



Nantucket Planning Board

UPDATED

Nantucket Planning Board Agenda

Monday, May 9, 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) *arrived at 6:40PM*, Linda Williams (Vice-Chairman), Nat Lowell, Joe Marcklinger & John Trudel, III

Alternates: Diane Coombs & Carl Borchart

Staff: Andrew Vorce, Leslie Snell, Holly Backus & Catherine Ancero

I. Call to order:

Acting Chairman Ms. Williams called the meeting to order at 6:40PM.

II. Approval of the agenda:

Mr. Lowell made a motion to approve the agenda, duly seconded and voted 5-0 in favor.

III. ANRs:

- #7959 Skiff Lane, LLC, 5 & 7 Skiff Lane (Map 55 Parcels 109.1 & 109.2)
- #7961 Town of Nantucket, Mequash Avenue, Laurel Street, School Street & Copeland Street, (Lots A through N)(Map 80)

- #7962 Le Select Properties, Inc., 3 & 5 South Mill Street (Map 55.4.4 Parcel 22.1 & Map 55.4.1 Parcel 22.3)
- #7963 Nantucket Cottage Hospital, 57 Prospect Street (Map 55 Parcel 3)
- #7964 Town of Nantucket, "L" Street (Lots A-C)(Map 59.4)
- #7965 Graham Kilvert, Trustee Mueller Nominee Trust, 34 Prospect Street (Map 55.4.4 Parcel 77)
- #7966 Christopher Gallant & Annette Tremblay, 15A Gray Avenue (Map 67 Parcel 683)
- #7967 Michael K. & Dawn E. Holdgate, 15 Exeter Street (Map 76.4.1 Parcel 410)
- #7968 Geraldine R. Roos, Tr., 56R Madequecham Valley Road (Map 88 Parcels 19, 64 & 65)
- #7969 Annie K. Kay (aka Annie Kay), 18A & 18B Atlantic Avenue (Map 55 Parcels 24.1 & 24.2)
- #7970 Sunset Realty Trust, Eel Point Road (Lot A) (Map38 Parcels 32 & 21)
- #7971 Richmond Great Point Development, LLC, 10A, 10B, 12A, 12B & 14A Greglen Avenue (Map 68 Parcels 180, 180.1, 181, 181.1 & 182), **REQUEST FOR WITHDRAWAL**

Mr. Lowell made a motion to approve and endorse ANR files 7959, 7961 through 7971 in accordance staff recommendation, duly seconded and voted 4-0 in favor.

NOTE: Barry Rector arrived at 6:40PM.

IV. Second Dwellings:

- **3 Beacon Lane, 3 Beacon Land Nominee Trust (Map 21 Parcel 26.9)**

Ms. Williams made a motion to approve and endorse 3 Beacon Lane in accordance with the staff recommendation, duly seconded and voted 4-1 with Mr. Marcklinger opposed.

- **13 Folger Avenue, Brent Williams (Map 80 Parcel 157)**

Ms. Williams made a motion to approve and endorse 13 Folger Avenue in accordance with the staff recommendation, duly seconded and voted 4-1 with Mr. Marcklinger opposed.

- **14 Eat Fire Spring, John Esposito (Map 20 Parcel 61)**

Ms. Williams made a motion to approve and endorse 14 Eat Fire Spring in accordance with the staff recommendation, duly seconded and voted 4-1 with Mr. Marcklinger opposed.

- **250 Polpis Road, Polpis Harbor LLC (Map 26 Parcel 27)**

Ms. Williams made a motion to approve and endorse 250 Polpis Road in accordance with the staff recommendations, duly seconded and voted 5-0 in favor.

- **3 School Street, Mary G. Heard (Map 42.3.2 Parcel 125)**

Ms. Williams made a motion to approve and endorse 3 School Street in accordance with the staff recommendations, duly seconded and voted 5-0 in favor.

V. Tertiary Dwellings:

- **50 Appleton Road, Karen D. Baird (Map 66 Parcel 51)**

Mr. Lowell made a motion to approve and endorse 50 Appleton Road in accordance with the staff recommendations, duly seconded and voted 4-0 in favor with Ms. Williams recused herself.

- **16 Monohansett Road, 16 Monohansett Road Trust (Map 79 Parcel 143)**

Ms. Williams made a motion to approve and endorse 16 Monohansett Road, duly seconded and voted 5-0 in favor.

VI. Previous Plans:

- **#3222 Camelia Lane Subdivision, Form J (Lot 1A)**

Ms. Williams made a motion to approve and endorse the release of the Form J (Lot 1A), duly seconded and voted 5-0 in favor.

- **#7263 Reed Pond Properties, extension request (April 22, 2016 to April 23, 2018)**

Ms. Williams made a motion to approve the extension request form April 22, 2016 to April 23, 2018, duly seconded and voted 5-0 in favor.

▪ **#7264 Bunting Lane Subdivision, endorse plans & Legal documents**

Ms. Williams made a motion to approve to endorse the plans and legal documents, duly seconded and voted 5-0 in favor.

▪ **4 Hull Lane, Juanita Gill, modification to the approval to remove requirement**

Ms. Williams made a motion to approve that the apron requirement should not be applied, duly seconded and voted 4-0 in favor with Mr. Marcklinger recused.

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**

▪ **#7918 Richmond Great Point Development, LLC – 42, 48, 54 Skyline Drive & 20 Davkim Lane, action deadline 07-31-16, CONTINUED TO 06-13-16**

▪ **#16-15 Brotherhood of Thieves, 23 Broad Street, action deadline 06-30-16, CONTINUED TO 06-13-16**

▪ **#7771 White Elephant Hotel LLC, 50 Easton Street, action deadline 04-30-16**

▪ **#7917 4 North Mill Court LLC, 11 Mill Hill, action deadline 05-25-16**

▪ **#7946 Stephen M. Waterhouse, 20 Sparks Avenue, action deadline 07-27-16**

▪ **#10-16 Skiff Lane, 5 Skiff Lane, action deadline 08-07-16**

Representing is Attorney Rick Beaudette. The applicant is proposing to convert an existing condominium to fee simple ownership through the secondary residential lot program. Mr. Borchert questioned stack parking. Chairman Rector opened the floor to the public. Craig Sperry at 52 Cato Lane expressed concern with the fire hydrant obstruction due to cars parking on Skiff Lane. There was a brief discussion regarding the stop sign. Attorney Beaudette stated that he will reach out to the Homeowners Association regarding stop sign and the fire hydrant. 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.

▪ **#17-16 Dawn Holdgate & Michael Holdgate, 15 Exeter Street, action deadline 07-10-16**

Representing is Attorney Steven Cohen and applicant Dawn Holdgate. The applicant is proposing to create a secondary residential lot. Mr. Borchert questioned if the applicant discussed proposal of driveway moving with abutters. Attorney Cohen stated that only today did they hear from an abutter. Chairman Rector opened the floor to the public. Elaine Russell stated that she had no issues with the subdivision of lot however is concerned with the proposed driveway for the new lot. Attorney Cohen stated that his client is willing to move the driveway however main concern was the location of the septic system. Dan Myers suggested that clearing be re-vegetated if indeed relocating driveway. An abutter from 6 Exeter commented expressed for a vegetated buffer. Ms. Williams made a motion to close the public hearing, duly seconded and voted 5-0 in favor. Ms. Williams made a motion that the new driveway for the smaller lot be located no closer than seventy-five (75') feet off the northern property line and approve for the secondary lot, duly seconded and voted 5-0 in favor.

▪ **#18-16 Hillsboro & 15th, LLC & 5050 Properties, LLC, 1,3, 5 & 7 Flint Road and 28, 30, 32 & 34 Tomahawk Road, action deadline 08-07-16**

Representing are Attorney Steven Cohen and Don Bracken, Surveyor. The applicant is proposing to construct a mixed commercial and residential use structure with a self-storage facility. Chairman Rector opened the floor to the public. No comments were made. 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.

▪ **#19-16 Amos B. Hostetter, Jr., Stephen W. Kidder & Michael J. Puzo, Trustees of A & B Realty Trust, 53 Baxter Road, action deadline 08-07-16**

Representing the applicant is Attorney Arthur I. Reade, Jr. The applicant is proposing to alter the driveway location and configuration and to expand the width at the intersection with Baxter Road. The applicant will be moving the existing structure to a slight higher elevation located on the site. Chairman Rector opened the floor to the public. No comments were made. 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.

▪ **#20-16 Nantucket Land Bank, 2A Massasoit Bridge Road, *action deadline 08-07-16***

Representing for the applicant is Arthur Gasbarro. The applicant is proposing to construct an addition of 341 square foot garage onto an existing single-family dwelling. Chairman Rector opened the floor to the public. No comments were made. 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.

▪ **#21-16 Arthur I. Reade, Jr., as Trustee of Glenhurst West Realty Trust, 137 Cliff Road & 11 Chase Links Circle, *action deadline 08-07-16***

Representing for the applicant is Attorney Arthur I. Reade, Jr. The applicant is proposing to convert the garage into a one (1) bedroom tertiary dwelling containing 780 square feet of gross floor area. Chairman Rector opened the floor to the public. No comments were made. 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 the proposal per staff recommendation, duly seconded and voted 5-0 in favor.

▪ **#22-16 Walter J. Glowacki, 4 Perry Lane, *action deadline 08-07-16***

▪ **#23-16 Walter J. Glowacki, 6 Perry Lane, *action deadline 08-07-16***

▪ **#24-16 Michael F. Boylan, 3B Windy Way, *action deadline 08-07-16***

▪ **#25-16 Nantucket Cottage Hospital (“NCH”) as the Owner, 57 & 59 South Prospect Street & 10 Vesper Lane, *action deadline 08-07-16***

▪ **#26-16 South Valley Industrial MCD, 8B Greglen Avenue, *action deadline 08-07-16***

Representing is Francisco Merlos. Mr. Marcklinger recused. Mr. Borchert activated. The owner is proposing to construct a residential structure and a commercial structure on the site and is requesting a waiver from the thirty (30') feet densely vegetated buffer. Chairman Rector opened the floor to the public. No comments were made. 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 the proposal, duly seconded and voted 5-0 in favor.

VIII. Preliminary Plans:

▪ **Nantucket Cottage Hospital, Gouin Village**

Representing the applicant are John Twohig, Steven Glowacki, Frank Kovac, and Rich O’Connell. The applicant is proposing three (3) buildable lots on 16, 18 and 20 Vesper Lane. The applicant is proposing a twenty-nine (29) foot wide paved access road which will convey two-way traffic through the proposed subdivision. There will be a nine (9) foot wide street parking within the paved road and a four (4) foot sidewalk on the east side of the proposed way. The applicant also listed waivers as follows: no bicycle path; only one sidewalk; soil testing occur and be approved by a peer reviewer prior to the start of construction; portions of existing parking will exist in the cul-de-sac area of the right of way, and full build of the cul-de-sac. Ms. Williams made a motion to have an approval letter written up and signed by the Chairman, duly seconded and voted 5-0 in favor.

IX. Public Comments:

X. Other Business:

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

▪ **Election of officers**

Ms. Williams made a motion to re-elect Chairman Barry Rector as the Chairman for the Planning Board, duly seconded and voted 5-0 in favor.

Mr. Lowell made a motion to re-elect Vice-Chairman Linda Williams as the Vice-Chairman for the Planning Board, duly seconded and voted 5-0 in favor.

XI. Adjourn:

Chairman Rector adjourned the meeting at 10:30PM.