



# Nantucket Planning Board

## APPROVED MINUTES

### Nantucket Planning Board Agenda Special Meeting

Friday, February 19, 2016  
12:30PM

Joint meeting with Affordable Housing Trust Fund at 1:00PM  
2 Fairgrounds Road  
Conference Room  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

(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 Present:** Linda Williams, Joe Marcklinger and Nat Lowell

**Alternates Present:** Carl Borchart left at 12:50pm

**Absent:** Barry Rector, John McLaughlin, John Trudell, III, and Diane Coombs

**Staff Present:** Andrew Vorce, Leslie W. Snell, and Catherine Ancero

#### I. Call to order:

Acting Chairman Ms. Williams called the meeting to order at 12:43PM.

#### II. Approval of the agenda:

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

#### III. Minutes:

- October 15, 2015
- January 11, 2016

Mr. Marcklinger made a motion to approve the two set of minutes, duly seconded and voted 3-0 in favor.

**IV. ANR:**

- #7922 Michael Sullivan, 4 Reacher Lane (Map 68 Parcel 336)
- #7923 Town of Nantucket, Mequash Avenue, Laurel Street, School Street, & Copeland Street (Map 80)
- #7924 Ebuyliss, LLC – 52 Eel Point Road (Map 32 Parcel 25)
- #7925 James P. Manchester & Helen B. Manchester, 1 Manchester Circle (Map 56 Parcel 94.1)
- #7926 Richard & Elizabeth Anderson, 45 Macy's Lane (Map 68 Parcel 33)
- #7927 Steven W. Burbage & Susan C. Burbage, 47 Quidnet Road (Map 21 Parcel 143)
- #7928 Robert T. Petrini, Trustees of The Robert T. Petrini Revocable Trust, 22 Quidnet Path (Map 21 Parcel 151)
- #7929 Russell Simpson, 6 Marble Way (Map 66 Parcel 103)
- #7930 Town of Nantucket, Unnamed Way between Eel Point Road & Madaket Road (Map 33)
- #7931 Courtney Szwajkowski, 3 Joy Street (Map 55.4.4 Parcel 68)

Ms. Lowell made a motion to approve #7923, #7925 through #7930 to endorse in accordance with the staff recommendation, duly seconded and voted 3-0 in favor.

ANR file numbers #7922, #7924, and 7931 to be continued to the March 3<sup>rd</sup> meeting.

**V. Second Dwellings:**

- Ram Island, LLC, 27 Monomoy Road (Map 54 Parcel 207)
- Marybeth Wise, 16 Cliff Road (Map 42.4.4 Parcel 69)
- Sarah Minella, 15 Gingy Lane (Map 41 Parcel 849)

Mr. Lowell made a motion to endorse all three second dwellings in accordance with the staff recommendation, duly seconded and voted 3-0 in favor.

**VI. Tertiary Dwellings:**

- John Roberts, 15 Helens Drive (Map 66 Parcel 46)

Mr. Lowell made a motion to remove condition one, endorse and approve 15 Helens Drive in accordance with the staff recommendation, duly seconded and voted 3-0 in favor.

**VII. Previous Plans:**

- #7084 WB Nantucket Holdings, Arrowhead Drive, *release escrow (\$2,500.00)*  
Mr. Lowell made a motion to release the escrow of \$2500.00, duly seconded and voted 3-0 in favor.
- #7661 Woodland Hill, *Form J (Lot 10)*  
Mr. Lowell made a motion to endorse the Form J and release lot 10, duly seconded and voted 3-0 in favor.
- #7924 Zeke Dog, 31 Quidnet Road, *endorse plans*  
Mr. Lowell made a motion to endorse plans, duly seconded and voted 3-0 in favor.
- #26-15 Richmond Great Point Development LLC, 1, 3 & 5 Greglen Avenue, *landscaping plan*  
Mr. Lowell made a motion to endorse the landscape plan, duly seconded and voted 3-0 in favor.
- #02-12 Point Breeze Hotel Amendment #4, 77 Easton Street, *discussion for additional staff room & a pergola*  
Mark Snider represented. Mr. Snider gave a brief proposal. Mr. Snider stated that they will be submitting a Special Permit through the Planning Board requesting to modify a previously granted MCD and an expansion of a pre-existing non-conforming ground cover use. The applicant is proposing to add a small two level addition to accommodate two new guest bedrooms and add a bathroom to an existing bedroom. Also Mr. Snider will be requesting to enclose 2100 square feet on the existing deck that will allow bringing the handicap platform inside. Mr. Lowell made a motion that

this does not require a public hearing, duly seconded and voted 3-0 in favor. Mr. Lowell made a motion to approve the modification request, duly seconded and voted 3-0 in favor.

**VIII. 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)  
**\*\*RE-AFFIRM VOTE FROM 01-11-16**

Mr. Lowell made a motion to re-affirm vote made on the January 11, 2016 meeting, duly seconded and voted 3-0 in favor.

**IX. Public Comments:**

No public comments were made.

**X. Other Business:**

- **Special guest speakers – Review draft of Housing Production plan with Judi Barrett and Jennifer Goldson. To be discussed during joint meeting with the Affordable Housing Trust Fund Meeting at 1:00 PM.**

Planning Board recessed at 12:50 and will reconvened back in 10 minutes to have a joint meeting with the Affordable Housing Trust Fund, with Special guest speaker Judi Barrett and Jennifer Goldson.

**\*\*\*REMINDERS:**

- **ZBA REQUESTS COMMENTS ON SURFSIDE COMMONS COMPREHENSIVE PERMIT APPLICATION BY FEBRUARY 22, 2016.**
- **PUBLIC HEARING ITEMS FROM THE FEBRUARY 8<sup>TH</sup> MEETING WILL BE HEARD ON MARCH 3, 2016 AT 6:00PM.**
- **REGULAR PLANNING BOARD MEETING ON MARCH 7, 2016 AT 6:30PM.**

**XI. Adjourn:**

Meeting adjourned at 4:45PM.

**LIST OF DOCUMENTS:**

Staff report dated 021916

**XII. Approval of the agenda:**

**XIII. Minutes:**

- October 10, 2015
- January 11, 2016

Two set of minutes for 101015 and 011116

**XIV. ANR:**

- #7922 Michael Sullivan, 4 Reacher Lane (Map 68 Parcel 336)
- #7923 Town of Nantucket, Mequash Avenue, Laurel Street, School Street, & Copeland Street (Map 80)
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GIS photo with application, mylar plan and two paper plans.

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Staff report with application and plans.

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**XXI. Adjourn:**

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