



MEETING POSTING

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed, and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK
Posting Number:T 1414

Committee/Board/s	PLANNING BOARD
Day, Date, and Time	MONDAY, FEBRUARY 10, 2020 @ 5:00PM
Location / Address	PUBLIC SAFETY FACILITY COMMUNITY ROOM FIRST FLOOR @ 4 FAIRGROUNDS ROAD, NANTUCKET, MA 02554
Signature of Chair or Authorized	CATHERINE ANCERO, ADMINISTRATIVE SPECIALIST

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!

AGENDA FOR 02-10-2020

(Subject to change)

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**The Planning Board meeting will be audio/ video recorded*

To watch live feed, go to: <https://www.youtube.com/user/NCTV18>

Board Members: Judith Welch Wegner (Chairman), John Trudel, III (Vice-Chairman), Nat Lowell, "Fritz" McClure, and David Iverson

Alternates: Stephen Welch, Campbell Sutton and David Callahan

Staff: Andrew Vorce (Planning Director), Leslie Snell (Deputy Director of Planning), Holly Backus (Preservation Planner), Megan Trudel (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**

Agenda 02-10-2020

I. Call to order:

II. Approval of the agenda:

III. Consent Items:

a. Minutes:

- February 6, 2020
- January 27, 2020
- January 16, 2020
- January 13, 2020
- December 9, 2019
- November 14, 2019

b. Second Dwellings:

- PLDW-2020-02-0017 Amy Ambrecht, 13 Gingy Lane (Map 41 Parcel 850)
- PLDW-2020-02-0018 Sixty-Four Pocomo Road Realty Trust, Christopher Kelly, Trustee, 64 Pocomo Road (Map 15 Parcel 30)

IV. Previous Plans:

- #61-19 & 8139 Hawthorne Park, Hawthorne Lane & Hummock Pond Road, *Approve legal documents*
- #7346 Rosebud Lane, *access easement*

V. Public Hearings:

- #71-19 Merlos Landscaping, Inc. (Modification #3), 8B Greglen Avenue, *action deadline 02-12-2020, **CONTINUE TO 03-09-2020***
- PLSP-2020-01-0030 ACK Crazy LLC, 9 West Chester Street, *action deadline, **CONTINUE TO 03-09-2020***
- PLSUB-2019-12-00018 Skinners Way Subdivision, 320R Milestone Road, *action deadline 04-29-2020, **CONTINUE TO 04-13-2020***
- #62-19 Mid-Island Service Limited Partnership MCD, 41 & 43 Sparks Avenue, *action deadline 3-31-2020*
- PLSP-2020-01-0029 Hera & Sujata Maharjan, 24 Bailey Road, *action deadline 05-10-2020*
- PLSP-2020-01-0031 Millie's Market (Amendment #10), 324 Madaket Road, *action deadline 05-10-2020*
- PLSP-2020-01-0032 Francisco Merlos, 4 Forrest Avenue, *action deadline 05-10-2020*
- PLSP-2020-01-0033 KENAKQUAP LLC, 13 & 15 Spearhead Road, *action deadline 05-10-2020*
- PLSP-2020-01-0034 Winthrop Nantucket Realty Trust, 7 & 9 Salem Street; 2 & 4 New Whale Street; Straight Wharf, *action deadline 05-10-2020*

▪ Warrant Articles Discussion:

▪ Article #55:

Zoning Map amendment to place 8 properties on the north side of Polpis Road currently located in the Village Residential (VR) district in the Village Neighborhood (VN) district (citizen petition);

▪ Article #61:

Zoning Bylaw amendment and Home Rule Petition to insert a new section adding the requirement for a liability waiver granted by the property owner in favor of the Town of Nantucket prior to the issuance of a building permit for construction on lots on "shorefront land" or within 300 feet of "shorefront land" (citizen petition).

▪ Article #60:

Zoning Bylaw amendment to create an additional development option to create affordable dwelling units through the issuance of a special permit in the Limited Use General 2 (LUG-2) and Limited Use General 3 (LUG-3) districts (citizen petition);

- **Article #44:**
Zoning Map amendment to place properties at 33 Old South Road and 24 Ticcoma Way currently located in the Residential Commercial 2 (RC-2) district in the Residential 5 (R-5) district and/or Commercial Neighborhood (CN) district;
- **Article #50:**
Zoning Bylaw amendment for new driveways within the “Core Historic Districts” requiring that a Certificate of Appropriateness must be issued by the Nantucket Historic District Commission prior to driveway access approval by the Department of Public Works;
- **Article #63:**
Zoning Bylaw amendment to add a provision that 1 out of every 10 building permits issued for new residential dwelling units must designated as “affordable” (Citizen Petition); and
- **Article #64:**
Zoning Bylaw amendment to add a provision requiring that public infrastructure within 500 feet of a property boundary must be documented photographically and any damage resulting from construction must be repaired by the property owner prior to the issuance of a certificate of occupancy or other certification of completion of the approved work (Citizen Petition).

VI. Preliminary Plans:

- **PLSUB-2020-02-00028 Tamzin Carr Hutchinson, 8 Bayberry Lane (Map 67 Parcel 72), 3 lots, 2 buildable lots**

VII. Public Comments:

VIII. Other Business:

- **Finance Committee Warrant Articles recommendations/comments**
- **Discussion of Planning Board comments on articles 47, 48, 51, 55, 58, 60, 61, and 63**
- **Planning Board, Thursday, February 13, 2020 @ 5:30PM, PSF Community Room (first floor),**
Warrant Articles discussion if needed only
- **Discuss upcoming meeting dates for non-public hearing agenda items to address ANRs, escrow release, etc.... at 2 Fairgrounds Road. 12PM-1:00PM (Thursday once a month).**
- **Next regular Planning Board meeting – Monday, March 9, 2020 @ 5:00PM, PSF Community Room (first floor)**

VII. Adjournment:

