



Nantucket Planning Board

STAFF MEMO

November 23, 2021

To: Planning Board

From: Megan Trudel,
Land Use Specialist

Re: Staff Memo for November 29, 2021 Planning Board Meeting

Note that the purpose of this meeting is for the Board and staff to have preliminary review and discussion of Citizen Articles and Planning Board sponsored articles. Public Hearings will occur in January to discuss each article in detail with the public. Board members should also use this time to let staff know if further research on any these articles is needed so that it may be prepared and presented in advance of the public hearings!!!!

I. Call to order:

II. Approval of the agenda:

III. Discussion of Affordable Housing Article (Planning Board Sponsored)

The Affordable Housing Trust and Municipal Housing Director has presented the following concepts to the Director of Planning for Planning Board Sponsored Articles.

- Expansion of Workforce Housing to R-10 and R-20
- Expansion of tertiary dwelling gross floor area
- Two covenant lots on a single lot

IV. Discussion of Planning Board Sponsored Articles

Please review the draft concept list below and determine if anything needs to be edited, added, or removed.

RC-2 Phase Out Articles

- Remaining Nobadeer Farm Road parcels
- West side of Arrowhead Drive to CTEC
- East side of Surfside Road to CN (near Windy Way and Miacomet Avenue)
- Perry Lane/Bartlett Road to CTEC (one parcel)
- Nobska Way to R-5
- Bartlett and Raceway to CTEC or R-10
- Mioxes Way and Bartlett Road LUG-2 and RC-2 to R-5 or R-10

RC Phase Out Articles

- Galley Beach to CN
- Harbor Place/Commercial Wharf – to ROH and CDT
- End of Washington Street (Sayle (3)) to CN
- 77 Washington Street to ROH
- 34 and 36 Washington Street (TON) to R-40 or ROH
- Harbor Terrace/Spruce Street/Marine Home Center ?

R-1 Phase Out Articles

- SR-1 ? Dependent on Area Plan
- Vesper Lane/Cato Lane/Woodland Hills Subdivision – R-5L

Technical Amendment to the Zoning Map

- Richmond R-5/CN correction for parking areas in Sandpiper II (check to see if needed for Sandpiper I)
- Other split lot clean up

Zoning Bylaw Amendments

- Technical Amendments – all in a single article TBD
 - Correct language about 2nd driveways to include garage apartments and tertiary dwellings
 - Change definition of tent to allow for extension by special permit
 - Add a definition and specific allowance for food truck – currently treated as take-out
- Special permit allowance for regularity factor
- Short term rentals
- Cannabis articles from CAC?
- Additional covenant units allowed on a lot
- Open Space Bylaw

Real Estate

- Paper Street Acquisition/Disposition
 - Red Barn Road and Sheep Pond Road area
 - Surfside yard sale in vicinity of Curve Street (Plan 2012-60)
 - Tom Nevers Road network (additions to prior ATM votes)
 - Eel Point Road
 - Hawthorne (Sconset)
 - Westchester Street (public road? Land Bank)
- Home Rule Petition
 - Ames and New Hampshire Avenue (real estate disposition already voted)

V. Discussion of Citizen Sponsored Articles (PUBLIC HEARINGS WILL BE SCHEDULED AT A FUTURE DATE)

Planning staff has been in contact with all article proponents for the completion of the questionnaires. Questionnaires are due to Planning staff no later than Monday, December 6th and will be available in advance of the public hearings.

See link below to view the context of all Citizen Sponsored Articles

<https://www.nantucket-ma.gov/DocumentCenter/View/40819/2022-Annual-Town-Meeting-Citizen-Warrant-Articles-PDF>

- Zoning Map Change R-20 to CTEC and/or CN Old South Rd (Jackson)
- Zoning Map Change R-20 to CTEC and/or CN Old South Rd (Bunting)
The properties are located along Old South Road in close proximity to the Airport, leading into commercially zoned districts and across the street from a more densely

populated residential district.

- Disallow hot tub/spa in ROH/SOH
- Reconcile definitional inconstancy: Swimming Pool – Residential and Hot Tub/Spa and change the size criterion for pools and hot tubs/spas (Dewez)
Planning staff encourages the article proponent to present further research on this matter (ie a mailing to all ROH/SOH property owners requesting participation in a survey) to be available at the public hearing. There should be a discussion of perhaps a larger size hot tub/spa (up to 15 x 10 which is currently allowed) by Special Permit in ROH/SOH. Finally, the limitation of 1,000 gallons does not mathematically work for the reduce hot tub/spa of 64 sq ft of surface area.
- Zoning Map Change R-20 to R-10L Nobadeer Way (Williams)
All properties on this road are currently non-conforming to R-20. A change to R-10L brings the lots into conformity while prohibiting tertiary dwellings and allowing secondary dwellings only by Special Permit. Water/sewer is being connected to this area and these properties are surrounded by commercial zoning districts and uses.
- Zoning Bylaw Change Definitions, allow the PB through Special Permit to waive density for Apartments in commercial districts (Williams)
The Board should have discretion on apartment unit density beyond what is allowed in the Bylaw.
- Zoning Bylaw Amendment Swimming Pools – 7,500 sq ft to 6,000 sq ft (Williams)
- Zoning Bylaw Amendment Swimming Pools – reverse ATM 2021 (Williams)
This proposal would alter or eliminate the pool article approved at 2021 ATM where a just over 300 citizens were voting.
- Zoning Bylaw Change- Storage Containers by Special Permit in CMI (Williams)
The Board should have discretion (by Special Permit) in reviewing storage containers in all commercially zoned districts.
- Zoning Map Change LUG-2 to R-5 or CN 44 Skyline Drive (Williams)
This site is being considered for Affordable Housing and the proponent agrees to restrict the site for affordable housing in perpetuity.
- Zoning Bylaw Protecting Rights of Short Term Rentals (Glidden)
The article as written creates a conflict with principle vs. accessory use. Additionally, the issuance of a Special Permit for each STR is not a practical solution with the number of STRs and would overwhelm an already busy Board and staff.
A report by Director Vorce will be distributed to the Board later.

VI. Adjournment