



# Nantucket Planning Board

APPROVED MINUTES

**UPDATED AGENDA**

Nantucket Planning Board Agenda

Monday, April 11, 2016

6:30PM

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)**

\*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), & Joe Marcklinger

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

**Absent:** John McLaughlin & Nat Lowell

**Staff:** Leslie Snell, Eleanor Antonietti, Holly Backus & Catherine Ancero

**I. Call to order:**

Chairman Rector called the meeting to order at 6:44PM.

**II. Approval of the agenda:**

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

### III. ANRs:

- #7947 Arthur I. Wullschleger, Jr. & Carol Wullschleger, 12 Shell Street (Map 73.1.3 Parcel 80)
- #7948 Seamoore Nominee Trust; James P. Kelley & Marlys E. Kelley, 18 Nonantum Ave (Map 87 Parcel 18)
- #7949 Thorn & Thistle Condominium, 5 & 5 ½ Jefferson Lane (Map 55.4.1 Parcel 119)
- #7950 Roberta A. Hatch, Trustee of Four Deck Nominee Trust, 29 Pochick Ave (Map 80 Parcel 92)
- #7951 Woodbury Lane Realty Trust; Bruce H. Poor Trustee, Barnabas Lane (Map 41 - portion)
- #7952 Inhabitants of the Town of Nantucket, Off Ticcoma Way t.b.k.a Glidden Way (Map 67 Parcel 40 – portion)
- #7953 Margaret Ann Ruley, 5 Franklin Street (Map 41 Parcel 391)
- #7954 Executor of the Estate of Edward S. Heard, 3 School Street (Map 42.3.2 Parcel 125)
- #7955 Joseph A. Young, Joseph J. Young, Frances T. Young & Ann Y. Orr, 43 Jefferson Avenue (Map 30 Parcel 47)
- #7956 2013 Freedom Trust, Way of Sherburne Turnpike (Map 30)
- #7957 Town of Nantucket, Boulevard & Weweeder – Parcels A1 through A14 (Maps 79 & 88)
- #7958 Town of Nantucket, Henry Street (Map 29)
- #7960 Mark Bono- Owner J Pepper Fraizer – Contact Purchaser, 35 King Street, Siasconset (Map 73.4.2 Parcel 98)

Ms. Williams made a motion to approve and endorse ANR files 7947 through 7960 AND Mr. Marcklinger will not sign mylar plans until locus are in placed in accordance staff recommendation, duly seconded and voted 3-0 in favor.

### IV. Second Dwellings:

- Tea Tucket, LLC, 10 North Road (Map 43 Parcel 81)
- Ack Last, LLC – Peter Georgantas, 7 Judith Chase Lane (Map 42.3.2 Parcel 62)
- Kenneth & Kathleen Wiggin, 15 Miacomet Avenue (Map 67 Parcel 213)
- William P. Manchester, Hussey Farm Road (Map 56 Parcel 94)
- Robert & Deborah Giese, 5 Meadow Lane (Map 41 Parcel 444)
- Kimball-Sherburne LLC; George L. Cushing, 9 Kimball Ave (Map 30 Parcel 31)
- Joao Coutinho, 17 Woodland Drive (Map 68 Parcel 263)
- Benjamin & Margot FooShee, 13 Massachusetts Avenue (Map 60 Parcel 75)
- Daniel & Joanne Strojny, 113 Somerset Road (Map 66 Parcel 139)
- Michael Szwajkowski & Courtney Miller, 3 Joy Street (Map 55.4.4 Parcel 68)
- Kim Glowacki, 19 Nancy Ann Lane (Map 68 Parcel 140)

Ms. Williams made a motion to endorse all second dwellings except for 7 Judith Chase Lane and 3 Joy Street to carry at the next meeting in accordance with the staff recommendation, duly seconded and voted 3-0 in favor.

### V. Tertiary Dwellings:

- Diane O'Neil, 14 Tripp Drive (Map 80 Parcel 310)

Ms. Williams made a motion to endorse and approve 14 Tripp Drive in accordance with the staff recommendation, duly seconded and voted 3-0 in favor.

### VI. Previous Plans:

- #6654 Hanabea Lane Subdivision, Nobadeer Farm Road, Form J (re-release Lots 738 & 741)

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

- **#6654 Hanabea Lane Subdivision, Nobadeer Farm Road, Form J (re-release Lots 736, 754 & 755)**  
Ms. Williams made a motion to endorse and release the Form J, duly seconded and voted 3-0 in favor.
- **#7426 Micheme Lane Subdivision, 21 Ticcoma Way, release of escrow**  
Ms. Williams made a motion to deny the release of escrow, duly seconded and voted 3-0 in favor.
- **#7640 Fisher Lane Subdivision, 101 Low Beach Road, endorse legal documents**  
Ms. Williams made a motion to endorse the legal documents, duly seconded and voted 3-0 in favor.
- **#7786 Vinecliff Lane, 47 & 47B Cliff Road, Form J release for Lots 6 & 7**  
Ms. Williams made a motion to endorse and release the Form J, duly seconded and voted 3-0 in favor.
- **#7919 Hatikva Way Subdivision, 82 & 84 Surfside Road, endorse plans**  
Ms. Williams made a motion to endorse the plans, duly seconded and voted 3-0 in favor.
- **#3-94 South Valley Industrial MCD, 8B Greglen Ave, consideration for allowed use under existing MCD**  
Ms. Williams made a motion to continue this to the next meeting, duly seconded and voted 3-0 in favor.

#### **VII. Public Hearings:**

- **#7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, action deadline 06-30-16, CONTINUED TO 06-13-16**
- **#7771 White Elephant Hotel LLC, 50 Easton Street, action deadline 04-30-16, CONTINUED TO 05-09-16**
- **#7917 4 North Mill Court LLC, 11 Mill Hill, action deadline 05-25-16, CONTINUED TO 05-09-16**
- **#7918 Richmond Great Point Development, LLC – 42, 48, 54 Skyline Drive & 20 Davkim Lane, action deadline 05-25-16, CONTINUED TO 05-09-16**
- **#16-15 Brotherhood of Thieves, 23 Broad Street, action deadline 06-30-16, CONTINUED TO 06-13-16**
- **#17-16 Dawn Holdgate & Michael Holdgate, 15 Exeter Street, 07-10-16, CONTINUED TO 05-09-16**
- **#7946 Stephen M. Waterhouse, 20 Sparks Avenue, action deadline 07-27-16, CONTINUED TO 05-09-16**
- **#05-16 Nantucket Boating Club, Inc., as Owner and John B. Brescher, as Applicant, 6B Greglen Avenue, action deadline 4-10-16, WITHDRAWAL**

Ms. Williams made a motion to accept the withdrawal without prejudice, duly seconded and voted 3-0 in favor.

- **#7916 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, action deadline 5-31-16**

Representing are Attorney Marianne Hanley and Don Bracken. The applicant is proposing to change the subdivision to a total of four lots; two buildable and two unbuildable lots. Mr. Bracken discussed the detail of the proposal. Chairman Rector opened the floor to the public. Cormac Collier briefly confirmed that it would be a standard procedure that they would follow for subdivisions. There was a brief discussion for the request to review the declaration of restrictions. Attorney Hanley stated that regarding the wetland concerns her client will go before the Conservation Commission. 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, duly seconded and voted 3-0 in favor.

- **#02-16 Christopher & Linda Roberts, 13 Milestone Crossing, action deadline 07-10-16**

Representing are Christopher and Linda Roberts. Chairman Rector opened the floor to the public. No comments were made. Ms. Coombs 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, duly seconded and voted 5-0 in favor.

▪ **#13-16 Irina Dalgaard, 65 Surfside Road, *action deadline 07-10-16***

Representing is Irina Dalgaard. Ms. Dalgaard gave a brief summary of what is being proposed. Chairman Rector opened the floor to the public. No comments were made. Mr. Borchert and Mr. Trudell 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 and review back regarding summer operation at the November meeting, duly seconded and voted 5-0 in favor.

▪ **#14-16 Kenneth J. & Kathleen Wiggin, 15 Miacomet Avenue, *action deadline 07-10-16***

Representing is Kenneth Wiggin. Chairman Rector opened the floor to the public. No comments were made. Mr. Trudell and Ms. Coombs 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.

▪ **#15-16 Christopher Gallant & Annette Tremblay, 15A Gray Avenue, *action deadline 07-10-16***

Representing is Attorney Steven Cohen. Chairman Rector opened the floor to the public. No comments were made. Ms. Coombs 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, duly seconded and voted 5-0 in favor.

▪ **#16-16 The Boarding House, 12 Federal Street, *action deadline 07-10-16***

Representing are Attorney Sarah F. Alger, Paul Santos, and Matt MacEachern. Attorney Alger handed out additional documents to the Board. Attorney Alger gave a brief summary of the proposal. 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 that the outdated restrictions imposed by the ZBA be lifted and replaced with limitations more in keeping with an operation proposed in the CDT zoning district, duly seconded and voted 5-0 in favor.

VIII. **ZBA:**

▪ **#11-16 John N. Sullivan and Marie T. Sullivan, 5 Appleton Road (Map 66 Parcel 390)**

Ms. Snell request that this be continued to the May 9<sup>th</sup> meeting.

IX. **Public Comments:**

X. **Other Business:**

▪ **ZBA comments for Surfside Commons Comprehensive Permit Application**

Ms. Williams made a motion to have draft recommendation for the May 9<sup>th</sup> meeting, duly seconded and voted 3-0 in favor.

▪ Ms. Williams made a motion to write a letter to staff for a job well done regarding the 2016 ATM and to have the Chairman sign, duly seconded and voted 3-0 in favor.

▪ There was a brief discussion of future use of ipads for the Planning Board members.

XI. **Adjourn:**

The meeting adjourned at 7:52 PM

**LIST OF DOCUMENTS PROVIDED:**

Staff report for 41116

**XII. Approval of the agenda:**

Agenda for 41116

**XIII. ANRs:**

- #7947 Arthur I. Wullschleger, Jr. & Carol Wullschleger, 12 Shell Street (Map 73.1.3 Parcel 80)
- #7948 Seamoore Nominee Trust; James P. Kelley & Marlys E. Kelley, 18 Nonantum Ave (Map 87 Parcel 18)
- #7949 Thorn & Thistle Condominium, 5 & 5 ½ Jefferson Lane (Map 55.4.1 Parcel 119)
- #7950 Roberta A. Hatch, Trustee of Four Deck Nominee Trust, 29 Pochick Ave (Map 80 Parcel 92)
- #7951 Woodbury Lane Realty Trust; Bruce H. Poor Trustee, Barnabas Lane (Map 41 - portion)
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- #7953 Margaret Ann Ruley, 5 Franklin Street (Map 41 Parcel 391)
- #7954 Executor of the Estate of Edward S. Heard, 3 School Street (Map 42.3.2 Parcel 125)
- #7955 Joseph A. Young, Joseph J. Young, Frances T. Young & Ann Y. Orr, 43 Jefferson Avenue (Map 30 Parcel 47)
- #7956 2013 Freedom Trust, Way of Sherburne Turnpike (Map 30)
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- #7958 Town of Nantucket, Henry Street (Map 29)
- #7960 Mark Bono- Owner J Pepper Fraizer – Contact Purchaser, 35 King Street, Siasconset (Map 73.4.2 Parcel 98)

Staff report with applications with mylar plans and two paper copies .

**XIV. Second Dwellings:**

- Tea Tucket, LLC, 10 North Road (Map 43 Parcel 81)
- Ack Last, LLC – Peter Georgantas, 7 Judith Chase Lane (Map 42.3.2 Parcel 62)
- Kenneth & Kathleen Wiggin, 15 Miacomet Avenue (Map 67 Parcel 213)
- William P. Manchester, Hussey Farm Road (Map 56 Parcel 94)
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- Kimball-Sherburne LLC; George L. Cushing, 9 Kimball Ave (Map 30 Parcel 31)
- Joao Coutinho, 17 Woodland Drive (Map 68 Parcel 263)
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- Daniel & Joanne Strojny, 113 Somerset Road (Map 66 Parcel 139)
- Michael Szwajkowski & Courtney Miller, 3 Joy Street (Map 55.4.4 Parcel 68)
- Kim Glowacki, 19 Nancy Ann Lane (Map 68 Parcel 140)

Staff report with applications with plans

**XV. Tertiary Dwellings:**

- Diane O’Neil, 14 Tripp Drive (Map 80 Parcel 310)  
Application with plans

**XVI. Previous Plans:**

- #6654 Hanabea Lane Subdivision, Nobadeer Farm Road, Form J (re-release Lots 738 & 741)  
Staff report with application and plan.
- #6654 Hanabea Lane Subdivision, Nobadeer Farm Road, Form J (re-release Lots 736, 754 & 755)  
Staff report with application.
- #7426 Micheme Lane Subdivision, 21 Ticcoma Way, release of escrow  
Letter from Attorney Sarah Alger and escrow balance sheet
- #7640 Fisher Lane Subdivision, 101 Low Beach Road, endorse legal documents  
Letter from Attorney Richard Glidden and legal documents.
- #7786 Vinecliff Lane, 47 & 47B Cliff Road, Form J release for Lots 6 & 7  
Letter from Dan Mulloy and application with plan.
- #7919 Hatikva Way Subdivision, 82 & 84 Surfside Road, endorse plans  
Staff report with application and plans.
- #3-94 South Valley Industrial MCD, 8B Greglen Ave, consideration for allowed use under existing MCD  
Plans with Certificate of Water Quality Compliance letter.

**XVII. Public Hearings:**

- #7716 Valero Road Subdivision, 60, 62, 64, 66 & 68 Old South Road, action deadline 06-30-16, **CONTINUED TO 06-13-16**
- #7771 White Elephant Hotel LLC, 50 Easton Street, action deadline 04-30-16, **CONTINUED TO 05-09-16**  
Email dated 4516 from Attorney Rick Beaudette.
- #7917 4 North Mill Court LLC, 11 Mill Hill, action deadline 05-25-16, **CONTINUED TO 05-09-16**  
An email dated 4616 from Attorney Steven Cohen.
- #7918 Richmond Great Point Development, LLC – 42, 48, 54 Skyline Drive & 20 Davkim Lane, action deadline 05-25-16, **CONTINUED TO 05-09-16**  
Letter dated 033116 from David Armanetti.
- #16-15 Brotherhood of Thieves, 23 Broad Street, action deadline 06-30-16, **CONTINUED TO 06-13-16**  
An email from Attorney Rhoda Weinman dated 4616
- #17-16 Dawn Holdgate & Michael Holdgate, 15 Exeter Street, 07-10-16, **CONTINUED TO 05-09-16**  
Aerial photo with application and plan.
- #7946 Stephen M. Waterhouse, 20 Sparks Avenue, action deadline 07-27-16, **CONTINUED TO 05-09-16**  
Aerial photo with application and plan.
- #05-16 Nantucket Boating Club, Inc., as Owner and John B. Brescher, as Applicant, 6B Greglen Avenue, action deadline 4-10-16, **WITHDRAWAL**  
Withdrawal form.
- #7916 Mark A. Lombardi & Maureen Lombardi, Trustees of Lombardi Realty Trust, 1 Pochick Avenue, action deadline 5-31-16  
Aerial photo with application and plans.
- #02-16 Christopher & Linda Roberts, 13 Milestone Crossing, action deadline 07-10-16  
Aerial photo with application and plans.
- #13-16 Irina Dalgaard, 65 Surfside Road, action deadline 07-10-16  
Aerial photo with application and ZBA decision.
- #14-16 Kenneth J. & Kathleen Wiggin, 15 Miacomet Avenue, action deadline 07-10-16  
Aerial photo with application and plans.
- #15-16 Christopher Gallant & Annette Tremblay, 15A Gray Avenue, action deadline 07-10-16  
Aerial photo with application and plans.

- #16-16 The Boarding House, 12 Federal Street, *action deadline 07-10-16*  
Aerial photo with application and plans

XVIII. ZBA:

- #11-16 John N. Sullivan and Marie T. Sullivan, 5 Appleton Road (Map 66 Parcel 390)

XIX. Public Comments:

XX. Other Business:

- ZBA comments for Surfside Commons Comprehensive Permit Application  
ZBA agenda

XXI. Adjourn:

APPROVED

