomahawk Road, *action deadline 4-10-16***
GIS photo, application, letter dated 121815 from Rick Beaudette

XIV. ANR:

- **#7911 Seven Eagle Lane Condominium – Mark Caushon, 5 ½ & 7 Eagle Lane (Map 55.4.1 Parcel 160)**
- **#7912 27 Sankaty, LLC, 27 Sankaty Road (Map 49.2.3 Parcels 40 & 41)**
- **#7913 William Edward Pappendick IV and Erica G. Pappendick, 25 Sankaty Road (Map 49.2.3 Parcel 17)**
- **#7914 Town of Nantucket, 94 Quidnet Road (Map 21 Parcel 107)**
- **#7915 23 Federal Street Realty Trust, 23 Federal Street (Map 42.3.1 Parcel 9.3)**

GIS photo and application with mylar and two paper plans.

XV. Previous Plans:

- **#21-15 Paul M. Roberts DDS, LLC, 21 Old South Road, *endorse plans***
GIS photo, letter dated 010416 from Paul Santos and plans.
- **#48-15 & 1034A South Valley Industrial Park, MCD, *Form J (Lots 178, 179 & 180)***
An email dated 010616 from Attorney Arthur Reade, Form J, and supplemental documents.
- **#7438 Goose Cove, 5 South Cambridge Street, *Form J (Lot 889)***
GIS photo, Form J and plans.
- **#7904 Newtown Road Subdivision, *endorse plans***
An email from Leo Asadoorian dated 010616, plans, and drainage summary revised date

121815

XVI. ZBA:

- 01-16 Ann N. Apgar & Mahlon Apgar, Trustees of 22 Broadway Trust, 22 Broadway (Map 73.1.3 Parcel 117)
- #02-16 Daniel G. Counihan, 11 Swain Street (Map 42.4.1 Parcel 77 portion of)
- #03-16 Brandt C. Gould & Gabrielle M. Gould, 15 Margaret's Way (Map 20 Parcel 64)
- #04-16 Donald J. Mackinnon, Trustee of Nantucket 106 Surfside Realty Trust – aka SURFSIDE COMMONS 40b, 106 Surfside Road (Map 67 Parcel 80)

***This agenda item was not anticipated by the Chairman 48 hours in advance**

ZBA agenda of 011416

XVII. Public Comments:

XVIII. Other Business:

- **Proposed Warrant Articles for 2016 ATM**
Legal ad for 2016 Annual Town Meeting
Proposed article changes.
- **Discuss second dwelling conditions such as:**
 6. encroachment policy
 7. adding condition regarding travelled way
 8. lot line clearings of obstruction such as boulders
 9. clarify aprons being built to the edge of the travelled way
 10. add language regarding apron to the approval letter
- **REMINDING SPECIAL PLANNING BOARD MEETING ON JANUARY 28TH @ 6:00PM.**

XIX. Adjourn:

APPROVED

